



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, November 16, 2017 **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. Case No. 17-40000001
EIGHTH AMENDMENT TO THE AMENDED AND RESTATED PORT ORANGE
GATEWAY CENTER PLANNED COMMERCIAL DEVELOPMENT (PCD)
MASTER DEVELOPMENT AGREEMENT (MDA) AND CONCEPTUAL
DEVELOPMENT PLAN (CDP)
1771 Dunlawton Avenue

Continued from the July 27, 2017 Planning Commission meeting - A request by the applicant to amend the Master Development Agreement (MDA) and Conceptual Development Plan (CDP) for the Amended and Restated Port Orange Gateway Center Planned Commercial Development (PCD) to allow one new outparcel lot (Lot 3A) to be created from the existing Super Target lot (Lot 3), establish dimensional requirements for the new lot, as well as signage requirements.

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

6. Case No. 17-50000003
SUBDIVISION REPLAT/PORT ORANGE GATEWAY CENTER LOT 3
1771 Dunlawton Avenue

Continued from the July 27, 2017 Planning Commission meeting - A request by the applicant to replat Lot 3 (Super Target parcel) of the Port Orange Gateway Center Subdivision to create two lots (Lot 3A and modified existing Lot 3).

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

7. Case No. 17-50000007
SUBDIVISION PLAT AND PLANS/JOURNEY'S END SUBDIVISION 1ST
ADDITION
5850 Journey's End Way, located east of I-95, at the end of Journey's End Way

A request by the applicant to subdivide +/- 6.7 acres of the Journey's End Planned Commercial Development (PCD) into two commercial lots, along with associated subdivision improvements.

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

8. 2018 PROPOSED PUBLIC HEARING AND DEVELOPMENT REVIEW
CALENDAR

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

9. Case No. 17-27500001
COMPREHENSIVE PLAN CAPITAL IMPROVEMENTS ELEMENT/2017 ANNUAL
UPDATE

Update to amend the Comprehensive Plan Capital Improvements Element (CIE) in accordance with Florida Statutes.

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

C. OTHER BUSINESS

10. 2017 Concurrency Management Report
11. Commissioner Comments
12. 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 AN 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, CITYCLERK@PORT-ORANGE.ORG, AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY 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 7-1-1 or 1-800-8771. UPON REQUEST BY A QUALIFIED INDIVIDUAL WITH A DISABILITY, THIS DOCUMENT WILL BE MADE AVAILABLE IN AN ALTERNATE FORMAT. IF YOU NEED TO REQUEST THIS DOCUMENT IN AN ALTERNATE FORMAT, PLEASE CONTACT THE CITY CLERK WHOSE CONTACT INFORMATION IS PROVIDED ABOVE.

PLANNING COMMISSION MEETING MINUTES
CITY OF PORT ORANGE
1000 CITY CENTER CIRCLE
COUNCIL CHAMBERS
OCTOBER 26, 2017

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

Pledge of Allegiance

Silent Prayer

ROLL CALL:

Present: Lance Green
John Junco
Newton White
Bo Bofamy
Thomas Jordan
Mike Arminio

Absent: Maria Mills-Benat

Also Present: Matthew Jones, Deputy City Attorney
Michelle Cusella, City Clerk's Office

B. DISCUSSION/ACTION

4. Consideration of Minutes

Motion to approve the September 28, 2017 Minutes as presented was made by Commissioner Arminio, and Seconded by Commissioner Bofamy. Motion carried unanimously by roll call vote.

5. Case No. 17-50000008

MODIFICATION TO AN APPROVED DEVELOPMENT ORDER/KING'S LANDING PHASE 1
East side of Hensel Road, between East Hensel Drive and Hills Boulevard

A proposal by the applicant to modify the previously approved Subdivision Plat and Plans for Phase 1 of the King's Landing Subdivision to include an additional 52 single-family lots (17-one-acre lots and 35 – 20,000 square-foot lots), along with the previously approved 19 one-acre lots and tracts of land for common area and preservation of specimen trees. The applicant is also requesting a subdivision variance to allow the subdivision to be developed without extending Forest Troll Drive and Westport Drive into the proposed subdivision. The modified Subdivision Plat and Plans will consist of 71 single-family lots (36-one-acre lots and 35 – 20,000 square-foot lots) on +/- 82.2 acres.

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

Tim Burman, Planning Manager, presented an overview of the proposed modification.

Glen Storch, Attorney for applicant, advised the modification meets all the criteria of the development code.

Commissioner Arminio questioned who is responsible for the removal of the debris from the site.

Mr. Storch advised the debris is to be removed by the City.

Steve Johnston, citizen, is concerned about quality of life and the traffic and questioned if the four access roads are safe for evacuations.

Matt Jones, Deputy City Attorney, advised it has been reviewed by Public Safety and has been approved.

Motion to approve was made by Vice Chairman White, and Seconded by Commissioner Junco. Motion carried unanimously by roll call vote.

6. Case No. 17-50000005

SUBDIVISION REPLAT AND PLANS/WESTPORT RESERVE PHASE 3

South side of Town West Boulevard, east of Tomoka Farms Road

A proposal by the applicant to replat a portion of Tracts F and H (+/- 74.7 acres) of the Westport Reserve subdivision plat into 115 single-family lots, along with associated subdivision improvements.

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

Mr. Burman presented an overview of the proposed request.

Motion to approve was made by Commissioner Arminio, and Seconded by Commissioner Jordan. Motion carried unanimously by roll call vote.

7. Case No. 17-50000006

SUBDIVISION PLAT AND PLANS/WESTPORT RESERVE PHASE 4

North side of Town West Boulevard, east of Tomoka Farms Road

A proposal by the applicant to subdivide +/- 15.4 acres into 78 single-family lots as Phase 4 of the Westport Reserve subdivision, along with tracts of land for common area and stormwater retention.

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

Mr. Burman presented an overview of the proposed request.

Commissioner Jordan asked about the tree preservation being off site.

Mr. Burman advised there is a designated easement over it, which is tracked and can't be used for another phase.

Motion to approve was made by Commissioner Arminio, and Seconded by Vice Chairman White. Motion carried unanimously by roll call vote.

C. OTHER BUSINESS

8. Commissioner Comments

Commissioners asked about the progress of a few development projects.

Chairman Green asked about Riverwalk.

Mr. Burman advised the park design has been submitted and the 20-foot-wide trail with the landscaping improvements are currently being reviewed.

9. Staff Comments –

Mr. Burman reminded the Commission the December 21st meeting has been adjusted to December 14th.

D. PUBLIC COMMENTS – There were none.

E. ADJOURNMENT – 6:09 p.m.

Chairman Lance Green



STAFF REPORT

Eighth Amendment to the MDA & CDP for the
Port Orange Gateway Center PCD
CASE NO. 17-40000001

Request:	To amend the Master Development Agreement (MDA) and Conceptual Development Plan (CDP) for the Port Orange Gateway Center Planned Commercial Development (PCD)
Location:	1771 Dunlawton Ave.
Owner:	Target Corporation
Applicant:	Roger W. Strcula, PE of Upham, Inc.
Staff Recommendation:	Approval , subject to approval of the policy considerations described in the staff report
Staff Contact:	Penelope Cruz, Principal Planner (386) 506-5671
Planning Commission:	November 16, 2017 (continued from July 27, 2017)

DISCUSSION

The proposed Eighth Amendment to the Master Development Agreement (MDA) and Conceptual Development Plan (CDP) for the Port Orange Gateway Center Planned Commercial Development (PCD) is to provide the regulatory framework to create one new commercial lot along with development requirements for the new lot. The development proposal is to subdivide Lot 3 (the existing Target retail store) into two lots (Lot 3 and 3A). The location of the proposed new lot (Lot 3A) and the modified Lot 3 is shown in Figure 1 below.



Lot 3 will contain the existing Target building and most of the parking lot. The proposed Lot 3A is currently part of the Target overflow parking lot located south of Chick-Fil-A. If approved, Lot 3A will be developed with a $\pm 10,250$ square-foot commercial multi-tenant building. The total parking required for the Target retail store (Lot 3) is 600 spaces and the multi-tenant building (Lot 3A) is 41 spaces. There will be 765 spaces on Lot 3 and 89 spaces on Lot 3A after Lot 3A is developed.

The lot will be accessed from the current driveways off Dunlawton Avenue and Yorktowne Boulevard. Cross-access easements already exist as an internal network for vehicles and pedestrians to move between the lots.

The permitted uses proposed in the amendment for the new lot (Lot 3A) include: restaurants, retail sales and services, personal services, professional and medical offices, business services, financial services, furniture and appliance stores, office supplies, brewery, microbrewery, and craft food and beverage producer. These uses allow a variety of tenants to occupy the new building and are compatible with the uses allowed on the other lots within the Gateway Center PCD and within the City's other commercial zoning districts.

The following is an analysis of the requested deviations from the Land Development Code (LDC) proposed in the Eighth Amendment.

Off-Site Signage: Target currently has a monument sign on Dunlawton Avenue (Figure 2). The applicant is proposing to keep the current Target monument sign on Dunlawton Avenue at the current location. If the proposed lot configuration is approved, the existing Target sign would be located on Lot 3A and considered off-site signage. According to the LDC, off-site signage is any sign that directs attention to a business not conducted or available on the premises where their sign is located.

The existing Target sign would remain located in the same place along Dunlawton Avenue, north of the driveway at Panera Bread. According to the applicant, the off-site signage is being requested due to the lot configuration of the proposed lot layout. The off-site signage on Lot 3A would only identify the Target store located on Lot 3. If the off-site single-tenant sign is replaced it will be designed to meet the height, sign area, and design requirements in the LDC.

The applicant also states that there is limited room to install a sign on Lot 3 because it has limited frontage on Dunlawton Avenue along with the existing driveway and mature trees in the 50' landscape buffer. The applicant considered placing the Target sign on Lot 3, but ultimately preferred keeping the existing Target sign on Lot 3A. However, this



Figure 2

is considered off-site signage and cannot be permitted without PCD policy approval. If the target sign was placed on Lot 3, the applicant would not have to request for an off-site sign to identify Target. The request does not increase the total number of monument signs on Dunlawton Avenue, but rather permits flexibility for Target as to the location of their monument sign.

Wall Signage Height: Wall signage will be provided as required by the Land Development Code (LDC), except for the wall sign height requirement. The applicant has proposed a wall sign height requirement for Lot 3A to be 25% of the building height for tenants located in a multitenant building instead of the 2-foot maximum height required by the LDC. Similar requests have been approved at other shopping centers.

A maximum sign height limit of 25% of building height was approved as part of the Altamira, The Pavilion, and Dunlawton Square PCDs. The wall sign height for the multi-tenant building (Starbucks and Chipotle) on Lot 6A of the Gateway Center PCD is 25% of the building height and was approved through a PCD amendment in 2012. The typical height for wall signage within these PCDs for the non-anchor tenants has ranged between 2.5' to 3.5' for the multi-tenant units. According to the applicant, national tenants typically prefer wall signage between 2.5' to 3.5' in height, and a consistent height requirement for all the tenants would provide flexibility in locating tenants within the center.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject property is designated *Commercial* on the City's Future Land Use (FLU) Map. The original PCD zoning district and MDA were found to be consistent with the City's Comprehensive Plan when it was approved in 1999. The proposed amendment does not change the FLU designation for the PCD property and is consistent with the general intent of the Comprehensive Plan.

SUMMARY OF POLICY ISSUES

As part of its review of the amendment proposal, the Planning Commission and City Council will need to consider the following deviations from the LDC:

1. Allow off-site signage for Target (Lot 3) on Lot 3A; and
2. Allow the wall sign height requirement to be 25% of the building height feet for tenants located in a multi-tenant building on Lot 3A.

RECOMMENDATION

Staff recommends **approval** of the Eighth Amendment to the Port Orange Gateway Center PCD Master Development Agreement and Conceptual Development Plan, subject to review by the City Attorney as to legal form and content.

ATTACHMENT

Exhibit 1 – Eighth Amendment to the Gateway Center MDA and CDP

EXHIBIT 1



REVISED

**EIGHTH AMENDMENT TO THE
AMENDED AND RESTATED
MASTER DEVELOPMENT AGREEMENT FOR THE
PORT ORANGE GATEWAY CENTER
PLANNED COMMERCIAL DEVELOPMENT (PCD)**

This Agreement, entered into by and between the CITY OF PORT ORANGE, a Florida municipal corporation whose address is 1000 City Center Circle, Port Orange, Florida 32129 (hereinafter referred to as the "City"); TARGET CORPORATION, Attn: Real Estate Portfolio Management (T-1795), 1000 Nicolet Mall, TPN-12H, Minneapolis, MN 55403, (hereinafter referred to as the "Property Owner"); and 2017 YORKTOWN PORT ORANGE LLC, a Florida limited liability company whose address is 151 Sawgrass Corners Drive, Suite 202, Ponte Vedra Beach, Florida 32082, (hereinafter referred to as the "Contract Purchaser") or Assignee, constitutes the Eighth Amendment to the Amended and Restated Master Development Agreement for the Port Orange Gateway Center Planned Commercial Development (hereinafter referred to as the "Eighth Amendment").

WHEREAS, TARGET CORPORATION is the Property Owner of Lot 3 (further described in Exhibit "A") and the proposed Lots 3 and 3(A) (further described in Exhibit "A-1") (the "Property") and 2017 YORKTOWN PORT ORANGE LLC, successor by assignment from Southeast Investments, Inc., is the Contract Purchaser of Lot 3(A) as shown on the proposed "Port Orange Gateway Center Lot 3", a replat of a portion of Lot 3 Port Orange Gateway Center Replat per Map Book 50, Page 24; and

WHEREAS, The City, Lowe's Home Centers, Inc. and Port Orange Gateway Center, Inc. previously entered into an agreement and covenant to bind their successors and assigns to the terms and provisions of a development agreement entitled "Master Development Agreement for The Port Orange Gateway Center Planned Commercial Development (PCD)" (hereinafter referred to as the "Original MDA") recorded in Official Records Book 4397, Page 4153, Public Records of Volusia County, Florida

WHEREAS, The City and Port Orange Gateway Center previously entered into an agreement and covenant with the Property Owner to bind their successors and assigns to the terms and provisions of a development agreement entitled "Amended and Restated Master Development Agreement for The Port Orange Planned Commercial Development" (hereinafter referred to as the "Amended and Restated MDA"), recorded in Official Records Book 4886, Page 3772, Public Records of Volusia County, Florida, which included the Property; and

WHEREAS, the City and Port Orange Gateway Center previously entered into a first amendment to the Amended and Restated MDA entitled, "First Amendment to the Amended and Restated Master Development Agreement for The Port Orange Gateway Center Planned Commercial Development (PCD)" (hereinafter referred to as the "First Amendment") recorded in Official Records Book 4904, Pages 20-26, Public Records of Volusia County, Florida; and

WHEREAS, the City and Port Orange Gateway Center previously entered into a second amendment to the Amended and Restated MDA entitled, "Second Amendment to the Amended and Restated Master Development Agreement for The Port Orange Gateway Center Planned Commercial Development (PCD)" (hereinafter referred to as the "Second Amendment"). Recorded in Official Records Book 5281, Page 2720, Public Records of Volusia County, Florida; and

WHEREAS, the City and Port Orange Gateway Center previously entered into a third amendment to the Amended and Restated MDA entitled, "Third Amendment to the Amended and Restated Master Development Agreement for The Port Orange Gateway Center Planned Commercial Development (PCD)" (hereinafter referred to as the "Third Amendment") recorded in Official Records Book 5389, Page 4833, Public Records of Volusia County, Florida; and

WHEREAS, the City and Port Orange Gateway Center previously entered into a fourth amendment to the Amended and Restated MDA entitled, "Fourth Amendment to the Amended and Restated Master Development Agreement for The Port Orange Gateway Center Commercial Development (PCD)" (hereinafter referred to as the "Fourth Amendment") recorded in Official Records Book 5860, Page 1476, Public Records of Volusia County, Florida; and

WHEREAS, the City and Port Orange Gateway Center previously entered into a fifth amendment to the Amended and Restated MDA entitled, "Fifth Amendment to the Amended and Restated Master Development Agreement for The Port Orange Gateway Center Commercial Development (PCD)" (hereinafter referred to as the "Fifth Amendment") recorded in Official Records Book 6582, Page 1603, Public Records of Volusia County, Florida; and

WHEREAS, the City, Lowe's Home Centers, Inc. and Ferber Construction Management, LLC, entered into a sixth amendment to the Amended and Restated MDA entitled, "Sixth Amendment to the Amended and Restated Master Development Agreement for The Port Orange Gateway Center Commercial Development (PCD)" (hereinafter referred to as the "Sixth Amendment") recorded in Official Records Book 6682, Page 1329, Public Records of Volusia County, Florida; and

WHEREAS, the City entered into a seventh amendment to the Amended and Restated MDA entitled, "Seventh Amendment to the Amended and Restated Master Development Agreement for The Port Orange Gateway Center Commercial Development (PCD)" (herein after referred to as the "Seventh Amendment") recorded in Official Records Book 7193, Page 2234, Public Records of Volusia County, Florida; and

WHEREAS, the City and the Property Owner have opted to further amend the operation and effect of the Amended and Restated MDA as further modified by the First, Second, Third, Fourth, Fifth, Sixth and Seventh Amendments all as applied to the Property by creating and agreeing to this "Eighth Amendment to the Amended and Restated Master Development Agreement for The Port Orange Gateway Center Planned Commercial Development (PCD)"; and

WHEREAS, the Property Owner is the owner of the Property which is the only property impacted by the Eighth Amendment; and

WHEREAS, the City and the Property Owner wish to amend the Amended and Restated MDA and the First, Second, Third, Fourth, Fifth, Sixth and Seventh Amendments as applied to the Property to allow for the following:

1. Provide for a division of Lot 3 in order to create two (2) lots, being identified as Lot 3 and Lot 3(A).
2. Multi-tenant building with an end-unit that may contain a drive-thru window on Lot 3(A).

NOW THEREFORE, the City and the Property Owner hereby agree as follows:

1. The premises stated above are true correct and form a material part of the Eighth Amendment.
2. Paragraph 1, Section (d) of the Amended and Restated MDA which incorporates the Amended CDP as Exhibit "B" and the Amended CDP as applied to Lot 3 are hereby further amended to reflect the modifications shown by this Eighth Amendment **Exhibit "B,"** attached hereto and incorporated herein by reference.
3. Paragraph 7, "Uses", Section (a) of the Amended and Restated MDA as applied to Lot 3 as originally described in the Amended and Restated MDA as now described as Lots 3 and 3(A) is hereby further amended as follows:

(a) Permitted Uses on the Property shall be as follows:

<u>PERMITTED USES</u>	<u>SITE AREA</u>	<u>RETAIL AREA</u>	<u>OTHER AREA</u>
LOT 3 COMMERCIAL/RETAIL	16.46 AC	199,000 SF	
OFFICE			16,100 SF
RECEIVING/STORAGE			26,500 SF
LOT 3(A) BUSINESS SERVICES FINANCIAL SERVICES FURNITURE AND APPLIANCE STORES OFFICE SUPPLIES RESTAURANT (TYPE A & B) RETAIL SALES AND SERVICES PERSONAL SERVICE PROFESSIONAL AND MEDICAL OFFICES ONE-DRIVE THRU BREWERY, CRAFT FOOD AND BEVERAGE PRODUCER AND MICROBREWERY	2.06 AC	12,000 SF	

(b) Exhibit "C," Dimensional Requirements, is amended to provide the following Dimensional Requirements for Lot 3(A) and Parking Requirements for Lots 3 and 3(A) as follows:

Requirements	Lot 3	Lot 3(A)
Minimum Lot Area	500,000 sq. ft	75,000 sq. ft.
Minimum Lot Width	150 feet	200 feet
Maximum Building Coverage	No change	25%
Maximum Building Height	No change	31 feet
Building Setbacks	No change	
Dunlawton Internal Lot Line Rear I-95 / Lot 1	No change	50 feet 20 feet 20 feet

Requirements	Lot 3	Lot 3(A)
Maximum Impervious Surface	81%	66%
Minimum Open Space	19%	34%
Required Parking	No Change	1 space/ 250 SF

4. The following language is added to Paragraph 9(b), “**PCD Infrastructure**,” of the Amended and Restated MDA and is hereby amended to add a new subparagraph:

- (1) Replat. The Property Owner intends to replat the existing Lot 3 and create the proposed Lots 3 and 3(A), generally shown on the CDP, attached hereto.

5. Paragraph 13(b), “**Signage**” of the Amended and Restated MDA is hereby amended to add a new subparagraph:

Wall signs for individual businesses on Lot 3(A) shall be as permitted by Chapter 15 of the Port Orange Land Development Code and below:

- (1) Wall Signage Requirements for Lot 3(A) is as follows:

- a. Each tenant is permitted a maximum wall sign height equal to 25% of the building height over the tenant front entrance.

6. Paragraph 13(c)(1), “**Signage**” of the Amended and Restated MDA is hereby amended to add new subparagraphs:

- a. Monument Sign on Dunlawton Avenue for Tenants on Lot 3(A):

- i. The maximum height to the top of the sign cabinet is 12.0 feet. An additional 2.0 feet in height is allowed above the sign cabinet for architectural embellishments consistent with the building or complex, up to a total maximum sign structure height of 14.0 feet (further illustrated in Exhibit “D”). The maximum number of panels is five (5) for a total maximum copy area of 84 square feet.

- b. Monument Sign on Dunlawton Avenue on Lot 3(A) for Lot 3:

- i. The existing sign located on Lot 3(A) along Dunlawton Ave shall remain as currently exists, based on the provisions and requirements of Chapter 15 of the Port Orange Land Development Code.

7. This Eighth Amendment shall be effective as of the date it is executed by all parties.

8. The Amended and Restated MDA, as previously enacted, and the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment and Seventh Amendment shall remain in full force and effect except with the respect to those matters specifically amended by the Eighth Amendment.

IN WITNESS WHEREOF, the parties have executed this Eighth Amendment, by and through their duly authorized representatives, on the respective dates below.

WITNESSES:

CITY OF PORT ORANGE, FLORIDA
a Chartered Municipal Corporation

Name: _____

By: _____
Donald O. Burnette, Mayor

Name: _____

Date: _____

Name: _____

Attest: _____
Robin L. Fenwick, CMC, City Clerk

Name: _____

Date: _____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by Donald O. Burnette, as Mayor of the City of Port Orange, Florida, _a chartered municipal corporation, who acknowledged that he is duly authorized to execute the foregoing agreement on behalf of the city. He is personally known to me.

Notary Public, State of Florida at Large
Printed name, commission and expiration of commission term:

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by Robin L. Fenwick, as City Clerk of the City of Port Orange, Florida, a chartered municipal corporation, who acknowledged that she is duly authorized to execute the foregoing agreement on behalf of the city. She is personally known to me.

Notary Public, State of Florida at Large
Printed name, commission and expiration of commission term:

**2017 YORKTOWN PORT ORANGE
LLC**

WITNESSES:

Printed name

Printed name

By: _____

Paul S. Ferber, Title Manager
151 Sawgrass Corners Drive, Suite 202
Pointe Vedra Beach, Florida 32082

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by **PAUL S. FERBER, Title Manager of 2017 Yorktown Port Orange LLC**, a Florida limited liability company, who is personally known to me and did not take an oath.

(Seal)

Notary Public

Printed name, commission and expiration of commission term:

TARGET CORPORATION

WITNESSES:

By: _____

Name: _____

Printed name

Its: _____

1000 Nicolet Mall, TPN-12H
Minneapolis, MN 55403

Printed name

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this ____ day of _____,
20____, by _____, _____ of **Target
Corporation**, a Minnesota corporation, who is personally known to me and did not take an oath.

(Seal)

Notary Public

Printed name, commission and expiration of commission term

Exhibit “A”
Legal Description of Lot 3

Lot 3, PORT ORANGE GATEWAY CENTER REPLAT, a subdivision, according to the plat thereof recorded in Map Book 50, pages 24 through 27, Public Records of Volusia County, Florida.

Exhibit "A-1"
Legal Description of Lot 3 and Lot 3(A)

LOT 3:

BEING A PORTION OF LOT 3, PORT ORANGE GATEWAY CENTER REPLAT, AS RECORDED IN MAP BOOK 50, PAGE 24, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, PORT ORANGE GATEWAY CENTER REPLAT, AS RECORDED IN MAP BOOK 50, PAGE 24, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID CORNER BEING ON THE NORTHEASTERLY RIGHT-OF-WAY OF INTERSTATE I-95; THENCE RUN N31°24'34"W ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 212.12 FEET; THENCE N31°24'34"W FOR A DISTANCE OF 175.83 FEET; THENCE N30°03'51"W FOR A DISTANCE OF 179.47 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, N59°57'39"E FOR A DISTANCE OF 109.27 FEET; THENCE N15°07'52"E FOR A DISTANCE OF 512.34 FEET; THENCE S74°52'45"E FOR A DISTANCE OF 389.06 FEET; THENCE S15°07'13"W FOR A DISTANCE OF 20.00 FEET; THENCE S74°52'47"E FOR A DISTANCE OF 314.68 FEET; THENCE S15°07'15"W FOR A DISTANCE OF 455.03 FEET; THENCE S74°52'47"E FOR A DISTANCE OF 192.00 FEET; THENCE S15°07'13"W FOR A DISTANCE OF 212.00 FEET; THENCE S74°52'47"E FOR A DISTANCE OF 98.00 FEET, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF DUNLAWTON AVENUE (STATE ROAD No. 421); THENCE RUN S15°07'13"W ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 171.06 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, N74°50'52"W FOR A DISTANCE OF 289.96 FEET; THENCE S15°07'20"W FOR A DISTANCE OF 89.00 FEET; THENCE N74°52'40"W FOR A DISTANCE OF 337.66 FEET; THENCE S58°35'26"W FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

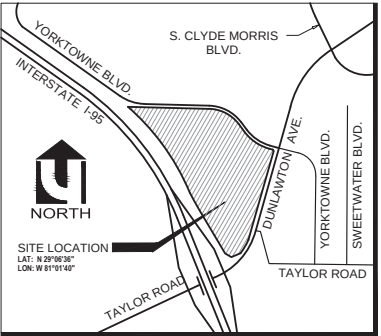
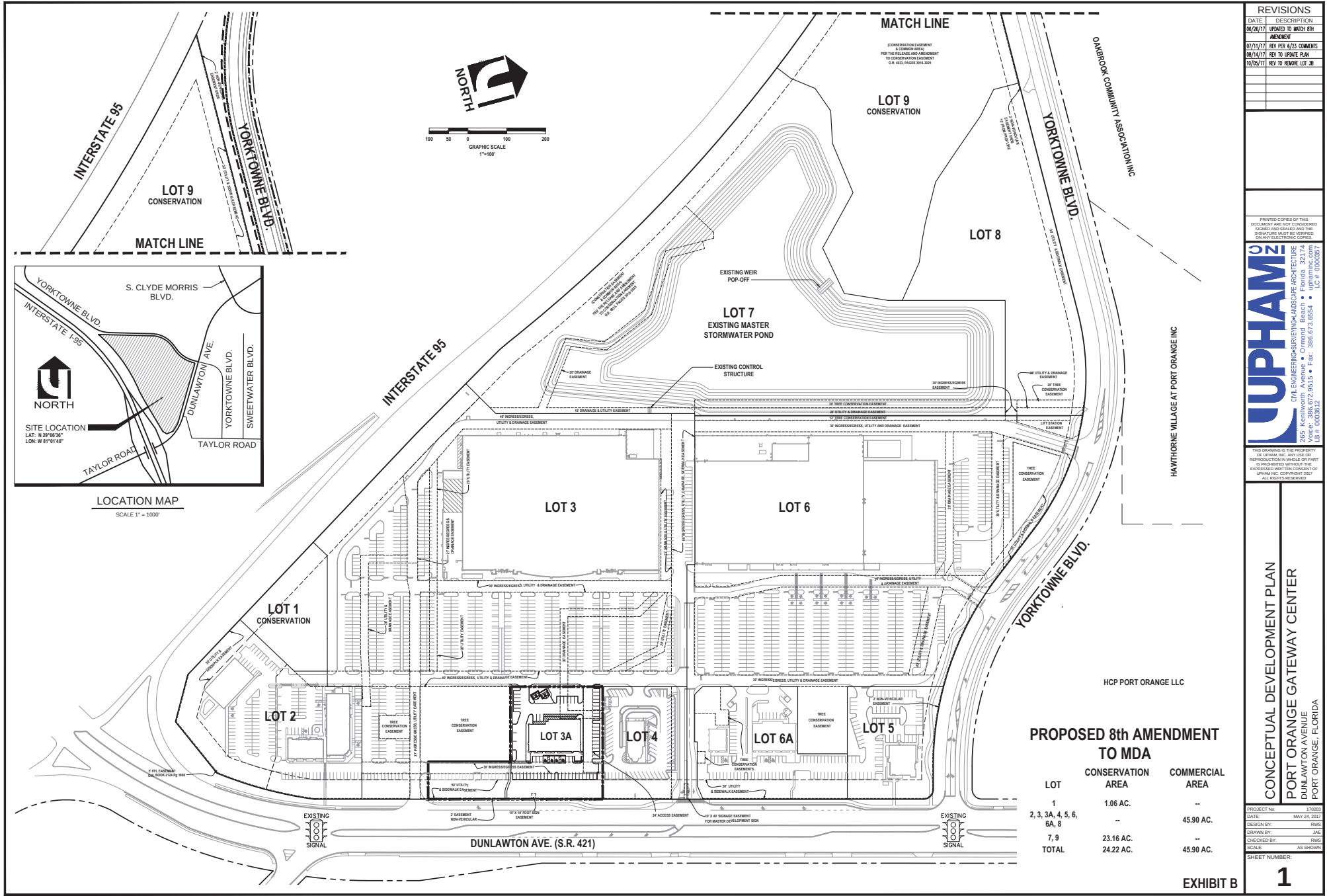
LOT 3A:

BEING A PORTION OF LOT 3, PORT ORANGE GATEWAY CENTER REPLAT, AS RECORDED IN MAP BOOK 50, PAGE 24, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 4, PORT ORANGE GATEWAY CENTER REPLAT, AS RECORDED IN MAP BOOK 50, PAGE 24, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID CORNER BEING ON THE WESTERLY RIGHT-OF-WAY OF DUNLAWTON AVENUE (STATE ROAD No. 421); THENCE RUN S15°07'13"W ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 450.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, N74°52'47"W FOR A DISTANCE OF 98.00 FEET; THENCE N15°07'13"E FOR A DISTANCE OF 212.00 FEET; N74°52'47"W FOR A DISTANCE OF 192.00 FEET; THENCE N15°07'13"E FOR A DISTANCE OF 238.00 FEET; THENCE S74°52'47"E FOR A DISTANCE OF 290.00 FEET TO THE POINT OF BEGINNING.

Exhibit “B”
Conceptual Development Plan

[copy attached hereto]



LOCATION MAP
SCALE 1" = 1000'

PROPOSED 8th AMENDMENT
TO MDA

LOT	CONSERVATION AREA	COMMERCIAL AREA
1	1.06 AC.	--
2, 3, 3A, 4, 5, 6, 6A, 8	--	45.90 AC.
7, 9	23.16 AC.	--
TOTAL	24.22 AC.	45.90 AC.

REVISIONS

DATE	DESCRIPTION
06/26/17	UPDATED TO MATCH BH
07/11/17	REVISION
07/11/17	REV FOR 4723 COMMENTS
08/14/17	REV TO UPDATE PLAN
10/05/17	REV TO REMOVE LOT 3B

UPHAM INC.

CIVIL ENGINEERING/PLANNING/SCAPE ARCHITECTURE
2455 Kinkaid Avenue • Orlando, FL 32817
Voice: 386.672.9515 • Fax: 386.673.0554 • uphaminc.com
LIC # 0005812

CONCEPTUAL DEVELOPMENT PLAN

PORT ORANGE GATEWAY CENTER

DUNLAWTON AVENUE

PORT ORANGE, FLORIDA

PROJECT NO: 17000

DATE: MAY 24, 2017

DRAWN BY: RWS

CHECKED BY: JAE

SCALE: RWS

SHEET NUMBER: AS SHOWN

EXHIBIT B

1

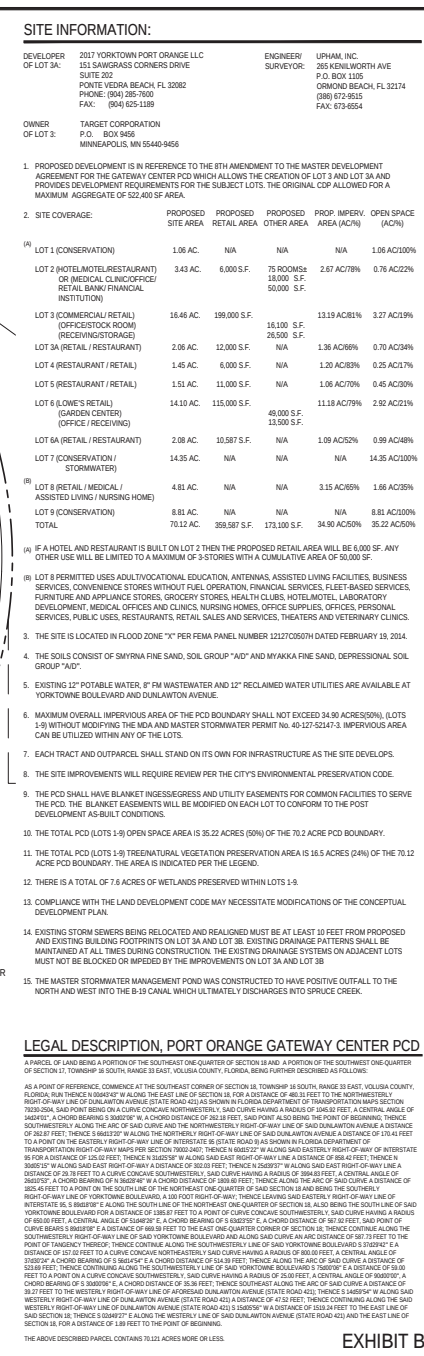
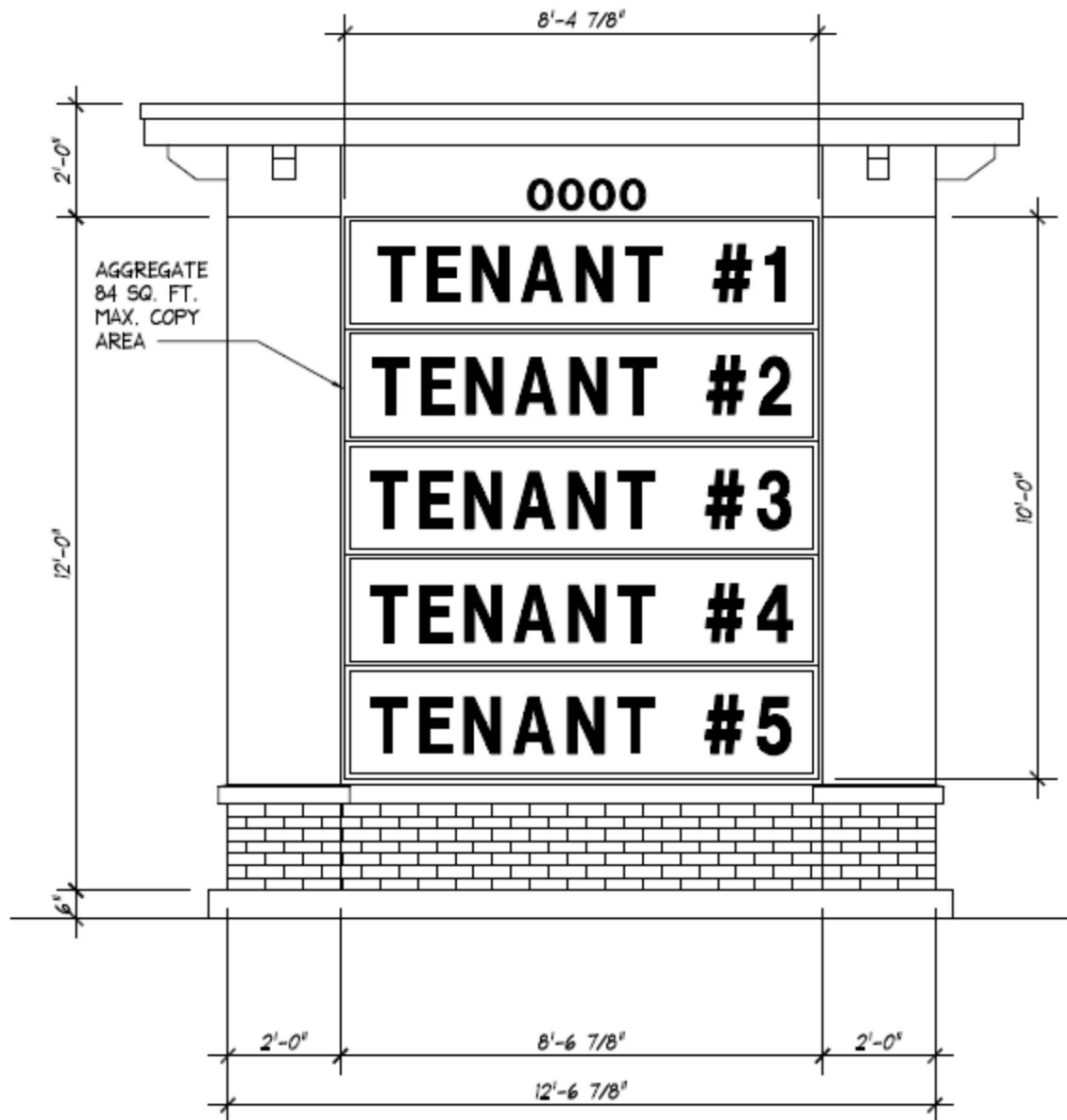
[illegible]

Exhibit "D"

Monument Sign, Dunlawton Avenue



Monument Sign Dunlawton Avenue
for Tenants on Lot 3(A)



STAFF REPORT

SUBDIVISION REPLAT /

PORT ORANGE GATEWAY CENTER, LOT 3

CASE NO. 17-50000003

Request:	To Replat Gateway Center PCD Lot 3 into two lots.
Location:	1771 Dunlawton Ave.
Owner:	Target Corporation
Applicant:	Roger W. Strcula, PE of Upham, Inc.
Staff Recommendation:	Approval
Staff Contact:	Penelope Cruz, Principal Planner (386) 506-5671
Planning Commission Date:	November 16, 2017 (continued from July 27, 2017)

PROPERTY OVERVIEW

Roger W. Strcula, applicant, requests approval for the replat of Lot 3 of the Gateway Center PCD subdivision. The subject property consists of ± 18.5 acres, and is located on the west side of Dunlawton Ave. (Figure 1). If approved, the replat will create one 16.46-acre lot (Lot 3, the existing Target retail store) and one ± 2.06 -acre outparcel (Lot 3A).



BACKGROUND

The subject property is zoned "PCD" (Planned Commercial Development) with a Future Land Use designation of *Commercial*. Staff is concurrently reviewing the Eighth Amendment to the Amended and Restated Gateway Center PCD Master Development Agreement and Conceptual Development Plan. The Eighth Amendment will provide requirements for the development of Lot 3A. Approval of the Eighth Amendment is

required for the subdivision replat to be approved. The proposed Replat would reconfigure the existing Lot 3 into two lots (see Exhibit 1). The proposed two lots have been designed according to the requirements of the Land Development Code (LDC) and the dimensional requirements in the Eighth Amendment. If the Eighth Amendment and Replat are approved, the applicant intends to build a ±10,250 square-foot commercial multi-tenant building on Lot 3A.

The parking lot where Lot 3A is proposed was developed with the Target retail store to serve as overflow parking. The total parking required for the Target retail store (Lot 3) is 600 spaces and the multi-tenant building (Lot 3A) is 41 spaces. There will be 765 spaces on Lot 3 and 89 spaces on Lot 3A after Lot 3A is developed.

DISCUSSION

The proposed subdivision will be consistent with the development requirements set forth in the Land Development Code (LDC), Amended and Restated Gateway Center PCD Master Development Agreement (MDA), and the proposed Eighth Amendment to the MDA. Development of Lot 3A will require Site Plan approval. The proposed lot will be accessed through the existing entrance points to the shopping center and the cross-access drives. The existing conservation easements will not be impacted by the subdivision and will remain. The permitted uses for the site are set forth in the proposed Eighth Amendment to MDA and include such uses as retail, restaurants, and offices.

CONCURRENCY REVIEW

Public facilities and services are currently available to serve the existing Lot 3 (Target retail store) and the proposed Lot 3A. Consistent with the LDC, the concurrency review for transportation, water, sewer, solid waste, and stormwater drainage will be conducted with the Site Plan review for Lot 3A.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed Replat for the Gateway Center Subdivision is consistent with the City's Comprehensive Plan. The subject property is designated *Commercial* on the City's Future Land Use Map. The Gateway Center Subdivision is part of the Regional Commercial Node designated in the Comprehensive Plan at the Dunlawton/I-95 Interchange. The original PCD and MDA were found to be consistent with the City's Comprehensive Plan when it was approved in 1999.

RECOMMENDATION

Staff recommends approval of the Port Orange Gateway Center Lot 3 Replat, subject to approval of the Eighth Amendment to the Amended and Restated Master Development Agreement and Conceptual Development Plan for the Port Orange Gateway Center PCD (Case No. 17-40000001).

ATTACHMENT

Exhibit 1 – Port Orange Gateway Center, Lot 3 Replat

PORT ORANGE GATEWAY CENTER, LOT 3 REPLAT

A REPLAT OF LOT 3, PORT ORANGE GATEWAY CENTER REPLAT, AS RECORDED IN MAP BOOK 50, PAGES 24 THROUGH 27, BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, AND A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 33 EAST, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA.

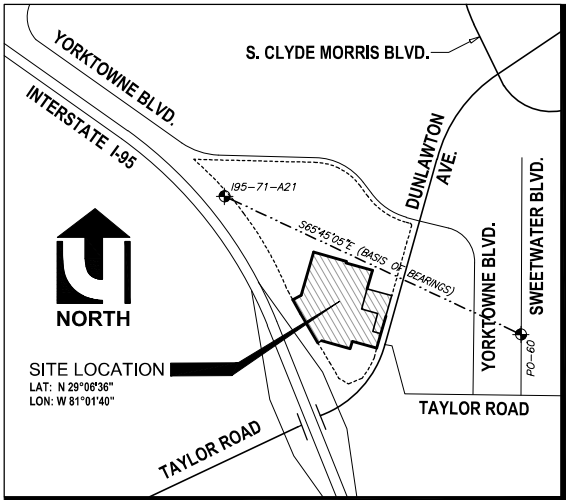
DESCRIPTION:

BEING A PORTION OF LOT 3, PORT ORANGE GATEWAY CENTER REPLAT, AS RECORDED IN MAP BOOK 50, PAGE 24, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 4, PORT ORANGE GATEWAY CENTER REPLAT, AS RECORDED IN MAP BOOK 50, PAGE 24, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID CORNER BEING ON THE WESTERLY RIGHT-OF-WAY OF DUNLAWTON AVENUE (STATE ROAD No. 421); THENCE RUN S15°07'13"W ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 450.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, N74°52'47"W FOR A DISTANCE OF 98.00 FEET; THENCE N15°07'13"E FOR A DISTANCE OF 212.00 FEET; N74°52'47"W FOR A DISTANCE OF 192.00 FEET; THENCE N15°07'13"E FOR A DISTANCE OF 238.00 FEET; THENCE S74°52'47"E FOR A DISTANCE OF 290.00 FEET TO THE POINT OF BEGINNING.

AND

BEGIN AT THE NORTHWEST CORNER OF LOT 1, PORT ORANGE GATEWAY CENTER REPLAT, AS RECORDED IN MAP BOOK 50, PAGE 24, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID CORNER BEING ON THE NORTHEASTERLY RIGHT-OF-WAY OF INTERSTATE I-95; THENCE RUN N31°24'34"W ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 212.12 FEET; THENCE N31°24'34"W FOR A DISTANCE OF 175.83 FEET; THENCE N30°03'51"W FOR A DISTANCE OF 179.47 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, N59°57'39"E FOR A DISTANCE OF 109.27 FEET; THENCE N15°07'52"E FOR A DISTANCE OF 512.34 FEET; THENCE S74°52'45"E FOR A DISTANCE OF 389.06 FEET; THENCE S15°07'13"W FOR A DISTANCE OF 20.00 FEET; THENCE S74°52'47"E FOR A DISTANCE OF 314.68 FEET; THENCE S15°07'15"W FOR A DISTANCE OF 455.03 FEET; THENCE S74°52'47"E FOR A DISTANCE OF 192.00 FEET; THENCE S15°07'13"W FOR A DISTANCE OF 212.00 FEET; THENCE S74°52'47"E FOR A DISTANCE OF 98.00 FEET, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF DUNLAWTON AVENUE (STATE ROAD No. 421); THENCE RUN S15°07'13"W ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 171.06 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, N74°50'52"W FOR A DISTANCE OF 289.96 FEET; THENCE S15°07'20"W FOR A DISTANCE OF 89.00 FEET; THENCE N74°52'40"W FOR A DISTANCE OF 337.66 FEET; THENCE S58°35'26"W FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.



LOCATION MAP

SCALE 1" = 1000'



GENERAL NOTES:

1. 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.
2. ALL MEASUREMENTS ON THIS PLAT IS IN U.S. FOOT AND DECIMALS THEREOF. ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE UNITED STATES SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12=3.2808333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
3. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM OF 1983 (NAD83) WITH 2011 ADJUSTMENT AS DERIVED FROM THE LENGEMANN NETWORK (A TOPNET GNSS NETWORK). AS A REFERENCE FOR THIS SURVEY, AN ASSUMED MERIDIAN BETWEEN FDOT MONUMENT B5-71-A21 AND CITY OF PORT ORANGE MONUMENT PO-60 HAVING A BEARING OF S 65°45'05" E.
4. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BY SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
5. UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS, SECURITY, AND NATURAL GAS.
6. UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
7. THE PORT ORANGE GATEWAY CENTER PROPERTY OWNERS' 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 PROPERTY 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 OR STORMWATER MANAGEMENT SYSTEM WILL BE TRANSFERRED TO AND ACCEPTED BY AN ENTITY WHICH COMPLIES WITH SECTION 40C-42.027, F.A.C. AND BE APPROVED BY THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT PRIOR TO SUCH TERMINATION, DISSOLUTION, OR LIQUIDATION.
8. THE PORT ORANGE GATEWAY CENTER PROPERTY OWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING AND IRRIGATION IN COMMON AREAS AND COMMON AREAS DESIGNATED AS INGRESS/EGRESS ON THE PLAT.
9. THE ARTICLES OF INCORPORATION FOR THE PORT ORANGE GATEWAY CENTER PROPERTY OWNERS' ASSOCIATION INC. ARE RECORDED IN OFFICIAL RECORDS BOOK 4392, PAGES 4165 THROUGH 4169 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE PORT ORANGE GATEWAY CENTER PROPERTY OWNERS' ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORDS BOOK 4392, PAGES 4197 THROUGH 4233 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
10. MONUMENTS SHALL BE SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A "P.R.M." OR "P.C.P." IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091(9).
11. THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE PORT ORANGE GATEWAY CENTER REPLAT, ARE RECORDED IN OFFICIAL RECORDS BOOK 4392, PAGES 4197 THROUGH 4233 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA
12. THE LANDS WITHIN THE PLAT ARE SUBJECT TO THE ENCUMBRANCES SET FORTH IN THE RESTATED MASTER DEVELOPMENT AGREEMENT AND AMENDMENTS THERETO AS RECORDED IN ORB 4397, PG 4153; ORB 4886, PG 3772; ORB 4904, PG 20-26; ORB 5281, PG 2720; ORB 5389 PG 4833; ORB 5860 PG 1476; ORB 6582, PG 1603; AND ORB 6682, PG 1329.
13. TREE CONSERVATION EASEMENT AS DEFINED ON THIS PLAT IS FOR THE EXPRESS PURPOSE OF THE PRESERVATION AND LONGEVITY OF THE TREES THEREIN. ACTIONS DETRIMENTAL TO TREE HEALTH AND SURVIVAL WITHIN THE BOUNDARIES OF THE DRIPLINE ARE PROHIBITED WITHOUT THE EXPRESS PERMISSION OF THE CITY OF PORT ORANGE AND ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE CONSERVATION EASEMENT. NOTHING HEREIN SHALL, HOWEVER, BE CONSTRUED TO PREVENT NATURAL VEGETATION WITHIN THE EASEMENT AREA FROM BEING CLEARED BY HAND TO PROVIDE A NEAT, MANICURED APPEARANCE. IN ADDITION, NOTHING HEREIN SHALL BE CONSTRUED TO PREVENT THE PLACEMENT OF SOD, IRRIGATION AND LANDSCAPE PLANTS OR TO PREVENT NORMAL LAWN MAINTENANCE SUCH AS MOWING, EDGING AND WEEDING NOT HARMFUL TO THE OBJECTIVE OF TREE PRESERVATION WITHIN THE EASEMENT AREA. 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.
14. THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITY EASEMENTS DEDICATED HEREON.

LEGEND:

- SET 4" CONCRETE MONUMENT "PRM" LB 3612
- FD 4" CONCRETE MONUMENT "PRM" LB 3612
- SET PARKER KALON NAIL & DISK "PRM" LB 3612
- FD FOUND
- INC INCORPORATED
- LB LICENSED BUSINESS
- LC LICENSED CORPORATION
- MB MAP BOOK
- No. NUMBER

- ORB (P) PAGE
- PG PKD PARKER KALON NAIL & DISK
- PRM PERMANENT REFERENCE MONUMENT
- PSM PROFESSIONAL SURVEYOR & MAPPER
- R/W RIGHT-OF-WAY
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EASEMENT LINE

MAP BOOK:

PAGE:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, TARGET CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "PORT ORANGE GATEWAY CENTER, LOT 3 REPLAT", IN THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA HEREBY DEDICATES THE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREON EXPRESSED, THE SIDEWALK EASEMENTS ARE GRANTED TO THE CITY OF PORT ORANGE, ALSO, ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER MAINS CONSTRUCTED WITHIN THE AREA ENCOMPASSED WITHIN THE PLAT ARE DEDICATED TO THE CITY OF PORT ORANGE. ALL DRAINAGE, UTILITY, INGRESS/EGRESS, NONWHEELCHUR ACCESS AND CONSERVATION EASEMENTS SHOWN OR DESCRIBED ON THE PLAT ARE, UNLESS OTHERWISE INDICATED, GRANTED TO THE CITY OF PORT ORANGE. ALL DRAINAGE EASEMENTS SHOWN OR DESCRIBED ON THE PLAT ARE ALSO, UNLESS OTHERWISE INDICATED, GRANTED TO THE PORT ORANGE GATEWAY CENTER PROPERTY OWNERS' ASSOCIATION, INC. ALL FOOT BECN EASEMENTS SHOWN OR DESCRIBED ON THE PLAT ARE, UNLESS OTHERWISE INDICATED, GRANTED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION.

THE CROSS ACCESS EASEMENTS, DEPICTED AS INGRESS/EGRESS ON THE PLAT ARE HEREBY GRANTED TO THE PORT ORANGE GATEWAY CENTER PROPERTY OWNERS' ASSOCIATION, INC. FOR THE USE AND ENJOYMENT OF LOTS 2, 3, 3A, 6, 6A, 8, THEIR INVITEES AND ANY SUCCESSORS IN INTEREST TO THE OWNERS OF LOTS 1 THROUGH 8, THE CROSS ACCESS EASEMENTS SHALL BE MAINTAINED BY THE PORT ORANGE GATEWAY CENTER PROPERTY OWNERS' ASSOCIATION, INC. IN WITNESS WHEREOF, TARGET CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS NAME AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED BY ITS OFFICERS THEREUNTO DULY AUTHORIZED ON

THIS _____ DAY OF _____, 2017,

SIGNED AND SEALED IN THE PRESENCE OF

TARGET CORPORATION

PRINTED NAME: _____

BY: _____

PRINTED NAME: _____

TITLE: _____

PRINTED NAME: _____

ATTEST: _____

PRINTED NAME: _____

TITLE: _____

STATE OF MINNESOTA
COUNTY OF HENNEPIN

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2017, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED _____ AND _____ OF _____

TARGET CORPORATION, EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF FOR AND ON BEHALF OF SAID CORPORATION, THEY(ARE) _____ (ARE NOT) _____ KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE _____ SEAL

NOTARY PUBLIC, STATE OF MINNESOTA
AT LARGE
MY COMMISSION EXPIRES: _____

CITY COUNCIL CERTIFICATE OF APPROVAL

THIS STATEMENT HEREBY CERTIFIES THAT THE PLAT ENTITLED "PORT ORANGE GATEWAY CENTER, LOT 3 REPLAT", WAS APPROVED BY THE PORT ORANGE CITY COUNCIL ON _____

BY: _____ ATTEST: _____
MAYOR OF THE CITY OF PORT ORANGE CITY CLERK OF THE CITY OF PORT ORANGE

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND IT WAS FILED FOR RECORD ON _____

AT _____

FILE NO: _____

CLERK OF THE CIRCUIT COURT
IN AND FOR VOLUSIA COUNTY, FLORIDA

PLANNING COMMISSION CERTIFICATE OF APPROVAL

THIS STATEMENT HEREBY CERTIFIES THAT THE PLAT ENTITLED "PORT ORANGE GATEWAY CENTER, LOT 3 REPLAT", WAS APPROVED BY THE PORT ORANGE PLANNING COMMISSION ON _____

BY: _____ DATE: _____
CHAIRMAN, PORT ORANGE PLANNING COMMISSION

REVIEW BY SURVEYOR AND MAPPER FOR THE CITY

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED PLAT FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THAT I HAVE PROVIDED BOTH THE CITY AND THE SURVEYOR OF RECORD A LIST OF DEVIATIONS, IF ANY, FROM SUCH REQUIREMENTS.

_____ PSM No: _____ DATE: _____

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING A LICENSED AND PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, ENTITLED "PORT ORANGE GATEWAY CENTER, LOT 3 REPLAT", WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT ALL MONUMENTATION SHOWN HEREON OR REQUIRED PER CHAPTER 177, FLORIDA STATUTES, HAS BEEN PROPERLY PLACED.

UPHAM, INC.
265 KENILWORTH AVENUE
ORMOND BEACH, FLORIDA 32174
www.uphaminc.com

PHONE: (386) 672-9515
LICENSED BUSINESS NO. 3612

SEAL

SIGNED: _____ DATE: _____
WILLIAM S HART (LICENSE NO. 3806)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

SHEET 1 OF 2



REVISED



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REVISIONS:
05/23/17 - UPDATED GENERAL NOTES & LEGEND
07/13/17 - UPDATED GENERAL NOTES & DEDICATION
07/19/17 - REV NAME OF PLAT
08/23/17 - REV EASEMENTS
10/09/17 - REV TO REMOVE LOT 3B

SUBJECT: PORT ORANGE GATEWAY CENTER, LOT 3 REPLAT
ADDRESS: DUNLAWTON AVENUE CITY OF PORT ORANGE VOLUSIA COUNTY, FLORIDA

LOCATION No: 16-33-18
PROJECT No: 170205
FIELD WORK BY: JP
DATE: 03/02/2017
OFFICE WORK BY: WSH, JB
DATE: 03/03/2017
FIELD BOOK - PAGE: XX-XX
SCALE: AS SHOWN
SHEET No:

P-1

MAP BOOK: PAGE:

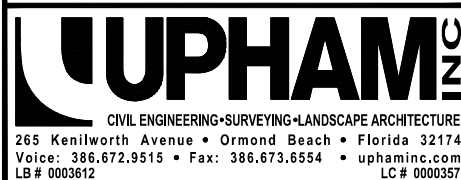


—FOUND BRASS DISK IN PAVEMENT
CITY OF PORT ORANGE
HORIZONTAL CONTROL MONUMENT
DESIGNATION "PO-60"
NAD83 WITH 2011 ADJUSTMENT.
N=1,735,853.10' E=649,224.53'

- LEGEND:

- SET 4" CONCRETE MONUMENT "PRM" LB 3612
 ■ FD 4" CONCRETE MONUMENT "PRM" LB 3612
 ● SET PARKER KALON NAIL & DISK "PRM" LB 3612
- | | |
|---------------|--------------------------------------|
| FD | FOUND |
| INC | INCORPORATED |
| LC | LICENSED BUSINESS |
| LB | LICENSED CORPORATION |
| MB | MAP BOOK |
| No. | NUMBER |
| ORB | OFFICIAL RECORDS BOOK |
| (P) | PER PLAT IN MAP BOOK 50, PAGES 24-27 |
| PG | PAGE |
| PKD | PARKER KALON NAIL & DISK |
| PRM | PERMANENT REFERENCE MONUMENT |
| PSM | PROFESSIONAL SURVEYOR & MAPPER |
| R/W | RIGHT-OF-WAY LINE |
| | RIGHT-OF-WAY LINE |
| -----R/W----- | EXISTING EASEMENT LINE |
| ----- | EASEMENT LINE |

LINE TABLE		
LINE	BEARING	LENGTH
L1	S58°35'26"W	50.00'



LUPHAM[®]
CIVIL ENGINEERING-SURVEYING-LANDSCAPE ARCHITECTURE
2685 Kenilworth Avenue • Ormond Beach • Florida 32174
Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com
LB # 0003612 LC # 0000357

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REVISIONS:

2/23/17 - UPDATED GENERAL
 NOTES & LEGEND
 3/13/17 - UPDATED GENERAL
 NOTES & DEDICATION
 4/19/17 - REV NAME OF PLAT
 5/01/17 - REV EASEMENTS
 6/09/17 - REV TO REMOVE
 LOT 3B

**PORT ORANGE GATEWAY
CENTER, LOT 3 REPLAT**

ADDRESS:
DUNLAWTON AVENUE
CITY OF PORT ORANGE
VOLUSIA COUNTY, FLORIDA

LOCATION No:	16-33-18
PROJECT No:	170205
FIELD WORK BY:	JP
DATE:	03/02/2017
OFFICE WORK BY:	WSH, JB
DATE:	03/03/2017
FIELD BOOK - PAGE:	XX-XX
SCALE:	AS SHOWN
SHEET No:	

P-2



STAFF REPORT

SUBDIVISION PLAT & PLANS / JOURNEY'S END SUBDIVISION 1st ADDITION CASE NO. 17-50000007

REQUEST:	To subdivide +/- 6.7 acres of the Journey's End Planned Commercial Development (PCD) into two commercial lots.
LOCATION:	5850 Journey's End Way
OWNER:	Port Orange Stow Away, LLC
APPLICANT:	Phillip Hollis, Flagship Companies Group
STAFF RECOMMENDATION:	Approval
STAFF CONTACT:	Briana Conlan-King, Planner (386) 506-5676
PLANNING COMMISSION:	November 16, 2017

DISCUSSION

The applicant requests to subdivide +/- 6.71 acres located in the Journey's End Planned Commercial Development (PCD) into two commercial lots, along with associated subdivision improvements. In 2008, the approval of the 1st Amendment to the Journey's End PCD added the subject property to the PCD. The subject property is located east of I-95, at the end of Journey's End Way. If approved, the plat will create a +/- 3.4-acre lot, a +/- 3.22-acre lot and a new +/- .09-acre right-of way parcel.

Figure 1. Location Map



The subject property is zoned Planned Commercial Development (PCD) with a Future Land Use designation of *Commercial*. The 1st Amendment to the Journey's End Master Development Agreement (MDA) and Conceptual Development Plan (CDP) was approved in 2008 and provides the development requirements for the subject property. The proposed two commercial lots have been laid out according to the requirements of the City's Land Development Code (LDC), and the dimensional requirements in the 1st Amendment to the Journey's End MDA and CDP.

The proposed lots will be accessed from Journey's End Way. As part of the development review process, the developer of each lot will have to submit a site plan for staff review and the proposed development will be required to meet all architecture, landscape buffer, lighting, screening, site development and infrastructure requirements of the Journey's End MDA and the City's LDC.

The permitted uses for the two commercial lots are set forth in the 1st Amendment to the Journey's End MDA and include such uses as:

- Lot 1: Restaurants, retail sales and services, professional and medical offices, business services, financial services and banks;
- Lot 2: Self-storage and storage yards, business and financial services and adult day care facilities (nursing homes).

If the subdivision plat is approved, the applicant intends to build a self-storage facility on Lot 2. A tenant for Lot 1 has not been identified at this time.

The following subdivision improvements will be constructed before or simultaneously with the development of the first lot:

- Utility infrastructure to serve the two commercial lots (extension of a 12" water line and 8" sewer line in the Journey's End Way right-of-way to serve the 2 lots);
- Expand the existing stormwater pond, located south of the Country Inn & Suites hotel site, for the stormwater drainage associated with the two commercial lots; and
- Sidewalk in the Journey's End Way right-of-way.

CONCURRENCY REVIEW

Public facilities and services are currently available to serve the proposed commercial lots. Consistent with the LDC, the concurrency review for transportation, water, sewer, solid waste, and stormwater drainage will be conducted with the site plan review for each of the commercial lots.

There is a policy in the City's Comprehensive Plan that limits the subject property to a daily vehicle trip cap limit of 301 daily trips. As site plans are submitted for development of the two proposed commercial lots, staff will track the daily vehicle trips associated with each development to verify compliance with the trip cap.

CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed Subdivision Plat is consistent with the City's Comprehensive Plan. The subject property is designated *Commercial* on the City's Future Land Use Map. The subject property is part of a Community Commercial Node located around the intersection of Taylor Branch Road and Dunlawton Avenue/I-95 Interchange. The Journey's End PCD and MDA were found to be consistent with the City's Comprehensive Plan when it was approved in 2000 and amended in 2008.

REMAINING COMMENTS

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

RECOMMENDATION:

Staff recommends approval of the Subdivision Plat and Plans for the Journey's End Subdivision 1st Addition Subdivision, subject to the remaining comments on the plat and plans being addressed prior to this item being considered by City Council.

ATTACHMENT:

1. Exhibit "A" – Journey's End 1st Addition Subdivision, Plat & Plans

RECEIVED
10-23-17
CITY OF PORT ORANGE
Community Development

REVISED

JOURNEY'S END SUBDIVISION 1 st ADDITION

A PORTION OF SECTIONS 19 & 20, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
LOCATED IN THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

LEGAL DESCRIPTION:

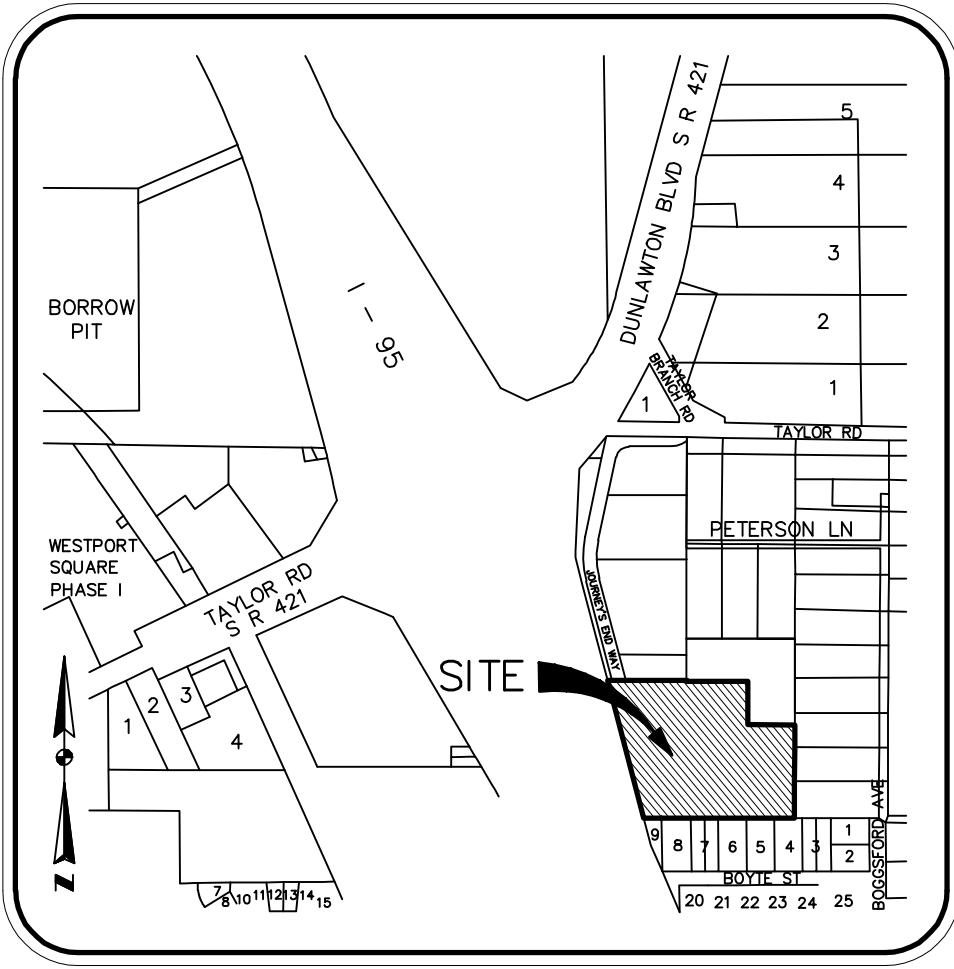
A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID SECTION 20 AS THE POINT OF REFERENCE, RUN SOUTH 00 DEGREES 28 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 810.04 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89 DEGREES 35 MINUTES 07 SECONDS EAST, A DISTANCE OF 280.00 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 04 SECONDS EAST, A DISTANCE OF 315 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 41 SECONDS EAST, A DISTANCE OF 218.87 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 53 SECONDS EAST, A DISTANCE OF 154.33 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 41 SECONDS EAST, A DISTANCE OF 170.15 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 00 DEGREES 28 MINUTES 19 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 356.08 FEET TO THE NORTH LINE OF MAC---JOHN SUBDIVISION AS RECORDED IN MAP BOOK 271, PAGE 233 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 35 MINUTES 07 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 544.81 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 95 (S.R. NO. 9); THENCE NORTH 18 DEGREES 52 MINUTES 05 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 202.31 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 15 DEGREES 19 MINUTES 11 SECONDS WEST, A DISTANCE OF 332.43 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN NORTH 89 DEGREES 35 MINUTES 07 SECONDS EAST, A DISTANCE OF 24.97 FEET TO THE POINT OF BEGINNING.

CONTAINING: 292,494 ± SQUARE FEET / 6.71 ± ACRES

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 restrictions that are not recorded on this plat that may be found in the public records of this county.



VICINITY MAP

NOT TO SCALE

ABBREVIATION	LEGEND
R	DENOTES RADIAL
P.T.	DENOTES POINT OF TANGENCY
M.B.	DENOTES MAP BOOK
P.I.	DENOTES POINT OF INTERSECTION
PGS.	DENOTES PAGES
C/L	DENOTES CENTERLINE
LB	DENOTES LICENSED BUSINESS
P.O.B.	DENOTES POINT OF BEGINNING
NR	DENOTES NON-RADIAL
P.O.C.	DENOTES POINT OF COMMENCEMENT
PCP	DENOTES PERMANENT CONTROL POINT
P.C.	DENOTES POINT OF CURVATURE
PRM	DENOTES PERMANENT REFERENCE MONUMENT
CCR #	DENOTES CERTIFIED CORNER RECORD
T22S-R31E	TOWNSHIP 22 SOUTH - RANGE 31 EAST
O.R.B.	DENOTES OFFICIAL RECORDS BOOK

JOINDER AND CONSENT TO DEDICATION

The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the lands described above by the owner thereof, and agrees that its mortgage, lien, or other encumbrances, which is recorded in official record book _____, page _____, of the public records of Orange County, Florida, shall be subordinated to the above dedication.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Name: _____

Name: _____

STATE OF _____

COUNTY OF _____

THIS IS TO CERTIFY, that on _____, 20____, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared _____, personally known to be or who produced _____ as identification and who acknowledged that _____ is the person described in and who executed the foregoing joinder and consent to dedication and severally acknowledged the execution thereof to be _____ free act and deed for the uses and purposes therein expressed, and who did not take an oath.

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

NOTARY PUBLIC

Name: _____

My Commission expires: _____



K L E
Surveying and Mapping, Inc.
239 WASHINGTON AVENUE
LAKE MARY, FLORIDA 32746
PH. No. (407) 402-2331 LICENSED
BUSINESS REGISTRATION No. 7899
W.C. ELLIOTT, P.S.M. No. 5599

SHEET 1 OF 2

PLAT
BOOK

PAGE

JOURNEY'S END SUBDIVISION 1 st ADDITION DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That PORT ORANGE STOW-A-WAY, LLC., being the owner in fee simple of the lands shown and described hereon as the plat entitled Journey's End Subdivision 1st Addition, located in the City of Port Orange, Volusia County, Florida, hereby dedicates the said lands and plat for the uses and purposes hereon expressed. All streets, roads, alleys, sidewalks, bike paths, drainage easement and other rights-of-way shown or described on this plat are, unless otherwise indicated, dedicated to the City of Port Orange. All the drainage easements shown or described on this plat are also, unless otherwise indicated, granted to the Journey's End Subdivision Property Owners Association, Inc. for purposes described in the general notes.

All potable water, reclaimed water, and sanitary sewer mains constructed within the area encompassed within the plat are dedicated to the City of Port Orange. All utility, access, non-vehicular access, pedestrian access shown or described on the plat are, unless otherwise indicated, granted to the City of Port Orange.

IN WITNESS WHEREOF, That Flagship Companies Group, LLC., has caused there presents to be signed and witnessed by the officer named below on the ____ day of _____, 201__.

By: PORT ORANGE
STOW-A-WAY, LLC.

WITNESSES:

By: _____

Printed Name

Printed Name

Printed Name

SEAL:

STATE OF FLORIDA COUNTY OF _____

I HEREBY CERTIFY, that on this day, before me personally appeared _____ of That PORT ORANGE STOW-A-WAY, LLC., to me known to be, or who has produced _____ as identification, and did (did not) take and oath, the individual and partner described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed as a partner thereunto duly authorized, and that said conveyance is the act and deed of said Limited Liability Corporation.

Witness my hand and official seal this ____ day of _____, 201__.

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

NOTARY PUBLIC

SEAL:

My Commission Expires: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned being a licensed and registered land surveyor does hereby certify that on _____, 08/15/2017, he completed the survey of the lands as shown in the foregoing plat or plan, this plat was prepared under my direction and supervision and is a correct representation of the lands therein described and platted or subdivided; this plat complies with all the requirements of Chapter 177, Florida Statutes and that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Orange County, Florida.

Date

W. C. Elliott, P.S.M.
KLE Surveying and Mapping, Inc.
239 Washington Avenue
Lake Mary, Florida 32746

Florida Registration No. 5599
Licensed Business No. 7899

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THIS IS TO CERTIFY THAT ON _____ THE FORGOING PLAT WAS APPROVED BY THE PORT ORANGE PLANNING COMMISSION.

BY: _____

CHAIRMAN OF THE PORT ORANGE PLANNING COMMISSION

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

THIS IS TO CERTIFY THAT ON _____ THE FORGOING PLAT WAS APPROVED BY THE PORT ORANGE CITY COUNCIL.

BY: _____

ATTEST: _____

MAYOR

CITY CLERK

CERTIFICATE OF CLERK

I hereby certify that I have examined the foregoing plat and found that it complies in form with all requirements stated in Chapter 177, Florida Statutes, and that it was filed for record on _____ at _____ a.m./p.m.

Clerk of the Courts
Volusia County, Florida

File No.: _____

JOURNEY'S END SUBDIVISION

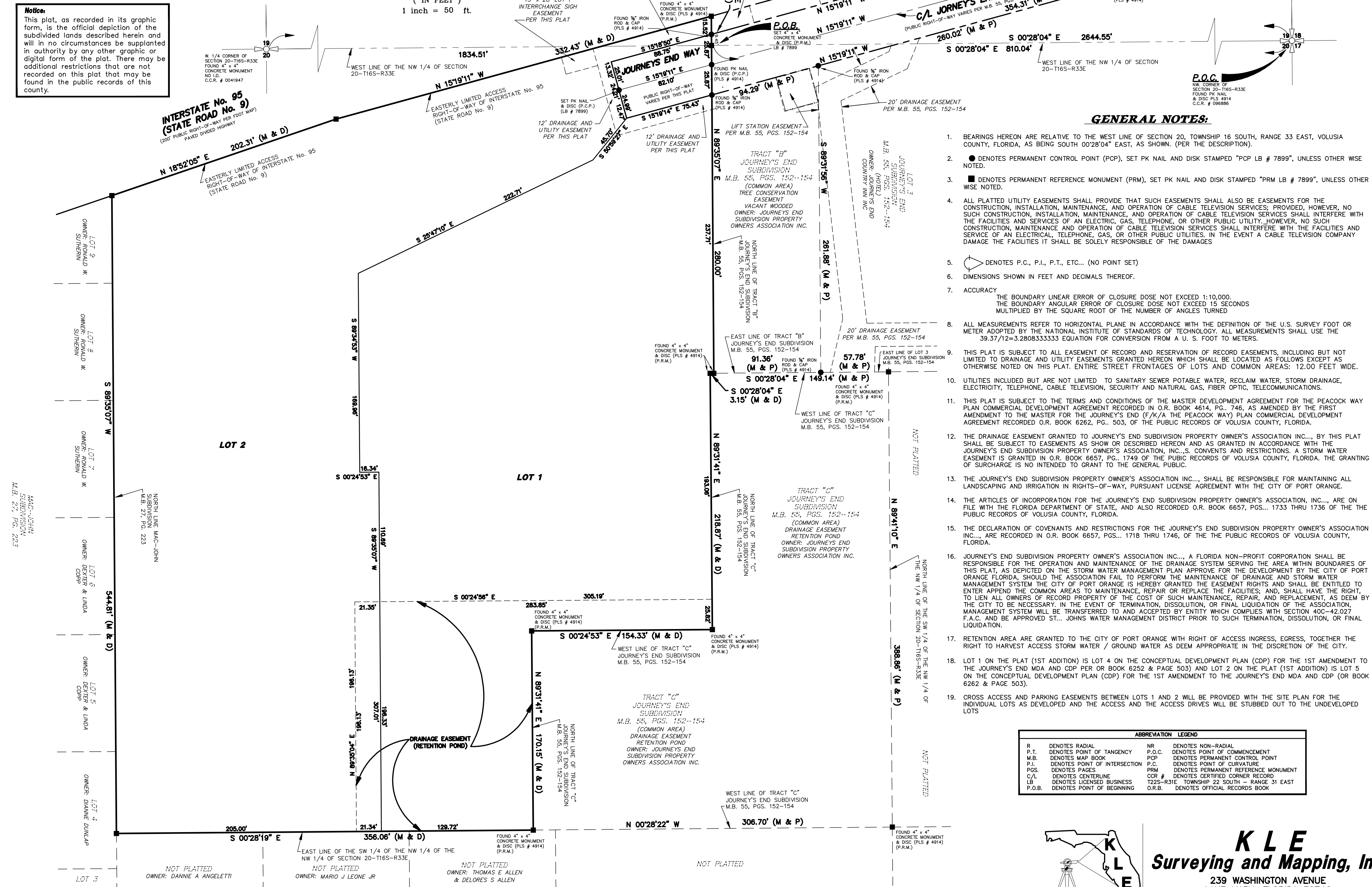
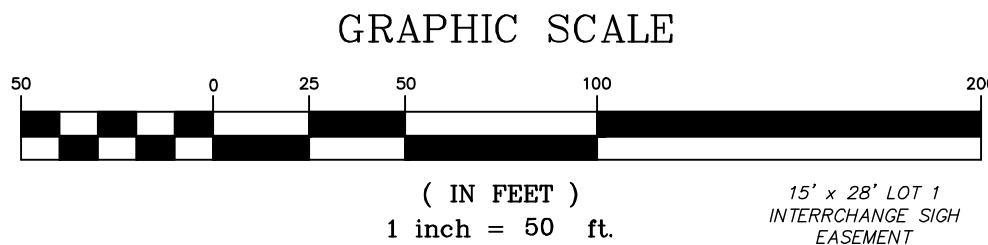
1st ADDITION

A PORTION OF SECTIONS 19 & 20, TOWNSHIP 16 SOUTH, RANGE 33 EAST,
LOCATED IN THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA

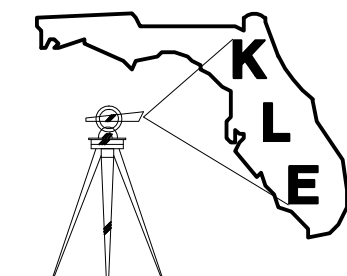
LINE TABLE		
LINE	LENGTH	BEARING
L1	22.34'	N89°30'41"E
L2	30.64'	N74°40'48"E
L3	30.64'	S74°40'46"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	
C2	28.48'	23.00'	67.3351'	22.80'	N58°38'01"W
C3	38.27'	23.00'	80.0000'	35.36'	S44°35'04"W
C4	38.27'	23.00'	80.0000'	35.36'	S45°24'56"E
C5	49.12'	124.00'	227.4139'	48.79'	N79°04'02"W
C6	32.81'	50.00'	137.3537'	32.23'	S86°31'16"E
C7	48.86'	74.00'	137.3537'	47.69'	S86°31'16"E
C8	39.61'	100.00'	227.4139'	39.35'	N72°04'02"W

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 restrictions that are not recorded on this plat that may be found in the public records of this county.



ABBREVIATION LEGEND			
R	DENOTES RADIAL	NR	DENOTES NON-RADIAL
P.T.	DENOTES POINT OF TANGENCY	P.D.C.	DENOTES POINT OF COMMENCEMENT
M.B.	DENOTES MAP BOOK	PCP	DENOTES PERMANENT CONTROL POINT
P.I.	DENOTES POINT OF INTERSECTION	P.C.	DENOTES POINT OF CURVATURE
POS.	DENOTES PAGES	PRM	DENOTES PERMANENT REFERENCE MONUMENT
C.P.	DENOTES CENTERLINE	CCR	DENOTES CERTIFIED CORNER RECORD
LB	DENOTES LICENSED BUSINESS	T22S-R31E	TOWNSHIP 22 SOUTH - RANGE 31 EAST
P.O.B.	DENOTES POINT OF BEGINNING	O.R.B.	DENOTES OFFICIAL RECORDS BOOK



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W.C. ELLIOTT, P.S.M. No. 5599

RECEIVED

10-23-17

CITY OF PORT ORANGE
Community Development

REVISED

SUBDIVISION PLANS
FOR

JOURNEY'S END SUBDIVISION - 1st Addition

PORT ORANGE, FLORIDA
OCTOBER 2017

PREPARED BY:



OWNER

PORT ORANGE STOW A WAY, LLC
ATTN: TODD C. MARSHALL, MANAGER
3340 SE FEDERAL HWY #286
STUART, FLORIDA 34997
PHONE: (772) 546-2336 / (561) 818-2205
E-MAIL: todd@mainstreetresidential.com

ENGINEER

MARK DOWST AND ASSOCIATES, INC.
536 N. HALIFAX AVENUE, SUITE 100
DAYTONA BEACH, FLORIDA 32118
PHONE: (386) 258-7999 FAX: (386) 257-4310
E-MAIL: mdowst@mdaeng.com

OWNER, CONTRACT PURCHASER AND DEVELOPER (LOT 2)

FLAGSHIP COMPANIES GROUP
ATTN: PHILLIP C. HOLLIS, MS/PE
1190 BUSINESS CENTER DRIVE #2000
LAKE MARY, FLORIDA 32746
PHONE: (407) 832-6444
E-MAIL: Phillip@PMJS.com

SURVEYOR

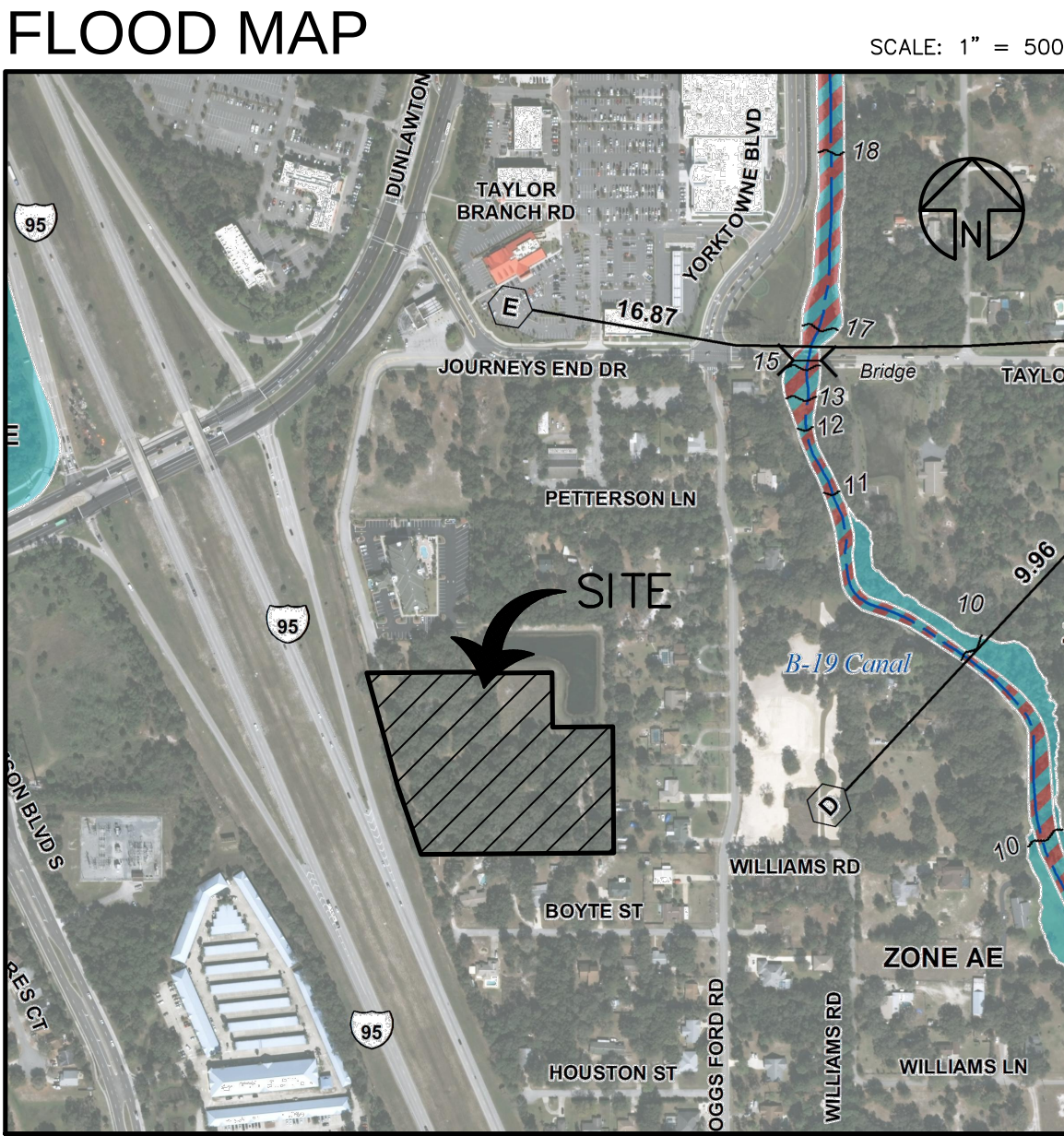
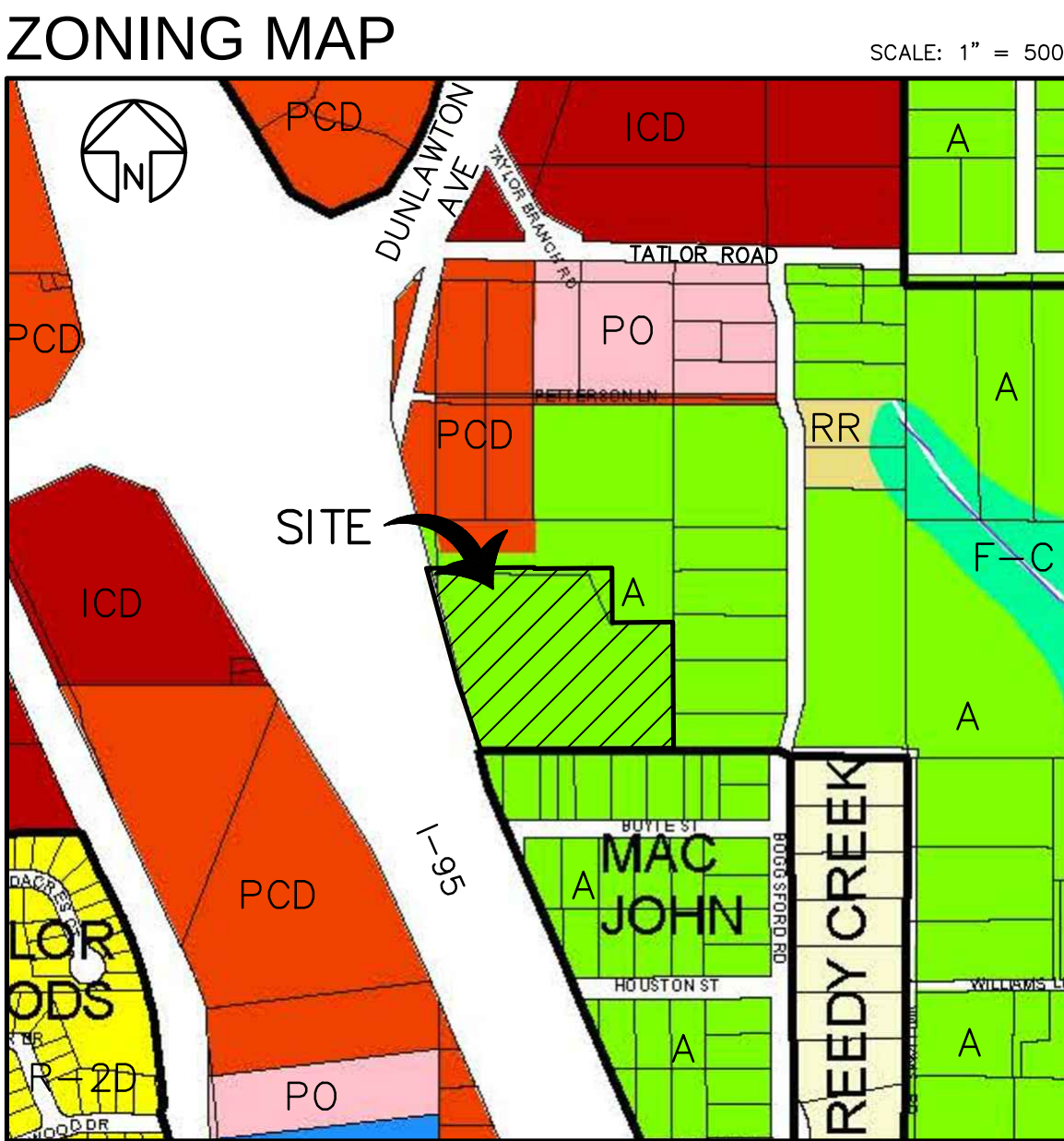
KLE SURVEYING AND MAPPING, INC.
ATTN: W.C. ELLIOT, P.S.M.
ATTO: 239 WASHINGTON AVE
LAKE MARY, FLORIDA 32746
PHONE: (407) 402-2331
E-MAIL: wcelliotts@survey@gmail.com

SITE ADDRESS:

BOGGS FORD ROAD
PORT ORANGE, FLORIDA 32127

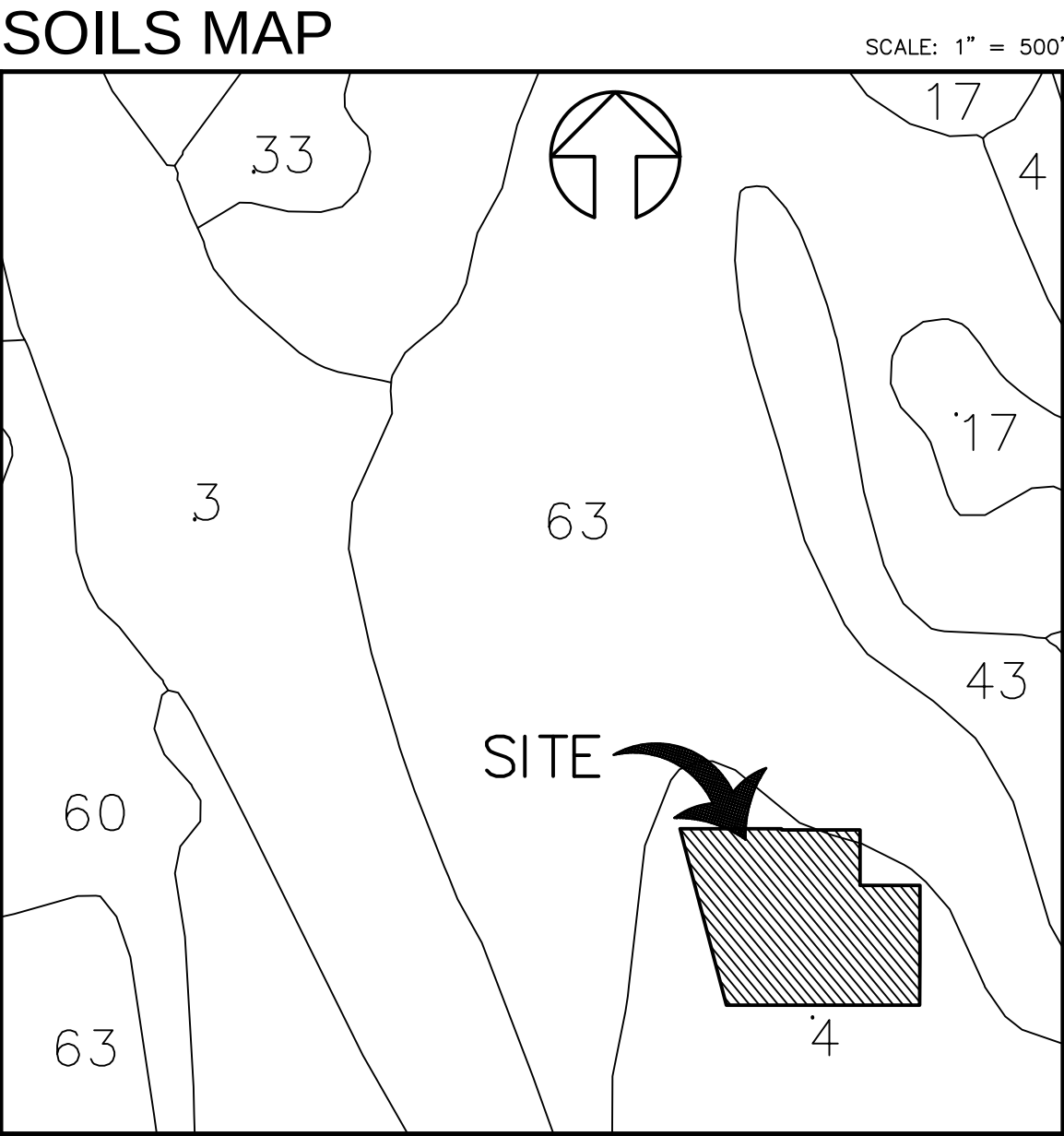
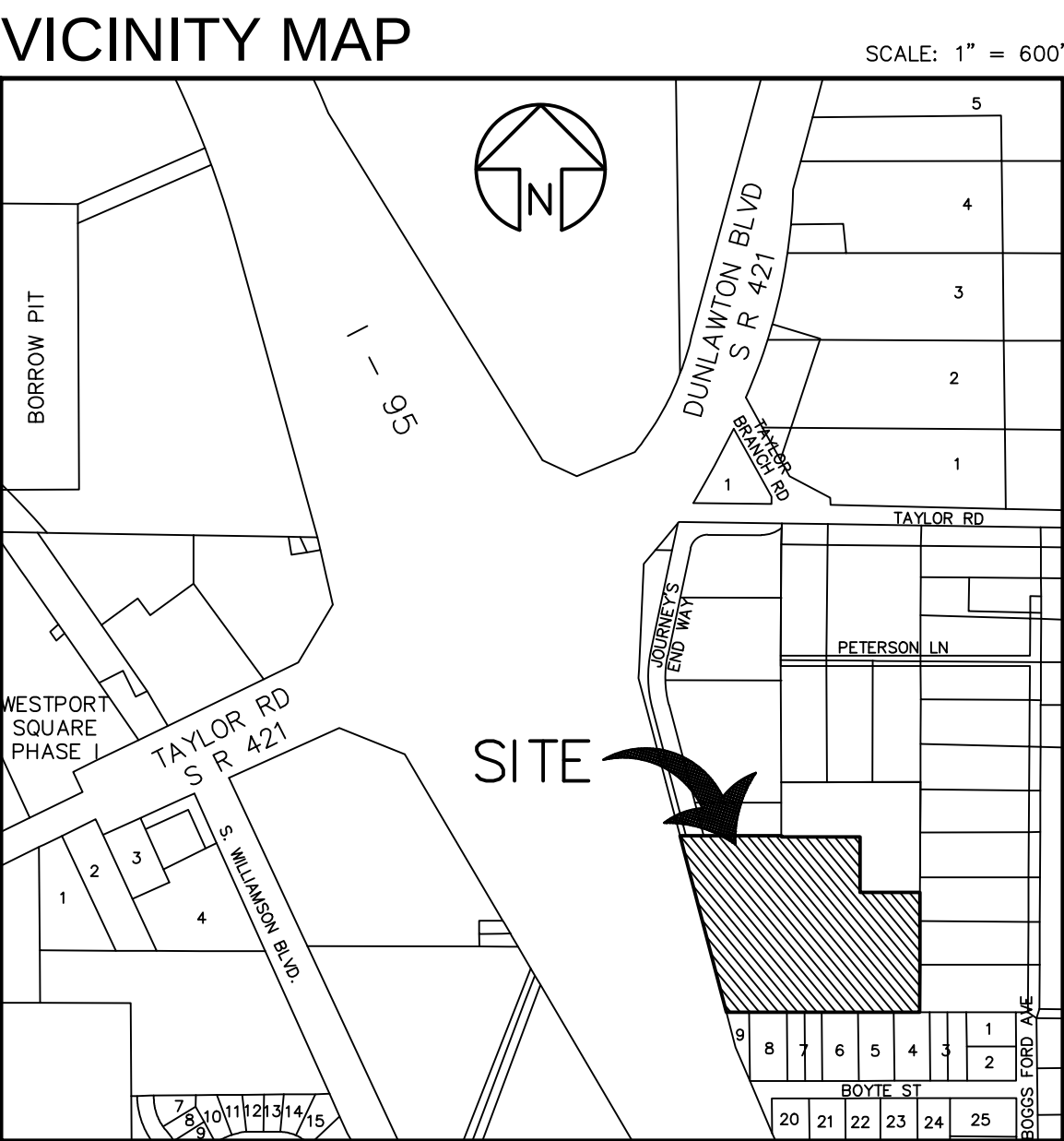
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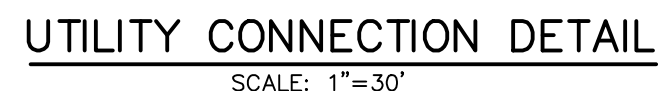
6320-00-00-0461 (JOURNEY'S END SUBDIVISION - 1ST ADDITION)



SHEET INDEX

No.	DESCRIPTION
C1	COVER SHEET
C2	OVERALL SUBDIVISION PLAN
C3	PLAN AND PROFILE
C4	CLEARING/EROSION CONTROL
C5	CONSTRUCTION DETAILS
C6-C7	PORT ORANGE DETAILS



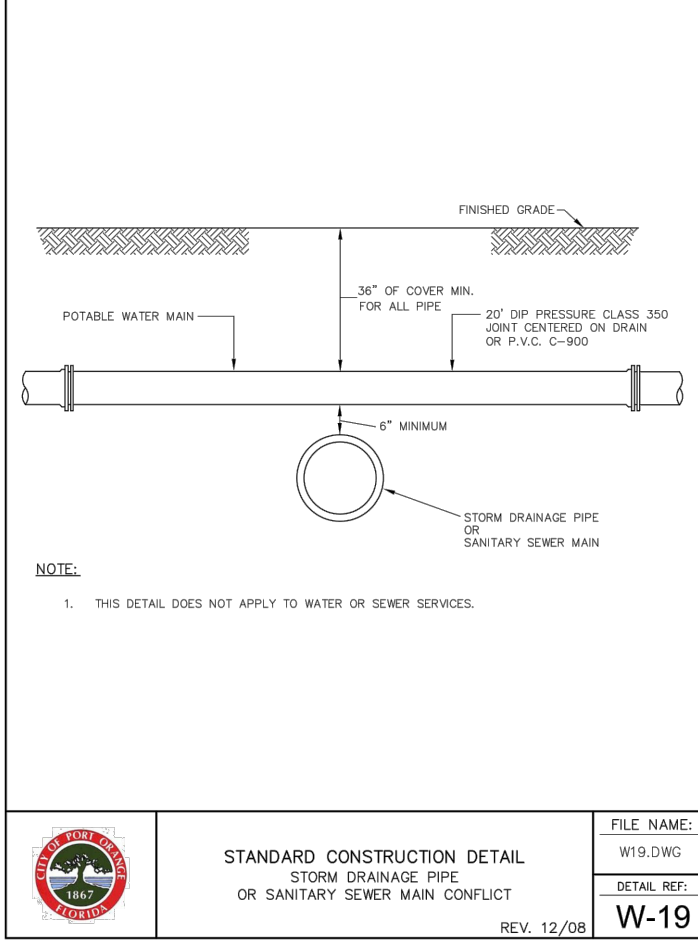
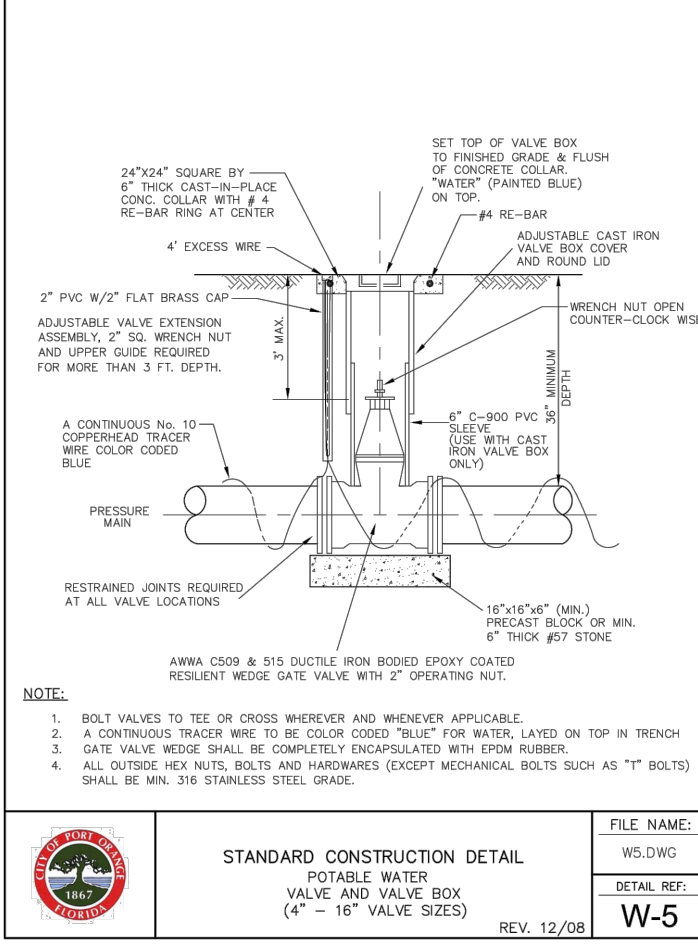
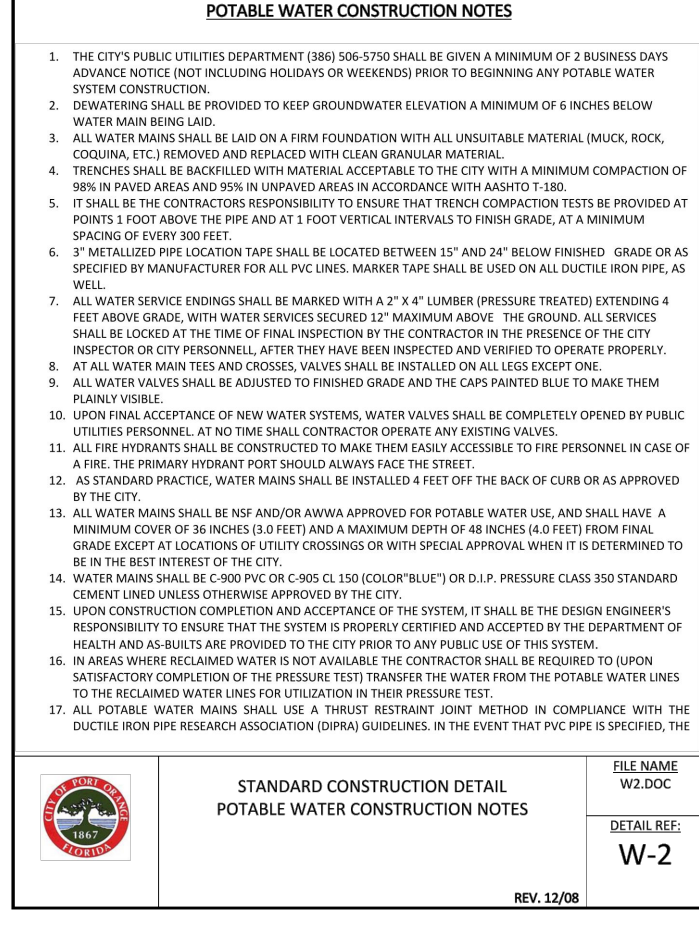
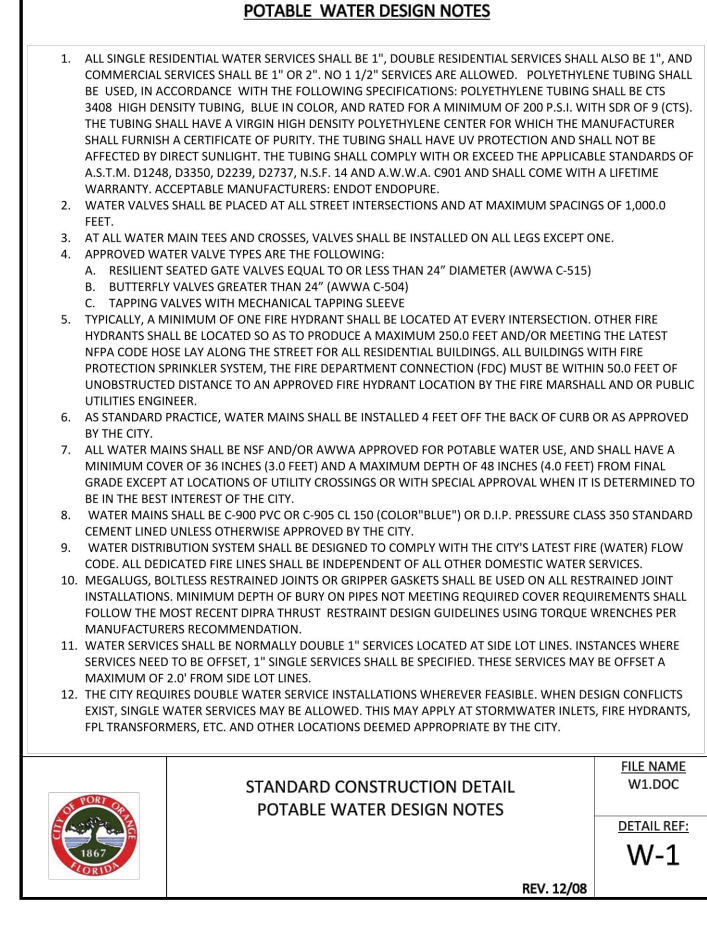
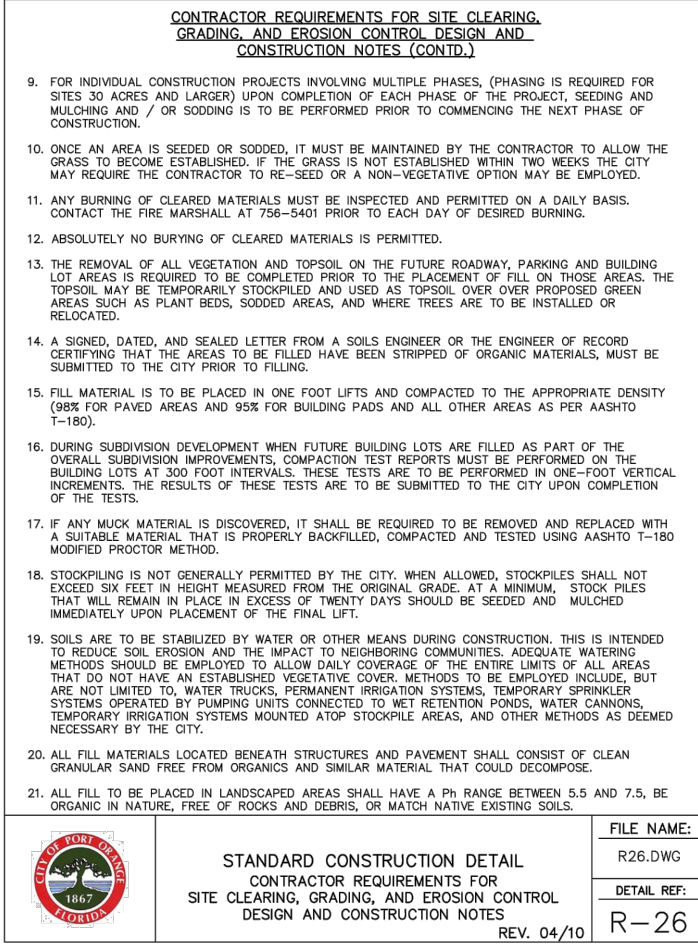
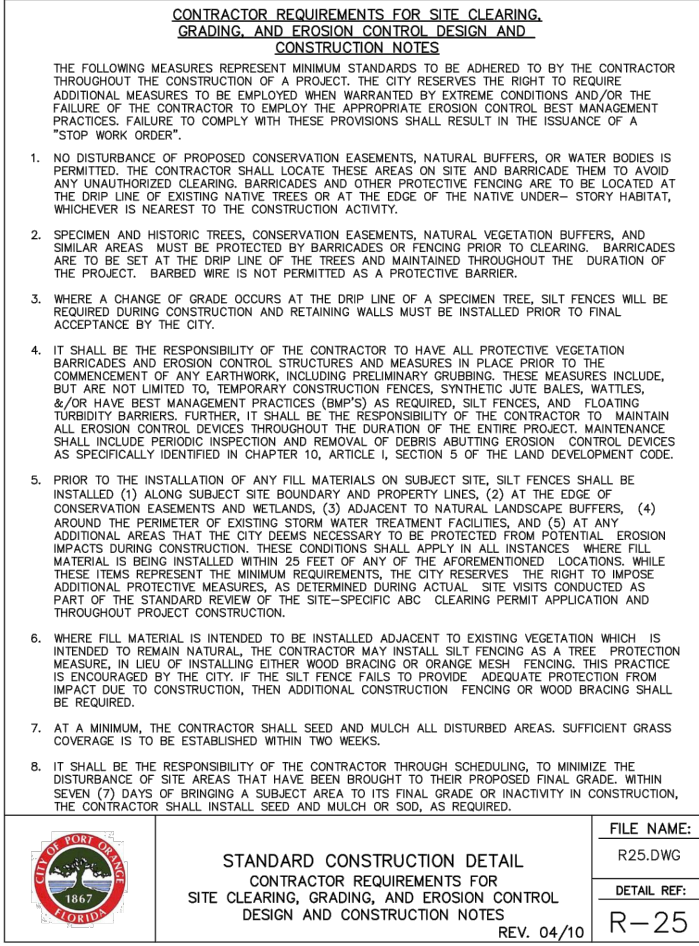
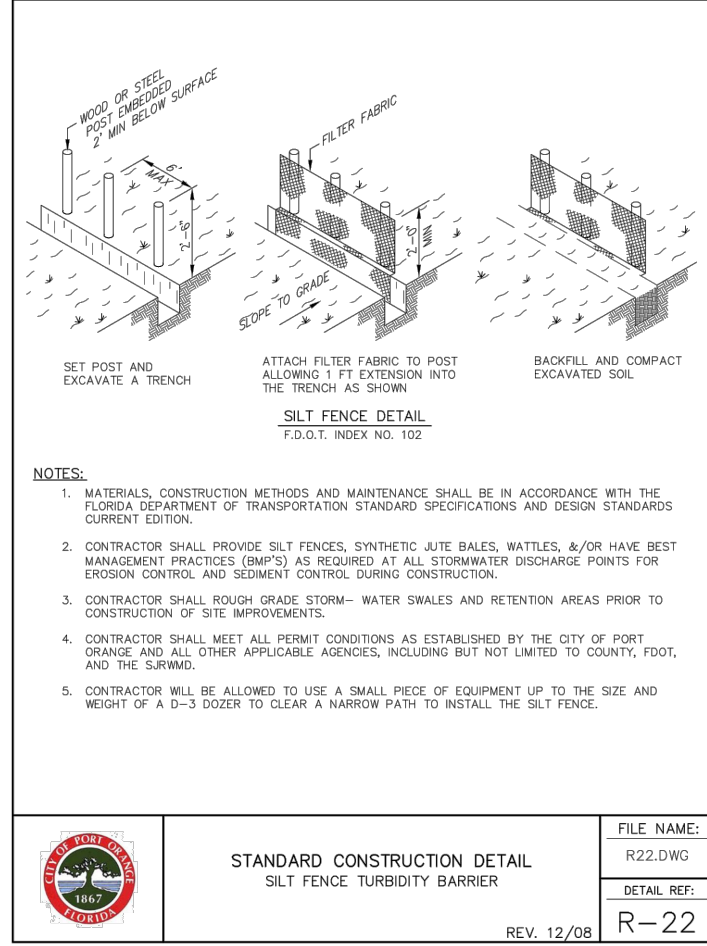
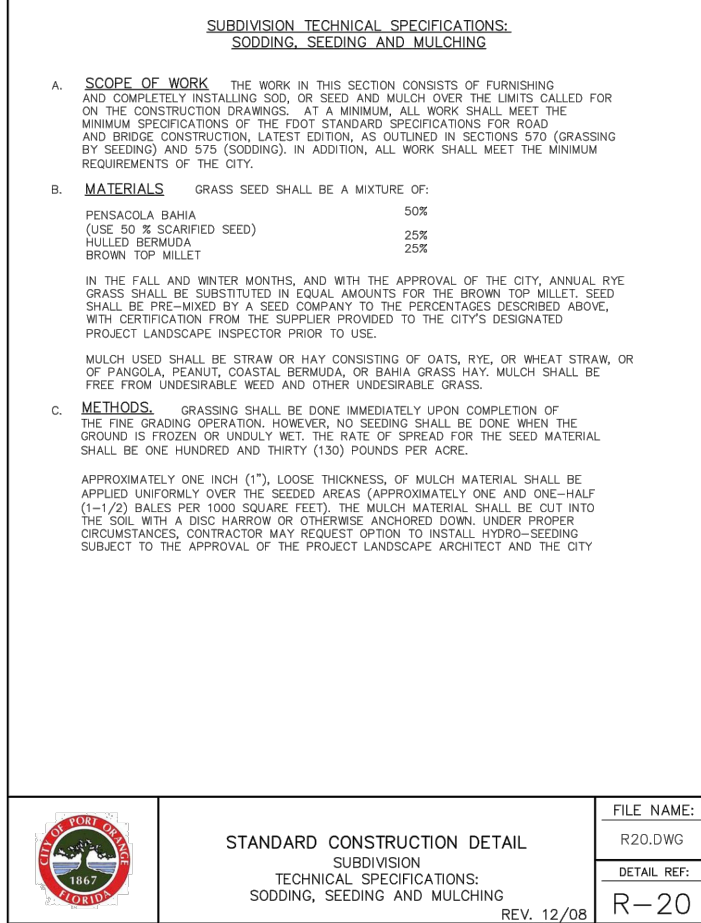
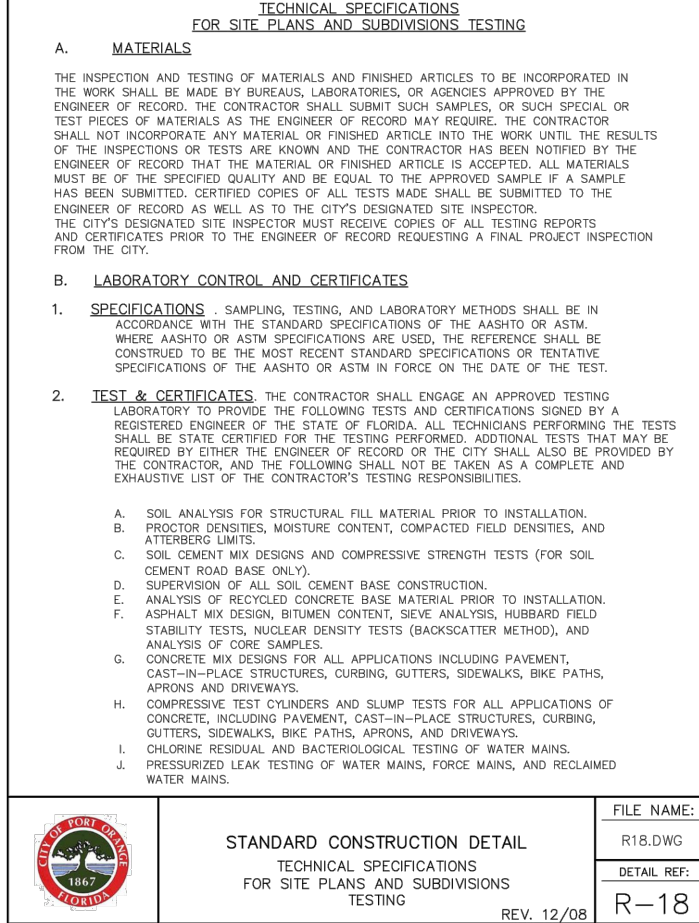
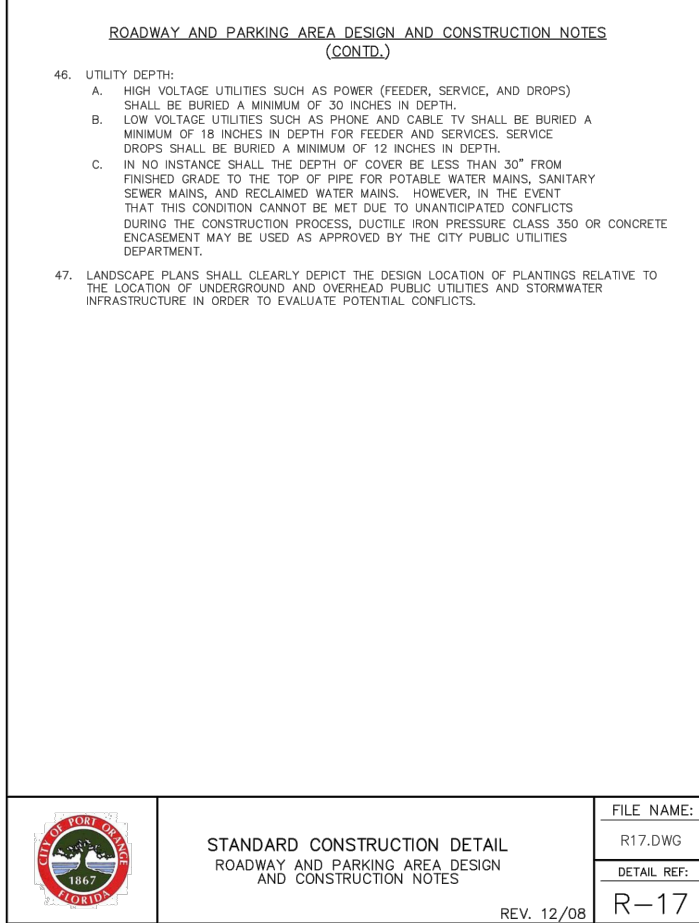
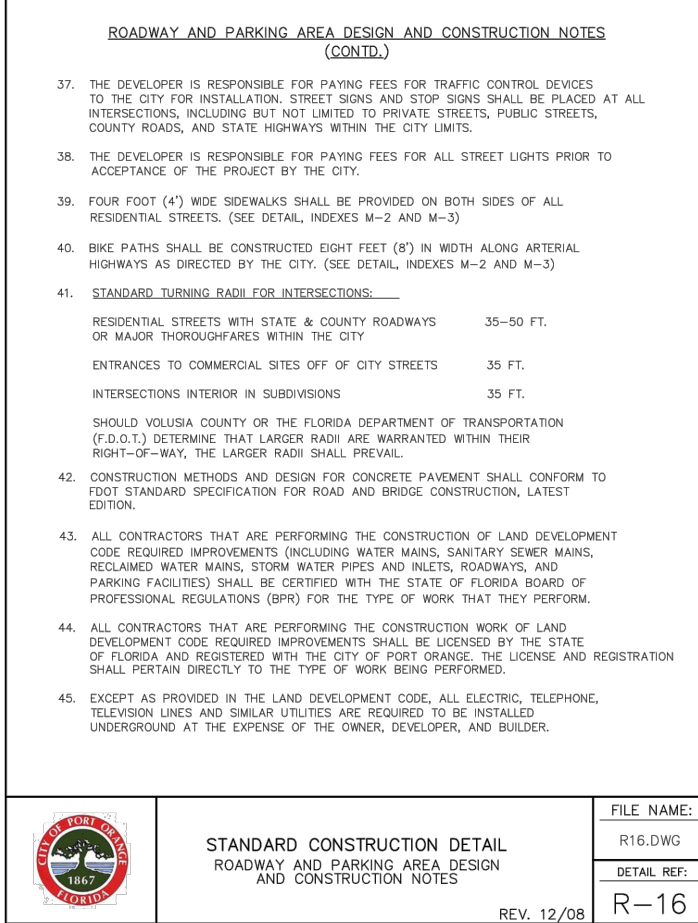
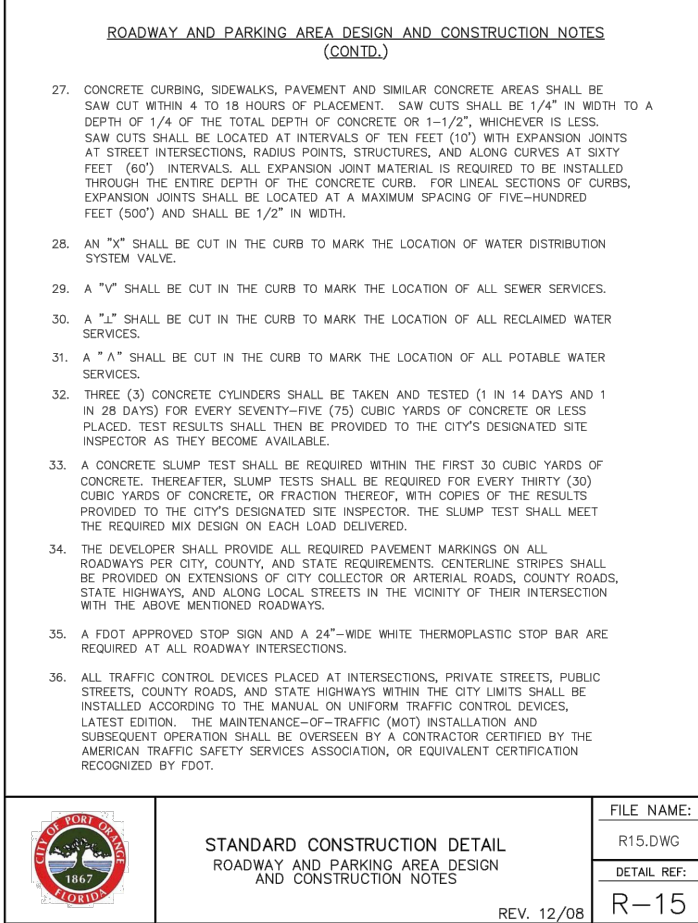
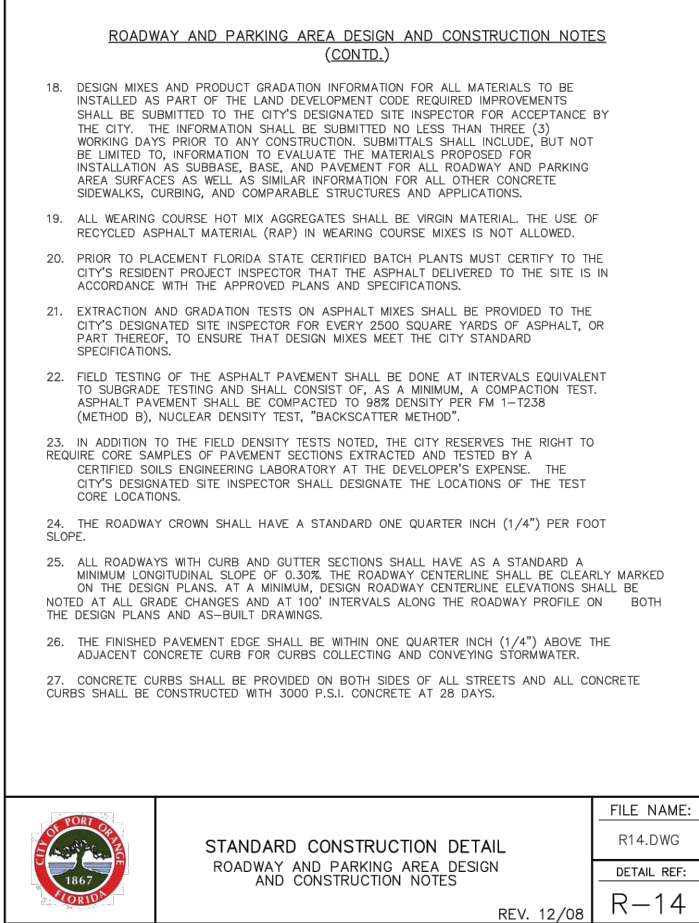
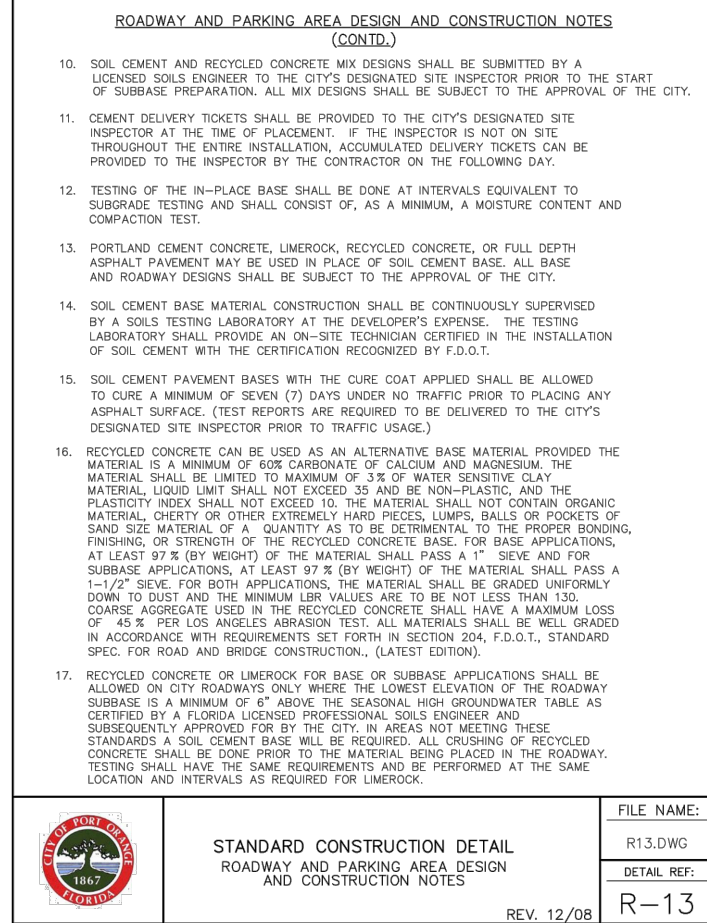
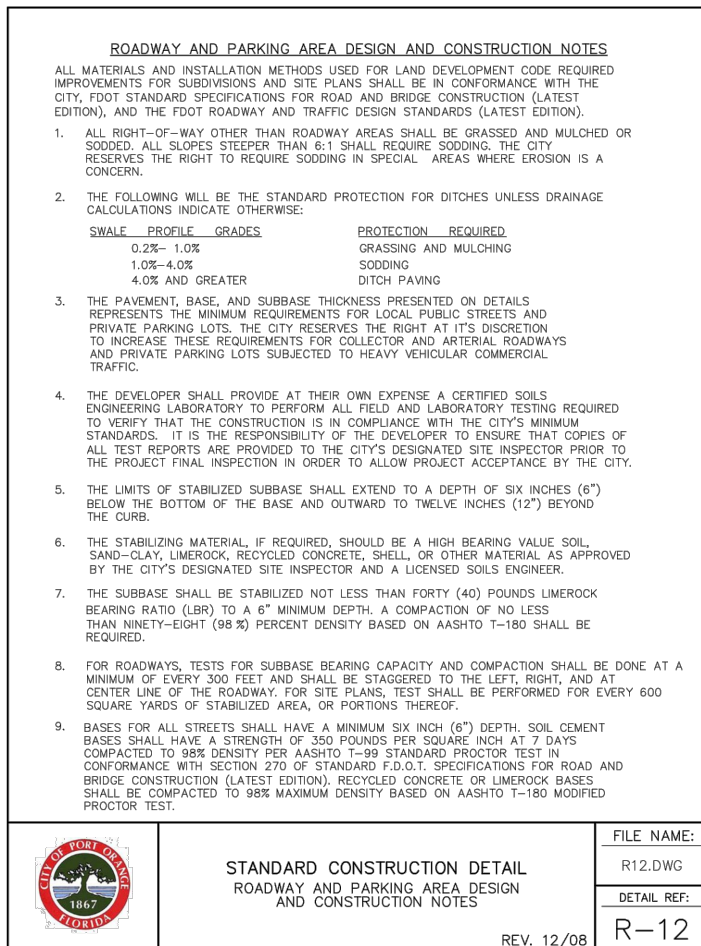
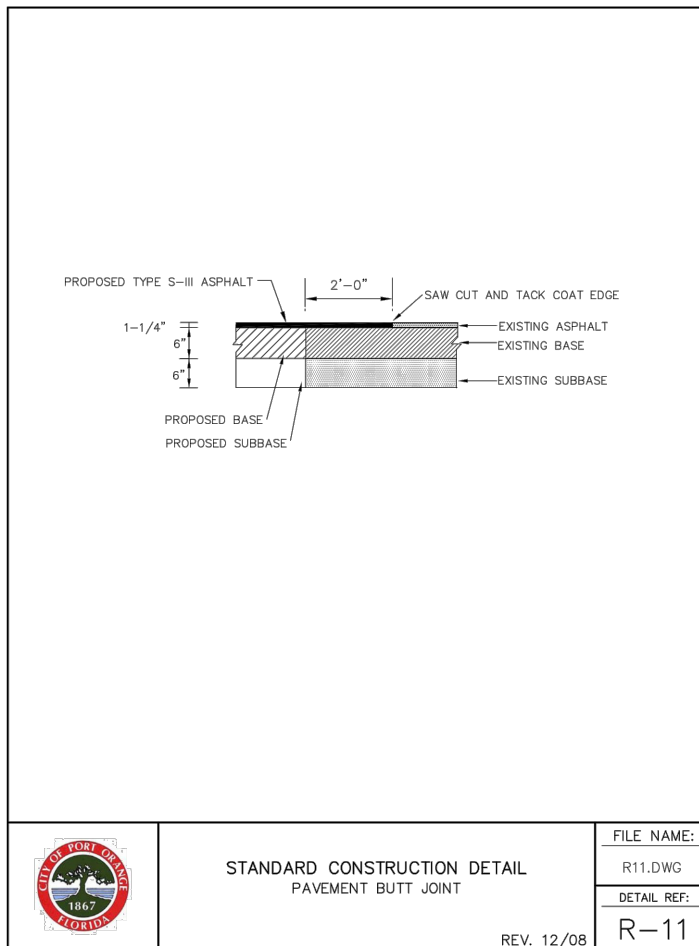
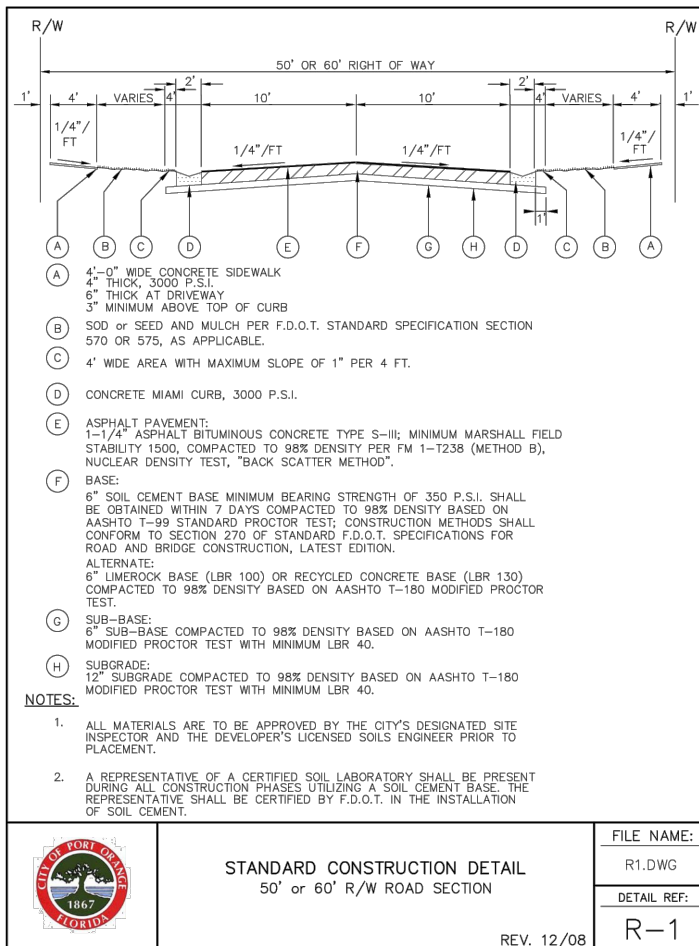
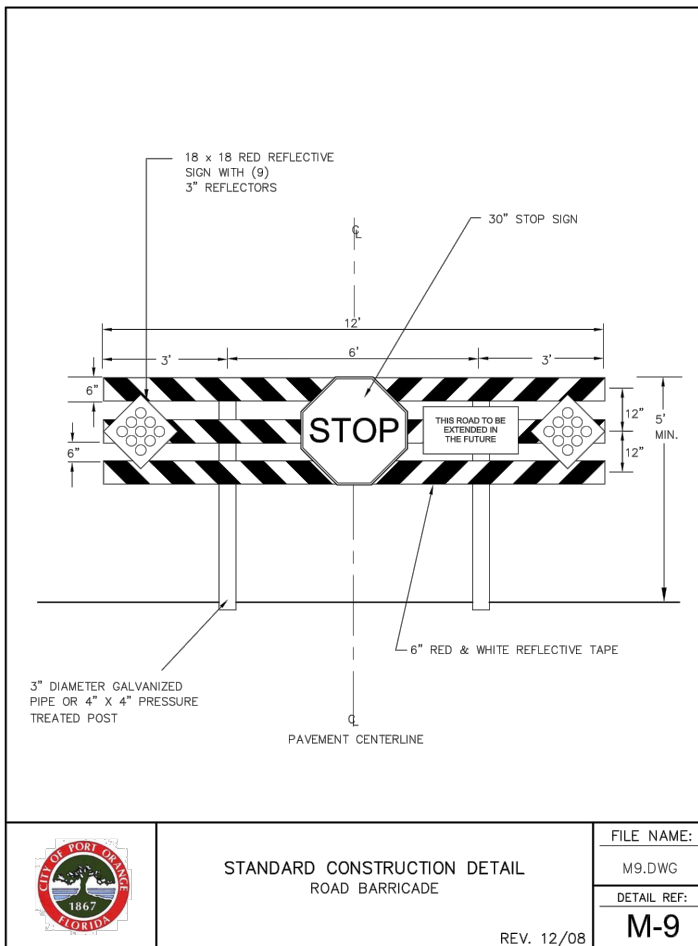
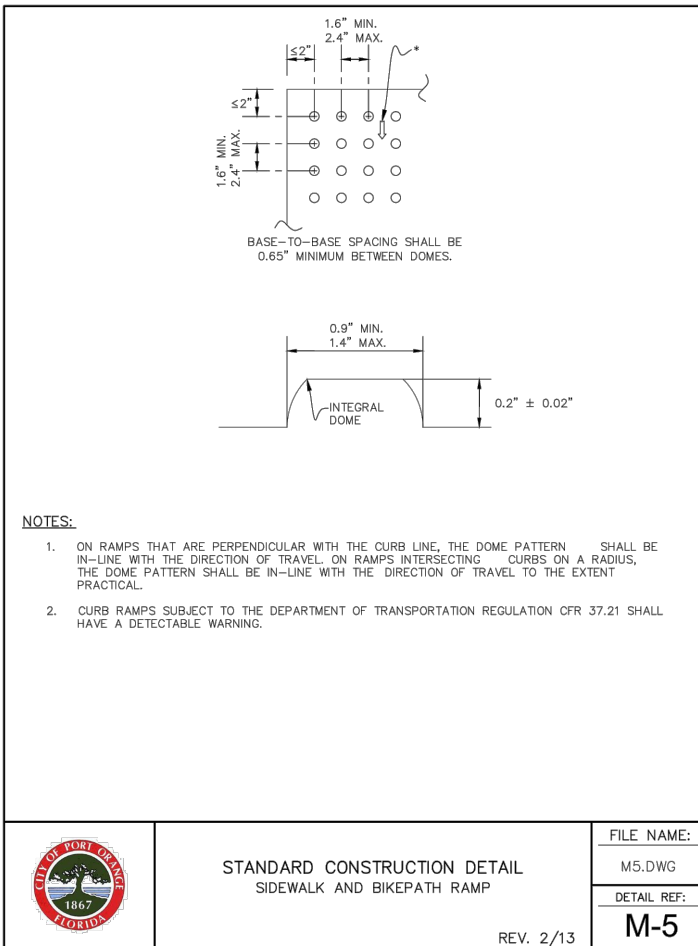
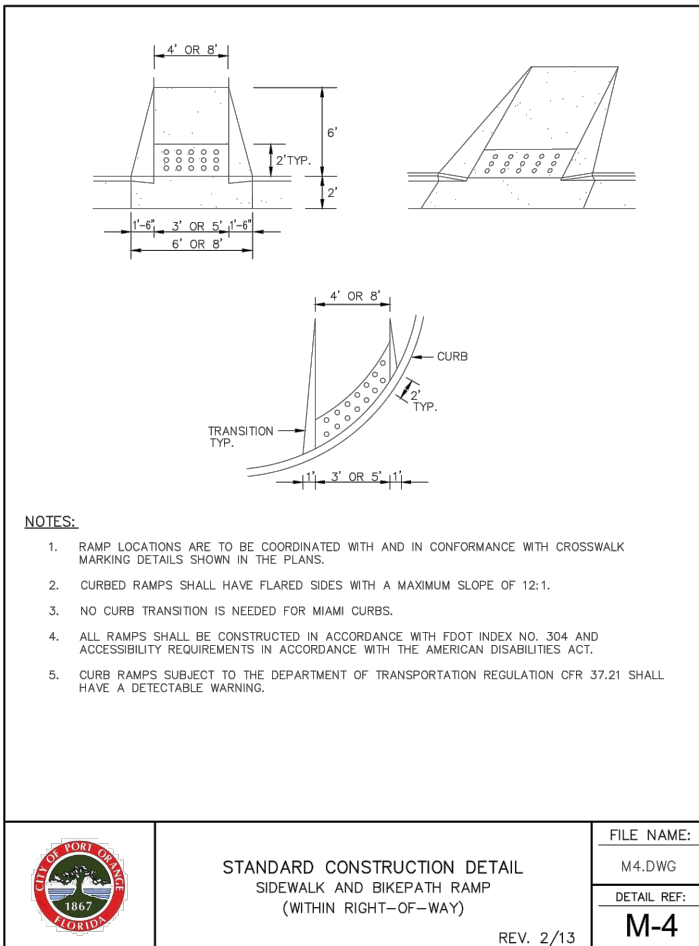
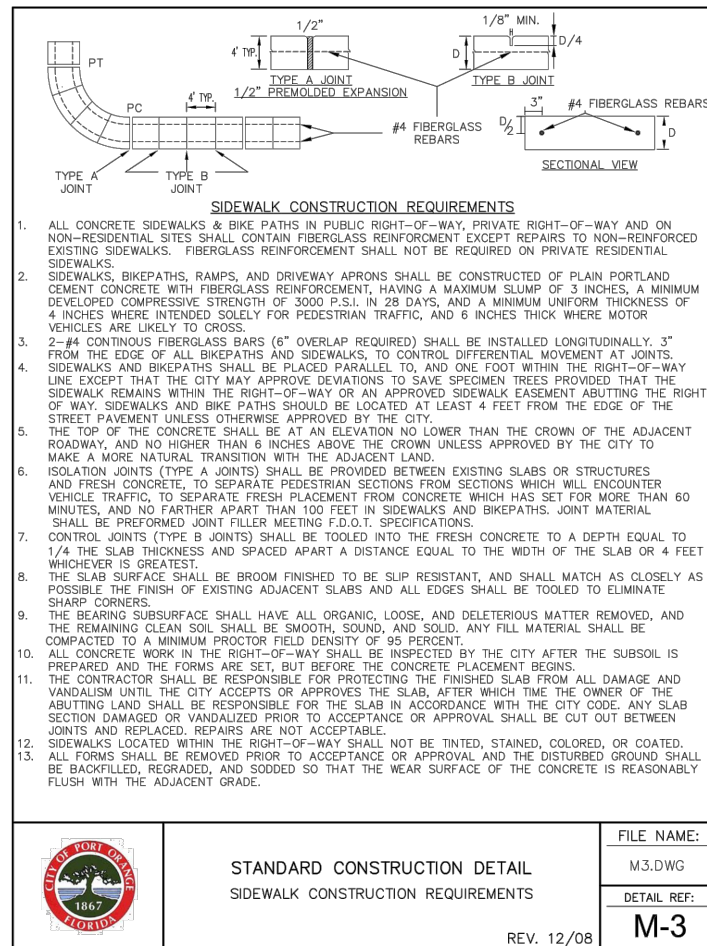


1. STORM DRAIN INLET GRATES SHALL BE CLEANED OF DEBRIS AS REQUIRED TO PREVENT CLOGGING.
2. RETENTION AREA SIDESLOPES TO BE INSPECTED PERIODICALLY FOR EROSION AND REGRADED AND SODDED AS REQUIRED.
3. ORIFICES SHALL BE INSPECTED PERIODICALLY AND CLEANED OF ALL DEBRIS TO INSURE PROPER PERFORMANCE.

1. CONTRACTOR SHALL MINIMIZE DISTURBANCE OF NATURAL VEGETATION TO THE MAXIMUM EXTENT PRACTICAL DURING CONSTRUCTION PROCESS.
2. SLT FENCE OR SYNTHETIC HAY BALES TO BE INSTALLED PRIOR TO CONSTRUCTION ON ALL AREAS TO BE INSPECTED WEEKLY AND CORRECTIVE ACTION TAKEN AS NECESSARY.
3. STORMWATER RETENTION AND DETENTION STORAGE MUST BE MAINTAINED TO PREVENT EROSION OF ANY CONCENTRATION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA SERVED BY THOSE SYSTEMS. ADEQUATE MEASURES MUST BE TAKEN TO PREVENT SLITATION OF THESE TREATMENT SYSTEMS AND CONTROL STRUCTURES. EROSION CONTROL MEASURES MUST BE REMOVED PRIOR TO FINAL GRADING AND STABILIZATION.
4. DURING ANY CONSTRUCTION OF THE PERMITTED SYSTEM INCLUDING CONSTRUCTION STABILIZATION, EROSION CONTROL, OR CONCENTRATION, THE CONTRACTOR IS RESPONSIBLE FOR THE SELECTION, IMPLEMENTATION, AND OPERATION OF ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ONSITE AND PREVENT VIOLATIONS OF THE WATER QUALITY STANDARDS IN CHAPTERS 17-13, AND 17-4, F.A.C.
5. THE CONTRACTOR MUST CONSTRUCT AND MAINTAIN A PROTECTIVE COVER VEGETATION STRIP ON ALL LAND SURFACES EXPOSED OR DISTURBED BY CONSTRUCTION OF THE PERMITTED PROJECT, UNLESS MODIFIED BY ANOTHER CONDITION OF THIS PERMIT OR OTHERWISE SPECIFIED BY THE CONTRACTOR-APPROVED EROSION CONTROL PLAN. THE PROTECTIVE COVER MUST BE INSTALLED WITHIN FOURTEEN (14) DAYS AFTER FINAL GRADING OF THE AFFECTED LAND SURFACE. A "PROTECTIVE COVER VEGETATION STRIP" MUST BE MAINTAINED FOR 90 DAYS OF ITS INSTALLATION. THE PERMITTEE'S REQUIREMENT TO MAINTAIN COVER ON OFFSITE SURFACES SHALL NOT BE COMPLETE UNTIL AFTER THE DISTRICT RECEIVES THE PERMITTEE'S STATEMENT OF COMPLIANCE.
6. AT A MINIMUM, TURBIDITY BARRIERS AND SLT FENCES SHALL BE INSTALLED PER PLAN. ADDITIONAL MEASURES MUST BE TAKEN TO MINIMIZE IMPACTS TO ADJACENT WATERSHEDS. SLT FENCES AND HAY BALES AT INLETS, ADDITIONAL, SLT FENCING, AND SODDING,

1. CONTRACTOR SHALL PERFORM DEWATERING ACTIVITIES IN STRICT ACCORDANCE WITH THE LATEST SJRWMD REQUIREMENTS, AND WITHIN MAXIMUM PUMPING RATE THRESHOLDS ALLOWED BY SJRWMD WITHOUT REQUIRING A CONSUMPTIVE USE PERMIT.
2. ALL WATER SHALL BE PUMPED TO TEMPORARY STILLING BASINS FOR SEDIMENTATION / TURBIDITY CONTROL. STILLING BASINS SHALL HAVE FILTER CLOTH AND HAY BALES IN PLACE ALONG DOWNSTREAM LIMITS PRIOR TO DEWATERING ACTIVITIES.
3. DEWATERING ACTIVITIES SHALL NOT EXCEED 100,000 GPD ON AN ANNUAL AVERAGE BASIS.

CONSTRUCTION DETAILS		 MARK DOWST & ASSOCIATES, INC. ENGINEERS * PLANNERS * SURVEYORS EB 4335 536 N. HALIFAX AVENUE, SUITE # 100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7999		NO.	DATE	APPR.	REVISION
JOURNEY'S END SUBDIVISION-1st ADDITION							
PORT ORANGE, FLORIDA							
PROJECT NO.	807B	SCALE 1"=40' DESIGNED MSD DRAWN CAD CHECKED MSD DATE 10/09/17 BY DATE					
807B-SUB3							



CITY OF PORT ORANGE DETAILS		 MARK DOWST & ASSOCIATES, INC. ENGINEERS * PLANNERS * SURVEYORS EB 4335 535 N. HALIFAX AVENUE, SUITE # 100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7999		NO.	DATE	APPR.	REVISION
JOURNEY'S END SUBDIVISION-1st ADDITION							
PORT ORANGE, FLORIDA							
PROJECT NO.	807B						
	C6	807B-SUB3					



STAFF REPORT

2018 PROPOSED PUBLIC HEARING AND DEVELOPMENT REVIEW CALENDAR

PUBLIC HEARING CALENDAR:

The 2018 Public Hearing calendar is structured in the same format as the calendar adopted in previous years, with the only changes occurring during the holiday months of November and December (Exhibit A). The Planning Commission meeting dates for these two months have been changed to accommodate the holidays as follows:

- November – The Planning Commission meeting moved from November 22 to November 15 (Change due to shift of Planning Commission meeting from the fourth Thursday to the third Thursday for Thanksgiving Holiday)
- December – Planning Commission meeting moved from December 27 to December 13 (Change due to shift of Planning Commission meeting from the fourth Thursday to the second Thursday for Christmas Holiday)

DEVELOPMENT REVIEW CALENDAR:

The Staff Development Review Committee (SDRC) meeting dates have been added to the 2018 SDRC calendar (Exhibit B). The project submittal dates provide applicants a SDRC meeting date every week to have their development projects reviewed. Similar to past years, staff will have approximately two weeks to complete their review before a SDRC meeting.

The 2018 SDRC calendar is structured in the same format as the calendar adopted in previous years, with the only change occurring during the holiday month of July. The SDRC meeting date moved from July 4 to July 3 (change due to Independence Day Holiday).

**CITY OF PORT ORANGE
DEPARTMENT OF COMMUNITY DEVELOPMENT
2018 PUBLIC HEARING CALENDAR**

APPLICATION DEADLINES (BY 4:00 P.M.)	PLANNING COMMISSION MEETING DATES	CITY COUNCIL MEETING DATES *
JANUARY 17, 2018	FEBRUARY 22, 2018	MARCH 20, 2018
FEBRUARY 14, 2018	MARCH 22, 2018	APRIL 17, 2018
MARCH 21, 2018	APRIL 26, 2018	MAY 15, 2018
APRIL 18, 2018	MAY 24, 2018	JUNE 19, 2018
MAY 24, 2018	JUNE 28, 2018	JULY 17, 2018
JUNE 20, 2018	JULY 26, 2018	AUGUST 21, 2018
JULY 18, 2018	AUGUST 23, 2018	SEPTEMBER 18, 2018
AUGUST 22, 2018	SEPTEMBER 27, 2018	OCTOBER 16, 2018
SEPTEMBER 19, 2018	OCTOBER 25, 2018	** NOVEMBER 13, 2018
OCTOBER 10, 2018	** NOVEMBER 15, 2018	DECEMBER 18, 2018
NOVEMBER 14, 2018	DECEMBER 13, 2018	JANUARY 15, 2019
DECEMBER 19, 2018	JANUARY 24, 2019	FEBRUARY 19, 2019
JANUARY 23, 2019	FEBRUARY 28, 2019	MARCH 19, 2019

* First reading of ordinances. Second reading of ordinances is generally scheduled for the next Council meeting listed. Council dates are subject to change and may be verified through the City Clerk's office (386) 506- 5563.

** These dates may be rescheduled from regular dates due to holidays or other events.

PLANNING COMMISSION – Meets at 5:30 p.m. at 1000 City Center Circle in the Council Chambers, first floor, City Hall.

CITY COUNCIL – Meets at 6:30 p.m. at 1000 City Center Circle in the Council Chambers, first floor, City Hall.

2018 STAFF DEVELOPMENT REVIEW COMMITTEE (SDRC) CALENDAR

APPLICATION DEADLINES (NO LATER THAN 12:00 NOON)	SDRC MEETING DATES
DECEMBER 13, 2017	JANUARY 3, 2018
DECEMBER 20, 2017	JANUARY 10, 2018
DECEMBER 27, 2017	JANUARY 17, 2018
JANUARY 3, 2018	JANUARY 24, 2018
JANUARY 10, 2018	JANUARY 31, 2018
JANUARY 17, 2018	FEBRUARY 7, 2018
JANUARY 24, 2018	FEBRUARY 14, 2018
JANUARY 31, 2018	FEBRUARY 21, 2018
FEBRUARY 7, 2018	FEBRUARY 28, 2018
FEBRUARY 14, 2018	MARCH 7, 2018
FEBRUARY 21, 2018	MARCH 14, 2018
FEBRUARY 28, 2018	MARCH 21, 2018
MARCH 7, 2018	MARCH 28, 2018
MARCH 14, 2018	APRIL 4, 2018
MARCH 21, 2018	APRIL 11, 2018
MARCH 28, 2018	APRIL 18, 2018
APRIL 4, 2018	APRIL 25, 2018
APRIL 11, 2018	MAY 2, 2018
APRIL 18, 2018	MAY 9, 2018
APRIL 25, 2018	MAY 16, 2018
MAY 2, 2018	MAY 23, 2018
MAY 9, 2018	MAY 30, 2018
MAY 16, 2018	JUNE 6, 2018
MAY 23, 2018	JUNE 13, 2018
MAY 30, 2018	JUNE 20, 2018
JUNE 6, 2018	JUNE 27, 2018
JUNE 13, 2018	* JULY 3, 2018
JUNE 20, 2018	JULY 11, 2018
JUNE 27, 2018	JULY 18, 2018
* JULY 5, 2018	JULY 25, 2018
JULY 11, 2018	AUGUST 1, 2018
JULY 18, 2018	AUGUST 8, 2018
JULY 25, 2018	AUGUST 15, 2018
AUGUST 1, 2018	AUGUST 22, 2018
AUGUST 8, 2018	AUGUST 29, 2018
AUGUST 15, 2018	SEPTEMBER 5, 2018
AUGUST 22, 2018	SEPTEMBER 12, 2018
AUGUST 29, 2018	SEPTEMBER 19, 2018
SEPTEMBER 5, 2018	SEPTEMBER 26, 2018
SEPTEMBER 12, 2018	OCTOBER 3, 2018
SEPTEMBER 19, 2018	OCTOBER 10, 2018
SEPTEMBER 26, 2018	OCTOBER 17, 2018
OCTOBER 3, 2018	OCTOBER 24, 2018
OCTOBER 10, 2018	OCTOBER 31, 2018
OCTOBER 17, 2018	NOVEMBER 7, 2018
OCTOBER 24, 2018	NOVEMBER 14, 2018
OCTOBER 31, 2018	* NOVEMBER 21, 2018
NOVEMBER 7, 2018	NOVEMBER 28, 2018
NOVEMBER 14, 2018	DECEMBER 5, 2018
NOVEMBER 21, 2018	DECEMBER 12, 2018
NOVEMBER 28, 2018	DECEMBER 19, 2018
DECEMBER 5, 2018	* DECEMBER 26, 2018
DECEMBER 12, 2018	JANUARY 2, 2019
DECEMBER 19, 2018	JANUARY 9, 2019
DECEMBER 26, 2018	JANUARY 16, 2019
JANUARY 2, 2019	JANUARY 23, 2019

To schedule a pre-application conference, please contact the Planning Division in Community Development at (386) 506-5674. If applicable, Planning Commission and City Council meeting dates will be established for each project upon resolution of outstanding technical comments.

* These dates may be rescheduled from regular dates due to holidays.



STAFF REPORT

CASE NO. 17-27500001

Comprehensive Plan Capital Improvements Element -
2017 Annual Update

REQUEST:	Update and amend the Comprehensive Plan Capital Improvements Element (CIE) in accordance with Florida Statutes
APPLICANT:	City of Port Orange
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION:	November 16, 2017

INTRODUCTION:

Each year, the City is required to amend their Comprehensive Plan Capital Improvements Element (CIE) to include projects from the City's current Capital Improvements Program (CIP). The projects copied from the CIP are primarily improvements needed to maintain the City's adopted level of service (LOS) standards for public facilities. These facilities include water, sewer, stormwater, solid waste, roads, parks, and schools. The CIP was adopted in concept by City Council on August 15, 2017, by Resolution No. 17-33. It was formally adopted as part of the FY18 Operating and Capital Budgets on September 19, 2017 by Resolution No. 17-45 and 17-46 respectively. The CIP includes various projects to support the LOS for City public facilities. The proposed amendments take these projects previously approved by Council with the CIP and add them into the CIE.

State law requires that local governments update their Comprehensive Plan Capital Improvements Element (CIE) every year to show that they have funded or planned to fund the public facility improvements needed to support their population¹. The proposed amendments in Exhibit A are required to be in the underline/strikethrough format. For each table or text that is to be updated from the prior year (FY16/17 – 21/22) to the current year CIP (FY17/18 – 22/23) the deleted prior year text is struck through and the added current year text is underlined. Text neither struck through nor underlined remains as existing text.

PURPOSE:

Under the 1985 Growth Management Act, local governments are mandated to plan for the availability of public facilities and services to support development and the impacts of such development. The purpose of the CIE and the 5-year Capital Improvements Schedule is to identify the capital improvements needed to implement the Comprehensive Plan and ensure the adopted Level of Service (LOS) Standards for concurrency-related facilities are achieved and maintained.

¹ Ch. 163.3177(3) F.S.

DISCUSSION:

The amendments to the CIE include the updated Schedule (copied from the City's adopted FY 2017/18 – 2022/23 Capital Improvements Program) and other amendments to update data related to the Schedule and other statutorily required information, such as excerpts from the Transportation Planning Organization's (TPO) Transportation Improvements Program (TIP) and the Volusia County School District Five-Year Work Program (Exhibit A, Tables 5 and 6).

The CIE Schedule includes projects required to meet or maintain adopted LOS standards for concurrency-related facilities or implement the Goals, Objectives, and Policies of the Comprehensive Plan (Exhibit A). The concurrency management system for the City of Port Orange is established by policy in the City's Comprehensive Plan, and administered through regulations contained within the City's Land Development Code.

The City is required to monitor the cumulative effect of all approved Development Orders and Development Permits on the capacity of public facilities. This obligation is met through individual concurrency reviews of development proposals and the annual Concurrency Management Report (CMR). The City's concurrency review evaluates the following public facilities and services:

- Transportation
- Sanitary Sewer
- Potable Water
- Stormwater Drainage
- Solid Waste
- Recreation
- Public Schools

The 2017 CMR identified that all public facilities and services subject to concurrency are at sufficient levels based on adopted Level-of-Service (LOS). The CMR also identified improvements that are planned or programmed to ensure that the City continues to maintain the adopted LOS.

RECOMMENDATION:

Staff recommends **approval** of the adoption of the 2017 CIE Annual Update.

ATTACHMENT:

Exhibit A – Annual Update to the CIE

Exhibit A

Annual Update to the Capital Improvements Element

~~Strikethrough~~ indicates text is to be deleted; Underline
indicates text is to be added

Please Note: No changes after page 10-23

COMPREHENSIVE PLAN

CAPITAL IMPROVEMENTS ELEMENT

Policy Document

CHAPTER 10: CAPITAL IMPROVEMENTS ELEMENT

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CHAPTER 10: CAPITAL IMPROVEMENTS ELEMENT1

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INTRODUCTION

Under the 1985 Growth Management Act, local governments are mandated to plan for the availability of public facilities and services to support development and the impacts of such development. The purpose of the Capital Improvements Element (CIE) and the Capital Improvements Schedule (Schedule) is to identify the capital improvements that are needed to implement the Comprehensive Plan and ensure that the adopted Level of Service (LOS) Standards are achieved and maintained for concurrency related facilities.

The 2005 Growth Management Act requires the Schedule to be financially feasible. As defined by Chapter 163.3164(32) F.S., in order for a Schedule to be financially feasible it must demonstrate that sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5. These revenues must be adequate to fund the projected costs of the capital improvements identified in the comprehensive plan necessary to ensure that adopted LOS standards are achieved and maintained within the period covered by the 5-year Schedule. The requirement that LOS standards be achieved and maintained does not apply if the proportionate-share process set forth in Chapter 163.3180(12) and (16), F.S., is used.

This Element, intended to demonstrate the financial feasibility of the City of Port Orange's Comprehensive Plan, commences in the fiscal year ~~2016/17~~2017/18 and identifies potential projects for the initial five-year planning period. Individual Capital Improvement needs identified in this Element are, for the most part, those improvements which cost \$25,000 or more and are generally non-recurring purchase items. The capital improvements identified in the other Elements of this Comprehensive Plan are listed with a brief description in Table 1 along with their estimated cost, funding source, and projected year of expenditure. The improvements are listed by type of service, related to the various Elements of the Comprehensive Plan. As required by Section 9J-5.016, F.A.C., the Capital Improvements Element addresses existing and future capital improvements needed for at least the first five fiscal years after the adoption of the comprehensive plan. Therefore, Table 1 lists improvements identified for the years ~~2017-2022~~2018-2023.

The capital improvements projects listed in Table 1 are not inclusive of all anticipated capital expenditures by the City during the designated time period. For the most part, the list of improvements has been limited to the capital projects required to meet or maintain adopted LOS standards or implement the Goals, Objectives, and Policies of the Comprehensive Plan. Improvements on a smaller scale (generally under \$25,000 in cost) are outlined in the City's five-year Capital Improvement Program and annual budget as they are needed over time. ~~Tables 1A-E, provided as a supplement to Table 1, list specific improvements to the City's water and sewer system, as well as specific street resurfacing projects for the years 2017-2022, and current transportation proportionate fair share agreements.~~

CAPITAL IMPROVEMENTS ELEMENT

TABLE 1
CAPITAL IMPROVEMENTS SCHEDULE

<u>Project</u>	<u>FY 17-18</u>	<u>FY 18-19</u>	<u>FY 19-20</u>	<u>FY 20-21</u>	<u>FY 21-22</u>	<u>FY 22-23</u>	<u>Total</u>
WATER							
<u>029408 Water System Replacement/Upsizing</u>	<u>675,000</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>600,000</u>	<u>400,000</u>	<u>400,000</u>	<u>4,075,000</u>
<u>Water/Sewer Operating (401)</u>	<u>-</u>	<u>450,000</u>	<u>450,000</u>	<u>400,000</u>	<u>200,000</u>	<u>200,000</u>	<u>1,700,000</u>
<u>Water/Sewer R&R (403)</u>	<u>300,000</u>	<u>300,000</u>	<u>300,000</u>	<u>50,000</u>	<u>200,000</u>	<u>200,000</u>	<u>1,350,000</u>
<u>Water Impact Fee (405)</u>	<u>375,000</u>	<u>250,000</u>	<u>250,000</u>	<u>150,000</u>	<u>-</u>	<u>-</u>	<u>1,025,000</u>
Total	<u>675,000</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>600,000</u>	<u>400,000</u>	<u>400,000</u>	<u>4,075,000</u>
<u>Planned replacement of undersized galvanized steel piping in older sections of the city and peninsula area. Target areas to be accomplished based on current priorities. (Consistent w/ Comp Plan: Pot. Water, Policy 1.1, 2.6 and 2.7)</u>							
<u>029409 Water System Extensions/Upsizing</u>	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>	<u>450,000</u>	<u>50,000</u>	<u>700,000</u>
<u>Water Impact Fee (405)</u>	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>	<u>450,000</u>	<u>50,000</u>	<u>700,000</u>
Total	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>	<u>450,000</u>	<u>50,000</u>	<u>700,000</u>
<u>Provide water service to existing residential areas not presently served by the City and provide for greater system redundancy and looping. Additional water main installations that serve to reinforce the distribution system to eliminate or avoid areas of substandard water pressure. (Consistent w/ Comp Plan: Pot. Water, Policy 2.2, 2.4 and 2.5)</u>							
<u>039493 Water Treatment Plant R&R - Equipment</u>	<u>150,000</u>	<u>200,000</u>	<u>225,000</u>	<u>420,000</u>	<u>250,000</u>	<u>275,000</u>	<u>1,520,000</u>
<u>Water/Sewer Operating (401)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Water/Sewer R&R (403)</u>	<u>150,000</u>	<u>200,000</u>	<u>225,000</u>	<u>420,000</u>	<u>250,000</u>	<u>275,000</u>	<u>1,520,000</u>
Total	<u>150,000</u>	<u>200,000</u>	<u>225,000</u>	<u>420,000</u>	<u>250,000</u>	<u>275,000</u>	<u>1,520,000</u>
<u>Planned improvements for City's water treatment plant and various wells per Table 2A Water Treatment Plant Improvements. (Consistent w/ Comp Plan: Pot. Water, Policy 1.7 and San. Swr., Policy 1.6)</u>							
TOTAL - WATER	<u>875,000</u>	<u>1,250,000</u>	<u>1,275,000</u>	<u>1,070,000</u>	<u>1,100,000</u>	<u>725,000</u>	<u>6,295,000</u>
SANITARY SEWER							
<u>049467 Sewer System Rehabilitation</u>	<u>500,000</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>5,500,000</u>
<u>Water/Sewer Operating (401)</u>	<u>500,000</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>5,500,000</u>
Total	<u>500,000</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>5,500,000</u>
<u>Rehabilitation of aging sewer collection system, especially areas with clay pipe. Reduce inflow and infiltration per Table 2C Sewer System Rehabilitation. (Consistent w/ Comp Plan: San. Swr., Policy 1.5 and 4.3)</u>							
<u>038964 Water Reclamation Facility R&R</u>	<u>500,000</u>	<u>885,000</u>	<u>875,000</u>	<u>900,000</u>	<u>925,000</u>	<u>950,000</u>	<u>5,035,000</u>
<u>Water/Sewer Operating (401)</u>	<u>50,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>50,000</u>
<u>Water/Sewer R&R (403)</u>	<u>450,000</u>	<u>885,000</u>	<u>875,000</u>	<u>900,000</u>	<u>925,000</u>	<u>950,000</u>	<u>4,985,000</u>
Total	<u>500,000</u>	<u>885,000</u>	<u>875,000</u>	<u>900,000</u>	<u>925,000</u>	<u>950,000</u>	<u>5,035,000</u>
<u>Scheduled facility repair and equipment replacement of electrical and mechanical system components for the City's wastewater treatment plant per Table 2D Wastewater Treatment Plant Improvements. (Consistent w/ Comp Plan: Pot. Water, Policy 1.1 and 2.6 along with San. Swr, Policy 1.6)</u>							
<u>201653 Riverwalk Utilities</u>	<u>-</u>	<u>225,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>225,000</u>
<u>Sewer Impact Fee (405)</u>	<u>-</u>	<u>225,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>225,000</u>
Total	<u>-</u>	<u>225,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>225,000</u>

CAPITAL IMPROVEMENTS ELEMENT

Project	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Total
<u>Utility improvements/replacements/upgrades along the east side of Ridgewood Avenue north of Oceans Avenue. Gravity sewer line and four manholes to eliminate a pump station and upsizing an existing 6" water line to 8" water line. To be constructed in conjunction with the Riverwalk 1B Phased Project. (Consistent w/ Comp Plan: FLU, Policy 5.2.1; Pot. Water, Policy 2.7; San Swr 4.2 and 4.3)</u>							
089409 Sewer System Expansion	300,000	300,000	3,000,000	3,000,000	-	-	6,600,000
Sewer Impact Fee (405)	300,000	300,000	2,000,000	2,000,000	-	-	4,600,000
Future Grant/Bonds	-	-	1,000,000	1,000,000	-	-	2,000,000
Total	300,000	300,000	3,000,000	3,000,000	-	-	6,600,000
<u>Sewer system construction at locations that are currently on septic. The locations and the priorities will be determined by the Wide Trim study, scheduled for completion June 2017. (Consistent w/ Comp Plan: San. Swr., Policy 2.2. and 2.3)</u>							
TOTAL - SANITARY SEWER	1,300,000	2,410,000	4,875,000	4,900,000	1,925,000	1,950,000	17,360,000
WATER & SANITARY SEWER							
038710 City Cost Participation	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Water Impact Fee (405)	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Sewer Impact Fee (405)	50,000	50,000	50,000	50,000	50,000	50,000	300,000
- Total	100,000	100,000	100,000	100,000	100,000	100,000	600,000
<u>Citywide annual cost participation program with new development to upsize various water and sewer lines, extension of various mains, upsizing of lift stations, and other miscellaneous items. (Consistent w/ Comp Plan: San. Swr., Policy 4.2 and Pot. Water, Policy 2.5 & 2.7)</u>							
TOTAL - WATER & SAN. SEWER	100,000	100,000	100,000	100,000	100,000	100,000	600,000
TRANSPORTATION							
430201 Road Program	800,000	800,000	-	-	-	-	1,600,000
Capital Projects (301)	800,000	800,000	-	-	-	-	1,600,000
Total	800,000	800,000	-	-	-	-	1,600,000
<u>Annual citywide resurface program for existing streets and collector roads, per Table 1E Street Resurfacing Projects. (Consistent w/ Comp Plan: Transp. Objective 2.14 and 2.7)</u>							
Yorktowne Blvd Middle Segment	-	675,000	-	-	-	-	675,000
Prop. Fair Share / Other / Grant	-	675,000	-	-	-	-	675,000
Total	-	675,000	-	-	-	-	675,000
<u>Estimated project cost is \$2,400,000. Currently, \$1,725,000 has been funded in previous fiscal years. This project is proposed as a 4-lane divided curb and gutter section designed to Volusia County standards. It is composed of 1600' of 4 lane roadway and 800' of improvements in the existing 2-3 lane section to the south of Hidden Lakes Drive, including turn lanes and transition tapers in the existing Yorktowne Blvd. and Hidden Lakes section. (Consistent w/ Comp Plan: Transp. Objective 2.7, 2.9, 2.13 and 2.14)</u>							
200905 Williamson Blvd. N. of Pavilion	-	-	-	220,000	261,000	2,200,000	2,681,000
Developer Fairshare Contr. (Planned)	-	-	-	220,000	261,000	2,200,000	2,681,000
Total	-	-	-	220,000	261,000	2,200,000	2,681,000
<u>This project involves adding 2 lanes to the existing 2 lane Williamson Blvd. roadway from the north boundary of the Pavilion project north to Townwest Blvd., a 0.53-mile section. Project cost estimates are based on construction of an additional 2 travel lanes within the existing right-of-way with minimal impact to the existing roadway. The new construction will require stormwater treatment and it will be necessary to acquire an estimated 1 acre of off-site property for this purpose. (Consistent w/ Comp Plan: Transp. Objective 2.6, 2.7, 2.13, and 2.14)</u>							
200907 Coraci Blvd. Extension	-	-	-	-	257,000	2,150,000	2,407,000
Developer Fairshare Contr. (Planned)	-	-	-	-	257,000	2,150,000	2,407,000
Total	-	-	-	-	257,000	2,150,000	2,407,000

CAPITAL IMPROVEMENTS ELEMENT

Project	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Total
This project involves construction of a 1/2 mile 2-lane divided roadway extending Coraci Blvd. 2600' from the south limits of Coquina Cove III to Carmody Lake Drive within the existing undeveloped right-of way. Drainage improvements are projected to be constructed in the right-of-way. This will serve as an alternate route and reliever route for traffic generated by the Forest Lakes subdivision and to a lesser extent to Coquina Cove and reduce impacts on Taylor Road. This roadway is indicated as a future collector road in the Comprehensive Plan. (Consistent w/ Comp Plan: Transp. Objective 2.7, 2.10, and 2.14)							
201008 Yorktowne Blvd North Section (Nautica Lakes)	-	1,200,000	-	-	-	-	1,200,000
Developer Fairshare Contr. (Planned)	-	1,200,000	-	-	-	-	1,200,000
Total	-	1,200,000	-	-	-	-	1,200,000
This project is proposed as a 4-lane divided curb and gutter section designed to the Volusia County standards. The roadway design is complete and was done in conjunction with the Nautica Lakes development. This improvement is required to complete the Yorktowne Boulevard connection between Hidden Lakes Drive and Willow Run Boulevard. (Consistent w/ Comp Plan: Transp. Objective 2.7, 2.9, 2.13 and 2.14)							
201015 Willow Run Boulevard Widening	-	-	25,000	200,000	1,125,000	-	1,350,000
Capital Projects (301)	-	-	3,000	20,000	225,000	-	248,000
TPO Funds	-	-	22,000	180,000	900,000	-	1,102,000
Total	-	-	25,000	200,000	1,125,000	-	1,350,000
A ¼-mile segment of Willow Run east of Williamson Boulevard to the proposed intersection of the Yorktowne Boulevard extension will need to be improved to accommodate future traffic flows diverted from Williamson Boulevard and future traffic on the new Yorktowne north extension. A traffic circle or other improvements at the Willow Run/Yorktowne intersection will be considered as part of the design. (Consistent w/ Comp Plan: Transp. Objective 2.7, 2.9, 2.13, and 2.14)							
201647 WB Dunlawton Ave Right Turn Lane and City Cir Pkwy	32,000	282,000	-	-	-	-	314,000
Capital Projects (301)	-	66,000	-	-	-	-	66,000
TPO Funds	32,000	216,000	-	-	-	-	248,000
Total	32,000	282,000	-	-	-	-	314,000
This project consists of a proposal to construct a westbound right turn lane on Dunlawton Avenue at the intersection with City Center Parkway to improve traffic flow and reduce delays for turning vehicles and Dunlawton Avenue through vehicles. No additional right-of-way should be needed for this project. The project will add roadway capacity at the intersection and reduce delays for westbound Dunlawton Avenue vehicles turning right. (Consistent w/ Comp Plan: Transp. Objective 2.7, Policy 2.7.3)							
201750 Eastbound Dunlawton Ave Right Turn Lane at Clyde Morris Blvd.	-	82,000	421,000	-	-	-	503,000
Capital Projects (301)	-	8,000	84,000	-	-	-	92,000
TPO Funds	-	74,000	337,000	-	-	-	411,000
Total	-	82,000	421,000	-	-	-	503,000
This project consists of a proposal to construct a right turn lane on eastbound Dunlawton Avenue at the intersection with Clyde Morris Boulevard to improve traffic flow and reduce delays for turning vehicles and through vehicles. No additional right-of-way should be needed for this project. The project will add roadway capacity at the intersection and reduce delays for eastbound vehicles turning right. (Consistent w/ Comp Plan: Transp. Objective 2.7, Policy 2.7.3)							
201751 WB Dunlawton Ave Right Turn Lane at Nova Rd.	-	260,000	70,000	394,000	-	-	724,000
Capital Projects (301)	-	-	7,000	79,000	-	-	86,000
General Capital Replacement (317)	-	260,000	-	-	-	-	260,000

CAPITAL IMPROVEMENTS ELEMENT

Project	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Total
TPO Funds	-	-	63,000	315,000	-	-	378,000
Total	-	260,000	70,000	394,000	-	-	724,000
This project consists of a proposal to construct a right turn lane on westbound Dunlawton Avenue at the intersection with Nova Road to improve traffic flow and reduce delays for turning vehicles and through vehicles. No additional right-of-way should be needed for this project. The project will add roadway capacity at the intersection and reduce delays for westbound vehicles turning right. (Consistent w/ Comp Plan: Transp. Objective 2.7, Policy 2.7.3)							
201856 Eastbound Herbert St. Left Turn Lane at Nova Rd.	15,000	50,000	330,000	-	-	-	395,000
Capital Projects (301)	2,000	5,000	60,000	-	-	-	67,000
TPO Funds	13,000	45,000	270,000	-	-	-	328,000
Total	15,000	50,000	330,000	-	-	-	395,000
This project consists of a proposal to construct an extension to the existing eastbound left turn lane on Herbert Street at the intersection with Nova Road to improve traffic flow and reduce delays for turning vehicles and Herbert Street eastbound through vehicles. Additional right-of-way is anticipated to be necessary for this project. The project will add roadway capacity at the intersection and reduce delays for eastbound Herbert Street vehicles traveling through or turning left or right onto Nova Road. (Consistent w/ Comp Plan: Transp. Objective 2.7, Policy 2.7.3)							
201860 Madeline Ave Median and Turn Ln Project	15,000	60,000	344,000	-	-	-	419,000
Capital Projects (301)	2,000	6,000	74,000	-	-	-	82,000
TPO Funds	13,000	54,000	270,000	-	-	-	337,000
Total	15,000	60,000	344,000	-	-	-	419,000
This project consists of modifying the existing median in Madeline Avenue, west of Clyde Morris Boulevard and the eastbound Madeline Avenue left turn lane to improve traffic flow, reduce delays for turning vehicles, reduce maintenance cost, and improve intersection safety. Additional right-of-way is not anticipated for this project. The City submitted the project for TPO funding in Spring 2017. (Consistent w/ Comp Plan: Transp. Objective 2.7, Policy 2.7.3)							
TOTAL - TRANSPORTATION	862,000	3,409,000	1,190,000	814,000	1,643,000	4,350,000	12,268,000
DRAINAGE							
201764 Yorktowne Blvd Sidewalk Drainage Improvements	120,000	-	-	-	-	-	120,000
Drainage Fund 412	120,000	-	-	-	-	-	120,000
Total	120,000	-	-	-	-	-	120,000
The sidewalks on Yorktowne Boulevard between Bourbon Street and Hidden Lakes Drive experience standing water over the sidewalks after most rain events due to the grade of the sidewalk being below the stormwater retention (swale) area of the City's right-of-way. The project would consist of analysis, design, and construct drainage improvements or to design and remove the existing sidewalk and change the existing grade to bring the construction of the new sidewalk above the grade of the retention (swale) area of the City's right-of-way. (Consistent w/ Comp Plan: Drainage, Policy 1.2 through 1.4)							
201865 Virginia Ave and Monroe St. Drainage Basin	2,010,000	679,000	-	-	-	-	2,689,000
Drainage Fund 412	297,000	329,000	-	-	-	-	626,000
Grants/Other	1,713,000	350,000	-	-	-	-	2,063,000
Total	2,010,000	679,000	-	-	-	-	2,689,000
This project will provide solutions to address the flooding between Virginia Ave and Monroe St which will include construction of stormwater pump stations with force mains, retention ponds, and additional conveyance enhancements including pipes and inlets. The construction of the retention ponds and pumps will require the acquisition and purchase of land and relocation of utilities where needed. (Consistent w/ Comp Plan: Drainage, Policy 1.2 through 1.4)							
201866 Storm Water Master Plan Phase II	380,000	-	-	-	-	-	380,000

CAPITAL IMPROVEMENTS ELEMENT

Project	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Total
Drainage Fund 412	380,000	-	-	-	-	-	380,000
Total	380,000	-	-	-	-	-	380,000
The Stormwater Master plan update will identify corrective measures to alleviate existing deficiencies in the system and proactively plan for new improvements needed to accommodate future development. The Stormwater Master Plan will help prioritize spending for future capital drainage projects and ensure existing stormwater drainage systems are adequately and proactively maintained. The current estimated cost to update the Stormwater Master Plan is \$605,000.00. Phase 1 of the plan began in Fiscal Year 2016 at a cost of \$247,340.00. This phase only included the Eastern Basin and the vicinity of District I and IV. Phase 2 of the plan is anticipated to begin in Fiscal Year 2018 at a cost of \$380,00.00. (Consistent w/ Comp Plan: Drainage, Policy 1.2 through 1.4)							
TOTAL - DRAINAGE	2,510,000	679,000	-	-	-	-	3,189,000
RECREATION							
201545 Riverwalk Park	100,000	1,500,000	-	-	-	-	1,600,000
General Capital Rplcmnt Fund (317)	100,000	-	-	-	-	-	100,000
Grants/Other	-	1,500,000	-	-	-	-	1,500,000
Total	100,000	1,500,000	-	-	-	-	1,600,000
The City Council and Town Center CRA have placed a priority on developing a public park at Riverwalk. This predominately passive public park area is envisioned to be a community open space that will enhance Port Orange's image as a waterfront community. (Consistent w/ Comp Plan: Recreation-Future Facilities Table; Policy 1.5; Policy 5.4; Figure 6-1)							
TOTAL - RECREATION	100,000	1,500,000	-	-	-	-	1,600,000
TOTAL - CAPITAL IMPROVEMENTS	5,747,000	9,348,000	7,440,000	6,884,000	4,768,000	7,125,000	41,312,000

Project	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Total
WATER							
029408 Water System Replacement/Upsizing	1,000,000	—	600,000	700,000	1,000,000	1,400,000	-4,700,000
Water/Swr Oprating (401)	325,000	—	-400,000	-370,000	-450,000	650,000	-2,195,000
Water/Sewer R&R (403)	300,000	—	-50,000	-155,000	300,000	500,000	-1,305,000
Water Impact Fee (405)	375,000	—	150,000	-175,000	250,000	250,000	-1,200,000
Total	-1,000,000	—	600,000	700,000	1,000,000	1,400,000	4,700,000
Planned replacement of undersized galvanized steel piping in older sections of the city and peninsula area. Target areas to be accomplished based on current priorities. (Consistent w/ Comp Plan: Pot. Water, Policy 1.1, 2.6 and 2.7)							
029409 Water System Extensions/Upsizing	—50,000	—50,000	—50,000	50,000	—50,000	450,000	-700,000
Water Impact Fee (405)	—50,000	—50,000	—50,000	50,000	—50,000	450,000	700,000
Total	-50,000	50,000	-50,000	50,000	-50,000	450,000	-700,000
Provide water service to existing residential areas not presently served by the City and provide for greater system redundancy and looping. Additional water main installations that serve to reinforce the distribution system to eliminate or avoid areas of substandard water pressure. (Consistent w/ Comp Plan: Pot. Water, Policy 2.2, 2.4 and 2.5)							
039493 Potable Water Plant Reno/Rplemnts	430,000	200,000	350,000	350,000	295,000	500,000	2,125,000
Water/Swr Oprating (401)	—	—	—	—	—	—	—
Water/Sewer R&R (403)	-430,000	-200,000	-350,000	-350,000	-295,000	500,000	-2,125,000
Total	-430,000	-200,000	-350,000	-350,000	-295,000	500,000	-2,125,000
Planned improvements for City's water treatment plant and various wells per Table 2A Water Treatment Plant Improvements. (Consistent w/ Comp Plan: Pot. Water, Policy 1.7 and San. Swr., Policy 1.6)							
TOTAL—WATER	-1,480,000	250,000	1,000,000	1,100,000	1,345,000	2,350,000	7,525,000

CAPITAL IMPROVEMENTS ELEMENT

Project	FY-16-17	FY-17-18	FY-18-19	FY-19-20	FY-20-21	FY-21-22	Total
SANITARY SEWER-							
049467 Sewer System Rehabilitation	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
Water/Swr Oprating (401)	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
Total	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
Rehabilitation of aging sewer collection system, especially areas with clay pipe. Reduce inflow and infiltration per Table 2C Sewer System Rehabilitation. (Consistent w/ Comp Plan: San. Swr., Policy 1.5 and 4.3)							
038964 Reclaimed Water Plant Reno/Rplemnts	705,000	920,000	400,000	310,000	820,000	-40,000	3,195,000
Water/Sewer R&R (403)	705,000	920,000	400,000	310,000	820,000	-40,000	3,195,000
Total	705,000	920,000	400,000	310,000	820,000	40,000	3,195,000
Scheduled facility repair and equipment replacement of electrical and mechanical system components for the City's wastewater treatment plant per Table 2D Wastewater Treatment Plant Improvements. (Consistent w/ Comp Plan: Pot. Water, Policy 1.1 and 2.6 along with San. Swr, Policy 1.6)							
201653 Riverwalk Util	—	—	225,000	—	—	—	225,000
Sewer Impact Fee (405)	—	—	225,000	—	—	—	225,000
Total	—	—	225,000	—	—	—	225,000
Utility improvements/replacements/upgrades along the east side of Ridgewood Avenue north of Oceans Avenue. Gravity sewer line and four manholes to eliminate a pump station and upsizing an existing 6" water line to 8" water line. To be constructed in conjunction with the Riverwalk 1B Phased Project. (Consistent w/ Comp Plan: FLU, Policy 5.2.1; Pot. Water, Policy 2.7; San. Swr 4.2 and 4.3)							
TOTAL - SANITARY SEWER	1,705,000	1,920,000	1,625,000	1,310,000	1,820,000	1,040,000	9,420,000
WATER & SANITARY SEWER-							
038710 City Cost Participation	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Water Impact Fee (405)	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Sewer Impact Fee (405)	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Total	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Citywide annual cost participation program with new development to upsize various water and sewer lines, extension of various mains, upsizing of lift stations, and other miscellaneous items. (Consistent w/ Comp Plan: San. Swr., Policy 4.2; Pot. Water, Policy 2.5 & 2.7)							
TOTAL - WATER & SAN. SEWER	100,000	100,000	100,000	100,000	100,000	100,000	600,000
TRANSPORTATION-							
430201 Road Program	747,500	—	—	—	—	—	747,500
Capital Projects (301)	747,500	—	—	—	—	—	747,500
Total	747,500	—	—	—	—	—	747,500
Annual citywide resurface program for existing streets and collector roads, per Table 1E Street Resurfacing Projects. (Consistent w/ Comp Plan: Transp. Objective 2.14 and 2.7)							
PNC007 Yorktowne Blvd Middle Segment	—	—	675,000	—	—	—	675,000
Prop. FairShare/Other/Grant	—	—	675,000	—	—	—	675,000
Total	—	—	675,000	—	—	—	675,000
Estimated project cost is \$2,400,000. Currently, \$1,725,000 has been funded in previous fiscal years. This project is proposed as a 4 lane divided curb and gutter section designed to Volusia County standards. It is composed of 1600' of 4 lane roadway and 800' of improvements in the existing 2-3 lane section to the south of Hidden Lakes Drive, including turn lanes and transition tapers in the existing Yorktowne Blvd. and Hidden Lakes section. (Consistent w/ Comp Plan: Transp. Objective 2.7, 2.9, 2.13 and 2.14)							
200905 Williamson Blvd. N. of Pavilion	—	—	—	220,000	261,000	2,200,000	2,681,000
Developer Fairshare Contr. (Planned)	—	—	—	220,000	261,000	2,200,000	2,681,000

CAPITAL IMPROVEMENTS ELEMENT

Project	FY-16-17	FY-17-18	FY-18-19	FY-19-20	FY-20-21	FY-21-22	Total
Total	—	—	—	-220,000	-261,000	2,200,000	-2,681,000
This project involves adding 2 lanes to the existing 2 lane Williamson Blvd. roadway from the north boundary of the Pavilion project north to Townwest Blvd., a 0.53 mile section. Project cost estimates are based on construction of an additional 2 travel lanes within the existing right-of-way with minimal impact to the existing roadway. The new construction will require stormwater treatment and it will be necessary to acquire an estimated 1 acre of off-site property for this purpose. (Consistent w/ Comp Plan: Transp. Objective 2.6, 2.7, 2.13, and 2.14)							
200907 Coraci Blvd. Ext	—	—	—	—	257,000	2,150,000	-2,407,000
Developer Fairshare Contr. (Planned)	—	—	—	—	-257,000	2,150,000	2,407,000
Total	—	—	—	—	257,000	2,150,000	2,407,000
This project involves construction of a 1/2 mile 2 lane divided roadway extending Coraci Blvd. 2600' from the south limits of Coquina Cove III to Carmody Lake Drive within the existing undeveloped right of way. Drainage improvements are projected to be constructed in the right-of-way. This will serve as an alternate route and reliever route for traffic generated by the Forest Lakes subdivision and to a lesser extent to Coquina Cove and reduce impacts on Taylor Road. This roadway is indicated as a future collector road in the Comprehensive Plan. (Consistent w/ Comp Plan: Transp. Objective 2.7, 2.10, and 2.14)							
201008 Yorktowne Blvd N Section (Nautica Lks)	-60,000	—	1,200,000	—	—	—	1,260,000
Transportation Impact Fee Fund (312)	-6,000	—	120,000	—	—	—	126,000
TPO Funds	-54,000	-	1,080,000	-	-	-	-1,134,000
Total	60,000	—	1,200,000	—	—	—	-1,260,000
This project is proposed as a 4 lane divided curb and gutter section designed to the Volusia County standards. The roadway design is complete and was done in conjunction with the Nautica Lakes development. This improvement is required to complete the Yorktowne Boulevard connection between Hidden Lakes Drive and Willow Run Boulevard. (Consistent w/ Comp Plan: Transp. Objective 2.7, 2.9, 2.13 and 2.14)							
201015 Willow Run Boulevard Widening	—	—	—	180,000	1,500,000	—	-1,680,000
Capital Projects (301)	—	—	—	180,000	1,500,000	—	-1,680,000
Total	—	—	—	-180,000	1,500,000	—	1,680,000
A 1/4 mile segment of Willow Run east of Williamson Boulevard to the proposed intersection of the Yorktowne Boulevard extension will need to be improved to accommodate future traffic flows diverted from Williamson Boulevard and future traffic on the new Yorktowne north extension. A traffic circle or other improvements at the Willow Run/Yorktowne intersection will be considered as part of the design. (Consistent w/ Comp Plan: Transp. Objective 2.7, 2.9, 2.13, and 2.14)							
201647 WB Dunlawton Ave R-Turn Ln/ City Cir-Plwy	-30,000	201,500	—	—	—	—	-231,500
Capital Projects (301)	-3,000	-20,150	—	—	—	—	23,150
TPO Funds	-27,000	181,350	—	-	-	-	208,350
Total	-30,000	-201,500	—	—	—	—	-231,500
This project consists of a proposal to construct a westbound right turn lane on Dunlawton Avenue at the intersection with City Center Parkway to improve traffic flow and reduce delays for turning vehicles and Dunlawton Avenue through vehicles. No additional right-of-way should be needed for this project. The project will add roadway capacity at the intersection and reduce delays for westbound Dunlawton Avenue vehicles turning right. (Consistent w/ Comp Plan: Transp. Objective 2.7, Policy 2.7.3)							
201750 EB Dunlawton Ave Right Turn Lane	-	-15,000	-40,000	210,000	—	—	-265,000
Capital Projects (301)	—	-1,500	-4,000	21,000	—	—	-26,500
TPO Funds	—	-13,500	-36,000	189,000	-	-	-238,500
Total	—	-15,000	40,000	-210,000	—	—	-265,000
This project consists of a proposal to construct a right turn lane on eastbound Dunlawton Avenue at the intersection with Clyde Morris Boulevard to improve traffic flow and reduce delays for turning vehicles and through vehicles. No additional right-of-way should be needed for this project. The project will add roadway capacity at the intersection and reduce delays for eastbound vehicles turning right. (Consistent w/ Comp Plan: Transp. Objective 2.7, Policy 2.7.3)							
201751 WB Dunlawton Ave R-Turn Lane at Nova Rd.	—	-15,000	-40,000	210,000	—	—	-265,000

CAPITAL IMPROVEMENTS ELEMENT

Project	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Total
Capital Projects (301)	—	—1,500	—4,000	21,000	—	—	—26,500
TPO Funds	—	—13,500	—36,000	189,000	-	-	—238,500
Total	—	—15,000	—40,000	210,000	—	—	—265,000
This project consists of a proposal to construct a right turn lane on westbound Dunlawton Avenue at the intersection with Nova Road to improve traffic flow and reduce delays for turning vehicles and through vehicles. No additional right-of-way should be needed for this project. The project will add roadway capacity at the intersection and reduce delays for westbound vehicles turning right. (Consistent w/ Comp Plan: Transp. Objective 2.7, Policy 2.7.3)							
TOTAL—TRANSPORTATION	—837,500	—231,500	1,955,000	—820,000	2,018,000	4,350,000	10,212,000
DRAINAGE							
201439 Halifax River Outfall Replacement	—60,000	615,000	—	—	—	—	—675,000
Drainage Fund 412	—60,000	615,000	—	—	—	—	675,000
Total	—60,000	—615,000	—	—	—	—	675,000
Replace stormwater discharge outfalls directly to the Halifax River and construct or reconstruct several headwalls. The City may also be installing engineered tidal gates at certain locations. (Consistent w/ Comp Plan: Drainage, Policy 1.2—1.4)							
201441 Southwinds Stormwater Pond Outfall Retrofit—Phase I	—	—	—	45,000	630,000	—	—675,000
Drainage Fund 412	—	—	—	45,000	630,000	—	—675,000
Total	—	—	—	—45,000	—630,000	—	—675,000
This project involves modification to the existing stormwater ponds of the Southwinds neighborhood stormwater system. (Consistent w/ Comp Plan: Drainage, Policy 1.2 through 1.4)							
201642 Howes Street Stormwater Imprvmnts	—49,000	—80,000	—	—	—	—	—129,000
Drainage Fund 412	—49,000	—80,000	—	—	—	—	—129,000
Total	—49,000	—80,000	—	—	—	—	—129,000
Howes Street experiences standing water several times a year due to not having a drainage system to convey the runoff. This project has two options: Option A would connect to existing 24" pipe and inlets and install 24" reinforced concrete pipe (RCP) with precast type "C" inlets east to the Westridge Avenue outfall. Option B would connect to existing 24" pipe and inlets and install 24" RCP with precast type "C" inlets west and south to Frederick Avenue and Depot Pond. (Consistent w/ Comp Plan: Drainage, Policy 1.2 through 1.4)							
201647 Pipe Rplmnt	—	—90,000	320,000	500,000	500,000	500,000	—1,910,000
Drainage Fund 412	—	—90,000	320,000	500,000	500,000	500,000	—1,910,000
Total	—	90,000	—320,000	—500,000	—500,000	—500,000	—1,910,000
Replace deteriorated and/or undersized corrugated metal pipes with properly sized reinforced concrete pipes to improve storm water conveyance to reduce potential for flooding. (Consistent w/ Comp Plan: Drainage, Policy 1.2 through 1.4)							
TOTAL—DRAINAGE	—109,000	—785,000	—320,000	—545,000	1,130,000	—500,000	—3,389,000
RECREATION							
201545 Riverwalk Park	—47,500	518,750	250,000	—	—	-	816,250
Gnrl Cptl Rplmnt Fnd(317)	—24,750	—	—	—	—	—	—24,750
Grants/Other	—22,750	518,750	250,000	—	—	—	—791,500
Total	—47,500	—518,750	—250,000	—	—	—	816,250
The City Council and Town Center CRA have placed a priority on developing a public park at Riverwalk. This predominately passive public park area is envisioned to be a community open space that will enhance Port Orange's image as a waterfront community. (Consistent w/ Comp Plan: Recreation—Future Facilities Table; Policy 1.5; Policy 5.4; Figure 6-1)							
201749 Halifax Dr Linear Park (Multi Prps Trl)	—30,000	100,000	600,000	—	—	—	—730,000
Tran Impact Fee Fnd(312)	—3,000	—10,000	—60,000	—	—	—	—73,000
TPO Funds	—27,000	—90,000	540,000	—	—	—	—657,000
Total	—30,000	—100,000	600,000	—	—	—	730,000

CAPITAL IMPROVEMENTS ELEMENT

Project	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Total
This project will consist of a 7,050-foot (1.33-miles) long, minimum ten (10) foot wide paved or concrete trail/sidewalk within the Halifax Drive right-of-way from Dunlawton Avenue south to Commonwealth Boulevard along with parking facilities for residents who want to drive to the Linear Park to walk or bike. The Linear Park would provide a safe multi-purpose trail for all residents to walk or bike along the Halifax River. The proposed bicycle/pedestrian path will expand opportunities for residents to access existing parks located in the City and to the north (South Daytona Beach) and south (New Smyrna Beach) by biking or walking. (Consistent w/ Comp Plan: Recreation—Future Facilities Table; Policy 1.5; Policy 5.4; Figure 6-1)							
TOTAL RECREATION	77,500	618,750	850,000	—	—	—	-1,546,250
-							
TOTAL CAPITAL IMPROVEMENTS	4,309,000	3,905,250	5,850,000	3,875,000	6,413,000	8,340,000	32,692,250

Source: City of Port Orange, Department of Finance, Department of Community Development, 20162017

CAPITAL IMPROVEMENTS ELEMENT

TABLE 1A—WATER TREATMENT PLANT IMPROVEMENTS

Description	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Total
Rpl roof at Cypress Head pump	-25,000	-	-	—	-	—	-25,000
Misc Facility Improvements	—	—	-50,000	-50,000	-50,000	50,000	-200,000
Replace and upgrade 4 Moyno	-250,000	—	-	—	-	—	250,000
Filter Media Replacement	—	125,000	-125,000	-	-	-	-250,000
Replace Lime Pumps	-	-	—	125,000	-125,000	-	-250,000
Replace polymer feed system	-40,000	—	-	—	—	—	40,000
Replace Chemical Feed Pumps	—	—	-100,000	-	-	125,000	225,000
Rpl flender accelator drive units	-	-	-	-40,000	-	—	40,000
Rpl 5 monochloramine analyzers	-85,000	—	-	-	—	-	—85,000
Rpl misc pump rotating assmbly	30,000	-75,000	-75,000	-45,000	-45,000	-75,000	—345,000
Backwash recovery pumps	—	—	—	-50,000	—	—	—50,000
Vacuum/filtrate pumps for press	—	—	—	—	—	-150,000	—150,000
Paint Cypress Hd pmp stn/tnk	—	—	—	—	—	—50,000	—50,000
Painting Water Plant	—	—	—	—	-75,000	—	—75,000
Painting 3 ground storage	—	—	—	—	-	-50,000	—50,000
Rpl Sftnr (Flenders) Drive Units	-	-	-	-40,000	—	-	—40,000
—Total— Plant Improvements:	430,000	-200,000	-350,000	350,000	295,000	500,000	-\$2,125,000

CAPITAL IMPROVEMENTS ELEMENT

~~TABLE 1B SEWER SYSTEM EXTENTIONS~~

Description	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Total
Econ. Dvlpmnt => Citywide Various Locations	-	-	-	-	-	-	-
Total Sewer System Extensions	-	-	-	-	-	-	-

~~TABLE 1C SEWER SYSTEM REHABILITATION~~

Description	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Total
Sea Bird Island, Intracoastal Villas, Family Worship Center, Lamplighter, Charles Street, Coral Way	1,000,000	—	—	—	—	—	1,000,000
Maplewood, Cambridge Villas, Baywood, Deep Water Landing, Ponce Inlet Master, Beacon Woods	-	1,000,000	-	-	-	-	1,000,000
Halifax Estates, Altamira/Super Car Wash, Parkwood, Christianey	-	-	1,000,000	-	-	-	1,000,000
Coraci/Plantation #2, Ravenwood, Lowes/Gateway, Cypress Head #2	-	-	-	1,000,000	-	-	1,000,000
Anglers, Nova/Herbert	-	-	-	-	1,000,000	-	1,000,000
City Hall, Whispering Woods, Nixion/Bire	-	-	-	-	—	1,000,000	1,000,000
Total Sewer System Rehabilitation:	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000

CAPITAL IMPROVEMENTS ELEMENT

TABLE 1D—WASTEWATER TREATMENT PLANT IMPROVEMENTS

Description	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Total
Rehab 3 press	300,000	-	-	-	-	-	300,000
Replace 5 Polymer Pumps	-	-	30,000	-	-	-	30,000
Rpl 5 Press Room Sludge Pumps	-	-	-	-	100,000	-	100,000
Rpl 2 Press Room Jockey Pumps	-	-	-	-	-	40,000	40,000
Rehab Teacups and Controls	80,000	-	-	-	-	-	80,000
Rehab Bar Screens	-	-	-	-	300,000	-	300,000
Rpl 3 CL2 Pumps	-	-	100,000	-	-	-	100,000
Upgrade Data Flow Systems	80,000	-	-	-	-	-	80,000
Rpl 3 Recharge Reservoir VFD's	135,000	-	-	-	-	-	135,000
Rpl 2 Williamson Blvd VFD's	-	-	-	-	90,000	-	90,000
A/C install VFD pmps Rehrgr Rsrvr	50,000	-	-	-	-	-	50,000
Rpl High Service Pump (HSP) Rtry Assembly @ Rechrgr Rsrvr Pmp Str	60,000	-	-	-	-	-	60,000
Rpl Cypress Hd Pump, Mter & Cont	-	20,000	-	-	-	-	20,000
Rpl Memrl Prk Pmp, Mter & Cont	-	60,000	-	-	-	-	60,000
Rpl 6 Return Activative Sludge (RAS) Pumps (3 @ T-1 & 3 @ T-2)	-	120,000	-	-	-	-	120,000
Replace 4 Waste Activative Sludge (WAS) Pumps (2 @ T-1 & 2 @ T-2)	-	80,000	-	-	-	-	80,000
Rpl 2 Sludge Transfer Pumps T-1	-	50,000	-	-	-	-	50,000
Rehab 4 Clear Well Pumps	-	90,000	-	-	-	-	90,000
Rehab 2 Denite Backwash Pumps	-	-	90,000	-	-	-	90,000
Rpl Denite Blowers	-	-	180,000	-	-	-	180,000
Eng. Design—Plant Mod 5-5-3-1	-	500,000	-	-	-	-	500,000
Plant Modification for 5-5-3-1	-	-	6,000,000	-	-	-	6,000,000
Rebuild Oak Street Deep Well	-	-	-	90,000	-	-	90,000
Rehab 5 Repair Pumps	-	-	-	60,000	-	-	60,000
Rpl 2 Sodium Bisulfite Feed pumps	-	-	-	70,000	-	-	70,000
Replace Sodium Bisulfite Tank	-	-	-	30,000	-	-	30,000
Rehab 2 Influent Pumps/Meters West Master Lift Station	-	-	-	60,000	-	-	60,000
Rhb 6 Intnl Reyle (IR) Pmps/Mtrs	-	-	-	-	240,000	-	240,000
Rehab 3 Outfall Pumps	-	-	-	-	90,000	-	90,000
—Total—Plant Improvements:	-705,000	-920,000	6,400,000	310,000	820,000	40,000	-9,195,000

SOURCE: Tables 1A-D, City of Port Orange, Department of Finance, 2016

CAPITAL IMPROVEMENTS ELEMENT

~~TABLE 1E—STREET RESURFACING PROJECTS~~

Description	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Total
Ashley Circle	8,230	-	-	-	-	-	8,230
Wendham Court	38,406	-	-	-	-	-	38,406
Trailside Drive	36,577	-	-	-	-	-	36,577
Ashton Lane	32,188	-	-	-	-	-	32,188
Mossy Oak	39,686	-	-	-	-	-	39,686
Geiger Drive	12,802	-	-	-	-	-	12,802
Kindswood Drive	47,807	-	-	-	-	-	47,807
Chelsea Way	33,277	-	-	-	-	-	33,277
Kimberly Court	21,215	-	-	-	-	-	21,215
York Way	38,667	-	-	-	-	-	38,667
Oxford Way	27,578	-	-	-	-	-	27,578
Pineland	61,083	-	-	-	-	-	61,083
Niver	64,887	-	-	-	-	-	64,887
Roberts	107,096	-	-	-	-	-	107,096
Taylor	39,136	-	-	-	-	-	39,136
Rogers	138,865	-	-	-	-	-	138,865
Total—Resurface Program:	747,500	-	-	-	-	-	747,500

NOTE: The above projects involve resurfacing of existing City streets only. Subject to change based on funding, field conditions, or re-evaluation.

SOURCE: Port Orange Capital Improvements Program, FY 2017-2022

CAPITAL IMPROVEMENTS ELEMENT

TABLE 2
TRANSPORTATION PROPORTIONATE FAIR-SHARE AGREEMENTS BY PROJECT

Developer	Development	Agreement Approval	Date of Contribution	Total
Project 1: Dunlawton / Taylor at I-95				
Intervest Construction, Inc	Waters Edge Phase 9A and 11	08/17/04	01/26/06	50,000
Centerline Homes (Prev. Olson Assoc 4/25/06)	Port Orange Landings Phase I	03/29/05	03/29/05	32,878
Tomoka Farms Dev, LLC (DR Horton)	Coquina Cove Phase I	04/19/05	04/19/05	104,242
Airport Pharmacy LLC (Charles Wayne)	Walgreens at Taylor Road	08/16/05	02/23/07	13,763
Villages of Royal Palm (Winston-James)	Royal Palm PUD, Phase III	11/15/05	11/15/05	54,797
D.R. Horton	Port Orange Plantation Phase II	11/15/05	11/15/05	32,878
Holiday Builders	Port Orange Landings, Phase II	03/21/06	09/27/07	41,034
Viscomi and Associates (Paytas Homes)	Pinnacle PUD, Phase II	06/27/06	09/22/06	106,791
D.R. Horton	Port Orange Plantation Phases III, IV, V	07/25/06	12/06/06	49,445
D.R. Horton	Villas of P.O. Plantation Phases I, II	09/26/06	12/06/06	62,953
Intervest Construction, Inc	Waters Edge Phase 9B	06/05/07	07/05/07	27,526
Quest Design Group	Crystal Lake Business Park	08/07/07	09/19/07	16,567
Floridian Bank	Floridian Bank	08/28/07	08/28/07	10,959
All Aboard Storage	Nova Depot	09/18/07	09/18/07	10,959
Shoppes at Southwinds LLC	Shoppes at Southwinds	10/08/07	10/08/07	8,156
Port Orange Properties, LC	Port Orange Properties	11/13/07	11/16/07	38,486
Halifax Veterinary Clinic	Halifax Veterinary Clinic	12/18/07	01/04/08	2,804
Continental 217 Fund, LLC	Westport Square - Kohls	01/15/08	01/15/08	175,351
Atlantic Coast, LLC	Atlantic Coast Office Building	04/16/08	04/16/08	2,804
Cruz Investment Group	Nova Bella Piazza	04/22/08	04/23/08	10,959
City of Port Orange	Port Orange Business Park	05/06/08	08/05/09	235,756
Port Orange Apartment Assoc.	Reserve at Crystal Lake	05/27/08	02/24/09	2,804
K E M Associates, LLC	Countryside Commercial	08/19/08	09/17/08	2,804
Sun Glow Construction Inc.	Summer Trees Plaza - Site "B"	01/27/09	05/02/09	2,804
Sun Glow Construction Inc.	National City Bank	01/27/09	01/27/09	8,156
Four Lanes, LLC	CVS Pharmacy #4112 (Altamira CVS)	04/15/10	04/15/10	8,156
US Foodservice, Inc.	US Foodservice Facility Expansion	06/22/10	06/22/10	13,763
The Pavilion at Port Orange, LLC	Pavilion at Port Orange	08/19/09	09/30/09	500,000
Four Lanes, LLC	Altamira Shopping Center	01/24/12	Deferred	312,472
Dunlawton Yorktowne, LLC	Dunlawton-Yorktowne Shopping Center	01/24/12	Deferred	134,317
Ferber Construction Mgmt, LLC	Gateway Center Lot 6A – Multi-Tenant Retail	02/28/12	02/28/12	43,838
Total - Approved Contribution Amounts for Project 1				\$ 2,118,222
Project 2: Dunlawton / Clyde Morris				
D.R. Horton	Port Orange Plantation Phase II	11/15/05	11/15/05	19,788
Villages of Royal Palm (Winston-James)	Royal Palm PUD, Phase III	11/15/05	11/15/05	29,681
Holiday Builders	Port Orange Landings, Phase II	03/21/06	09/27/07	74,204
Viscomi and Associates (Paytas Homes)	Pinnacle PUD, Phase II	06/27/06	09/22/06	39,575
D.R. Horton	Port Orange Plantation Phases III, IV, V	07/25/06	12/06/06	34,628
Linen Group	Nova Oaks	09/26/06	09/26/06	9,894
D.R. Horton	Villas of P.O. Plantation Phases I, II	09/26/06	12/06/06	34,628
Intervest Construction, Inc	Waters Edge Phase 9B	06/05/07	07/05/07	14,841
Quest Design Group	Crystal Lake Business Park	08/07/07	09/19/07	9,894
Floridian Bank	Floridian Bank	08/28/07	08/28/07	54,416
All Aboard Storage	Nova Depot	09/18/07	09/18/07	9,894
Shoppes at Southwinds LLC	Shoppes at Southwinds	10/08/07	10/08/07	9,894
Port Orange Properties, LC	Port Orange Properties	11/13/07	11/16/07	29,681

CAPITAL IMPROVEMENTS ELEMENT

Developer	Development	Agreement Approval	Date of Contribution	Total
Halifax Veterinary Clinic	Halifax Veterinary Clinic	12/18/07	01/04/08	4,947
CBL	Pavillion at Port Orange	12/18/07	01/08/08	317,447
Continental 217 Fund, LLC	Westport Square - Kohls	01/15/08	1/15/2008	34,628
Atlantic Coast, LLC	Atlantic Coast Office Building	04/16/08	04/16/08	9,894
Cruz Investment Group	Nova Bella Piazza	04/22/08	04/23/08	9,894
City of Port Orange	Port Orange Business Park	05/06/08	08/05/09	29,681
Port Orange Apartment Assoc.	Reserve at Crystal Lake	05/27/08	02/24/09	14,841
The Animal, LLC	Ravenwood Veterinary Clinic	08/18/08	09/05/08	4,947
K E M Associates, LLC	Countryside Commercial	08/19/08	09/17/08	4,947
ABC Liquors, Inc.	ABC Liquor Store and Bank	05/19/09	05/27/09	9,894
LaCour & Company (Southwind Villas)	Dollar General Store	01/19/10	01/19/10	4,947
Four Lanes, LLC	CVS Pharmacy #4112 (Altamira CVS)	04/15/10	04/15/10	29,681
Houligan's Port Orange, LLC	Houligan's Restaurant & Office Bldg.	06/03/10	06/03/10	4,947
Four Lanes, LLC	Altamira Shopping Center	01/24/12	04/15/12	59,363
Dunlawton Yorktowne, LLC	Dunlawton-Yorktowne Shopping Center	01/24/12	06/21/12	24,735
Total - Approved Contribution Amounts for Project 2				\$ 935,811
Project 3: Town West / Williamson Signalization				
D.R. Horton	Port Orange Plantation Phase II	11/15/05	11/15/05	82,994
Villages of Royal Palm (Winston-James)	Royal Palm PUD, Phase III	11/15/05	11/15/05	66,736
D.R. Horton	Port Orange Plantation Phases III, IV, V	07/25/06	12/06/06	80,770
D.R. Horton	Villas of P.O. Plantation Phases I, II	09/26/06	12/06/06	76,064
Port Orange Properties, LLC	Port Orange Properties	11/13/07	11/16/07	5,813
<u>Port Orange Properties, LLC (additional Payment)</u>	<u>Port Orange Properties</u>	<u>11/13/07</u>	<u>09/30/16</u>	<u>8,792</u>
CBL	Pavillion at Port Orange	12/18/07	01/08/08	162,657
Continental 217 Fund, LLC	Westport Square - Kohls	01/15/08	01/15/08	24,957
Continental 217 Fund, LLC – (Refund Issued)	Westport Square - Kohls	01/15/08	12/20/12	(17,467)
<u>Continental 217 Fund, LLC (additional payment)</u>	<u>Westport Square - Kohls</u>	<u>01/15/08</u>	<u>09/30/16</u>	<u>11,331</u>
Total - Approved Contribution Amounts for Project 3				\$ 482,524 502,641
Project 4: Summertrees Road Extension				
Villages of Royal Palm (Winston-James)	Royal Palm PUD, Phase III	11/15/05	11/15/05	65,896
Holiday Builders	Port Orange Landings, Phase II	03/21/06	09/27/07	18,287
Viscomi and Associates (Paytas Homes)	Pinnacle PUD, Phase II	06/27/06	09/22/06	84,183
D.R. Horton	Port Orange Plantation Phases III, IV, V	07/25/06	12/06/06	47,609
D.R. Horton	Villas of P.O. Plantation Phases I, II	09/26/06	12/06/06	40,358
Intervest Construction, Inc	Waters Edge Phase 9B	06/05/07	07/05/07	22,071
All Aboard Storage	Nova Depot	09/18/07	09/18/07	7,252
Shoppes at Southwinds LLC	Shoppes at Southwinds	10/08/07	10/08/07	7,252
Port Orange Properties, LC	Port Orange Properties	11/13/07	11/16/07	47,609
Halifax Veterinary Clinic	Halifax Veterinary Clinic	12/18/07	01/04/08	3,784
CBL	Pavillion at Port Orange	12/18/07	01/08/08	889,220
Continental 217 Fund, LLC	Westport Square - Kohls	01/15/08	01/15/08	172,466
Atlantic Coast, LLC	Atlantic Coast Office Building	04/16/08	04/16/08	3,784
City of Port Orange	Port Orange Business Park	05/06/08	08/05/09	168,682
Port Orange Apartment Assoc.	Reserve at Crystal Lake	05/27/08	02/24/09	7,252
K E M Associates, LLC	Countryside Commercial	08/19/08	09/17/08	7,252
Sun Glow Construction Inc.	Summer Trees Plaza - Site "B"	01/27/09	05/02/09	11,035
Sun Glow Construction Inc.	National City Bank	01/27/09	01/27/09	36,574
Four Lanes, LLC	CVS Pharmacy #4112 (Altamira CVS)	04/15/10	04/15/10	11,035
US Foodservice, Inc.	US Foodservice Facility Expansion	06/22/10	06/22/10	29,322

CAPITAL IMPROVEMENTS ELEMENT

Developer	Development	Agreement Approval	Date of Contribution	Total
Four Lanes, LLC	Altamira Shopping Center	01/24/12	04/15/12	102,786
Dunlawton Yorktowne, LLC	Dunlawton-Yorktowne Shopping Center	01/24/12	06/21/12	44,142
Ferber Construction Mgmt, LLC	Gateway Center Lot 6A – Multi-Tenant Retail	02/28/12	02/28/12	11,036
Interwest Construction, Inc	Water's Edge Phase XII	06/05/07	08/30/13	91,751
LIV Development	Whitepalm Apartments	02/26/13	03/18/13	47,610
Edge Cove LLC	Westport Reserve Subdivision PH 2	08/16/16	08/19/16	3,784
Edge Cove LLC	Sanctuary at Westport PH 2A	06/21/16	06/23/16	14,665
Total - Approved Contribution Amounts for Project 4				\$1,996,697
Project 5: Devon / Taylor Road Signalization				
Total - Approved Contribution Amounts for Project 5				\$
Grand Total - All Projects				\$5,533,254 5,553,337

Notes: Initial funding for above transportation concurrency projects was appropriated during previous or current fiscal years.

Total contributions received through fair share agreements through ~~9/30/16~~9/30/17. Total contributions include actual project costs for projects 1, 2, and 4 which have been completed. Total contributions, on projects 3 and 5, include estimated project costs and contingency funding for potential cost overruns.

SOURCE: City of Port Orange, Department of Finance, Department of Community Development, ~~2016~~2017

CAPITAL IMPROVEMENTS ELEMENT

TABLE 3
SUMMARY OF CAPITAL IMPROVEMENTS

Facility Type	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Total
Water	875,000	1,250,000	1,275,000	1,070,000	1,100,000	725,000	6,295,000
Sanitary Sewer	1,300,000	2,410,000	4,875,000	4,900,000	1,925,000	1,950,000	17,360,000
Water & Sewer	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Drainage	2,510,000	679,000	-	-	-	-	3,189,000
Transportation	862,000	3,409,000	1,190,000	814,000	1,643,000	4,350,000	12,268,000
Recreation	100,000	1,500,000	-	-	-	-	1,600,000
Total Capital Improvements	5,747,000	9,348,000	7,440,000	6,884,000	4,768,000	7,125,000	41,312,000

Facility Type	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Total
Water	1,480,000	250,000	1,000,000	1,100,000	1,345,000	2,350,000	7,525,000
Sanitary Sewer	1,705,000	1,920,000	1,625,000	1,310,000	1,820,000	1,040,000	9,420,000
Water & Sewer	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Drainage	109,000	785,000	320,000	545,000	1,130,000	500,000	3,389,000
Transportation	837,500	231,500	1,955,000	820,000	2,018,000	4,350,000	10,212,000
Recreation	77,500	618,750	850,000	-	-	-	1,546,250
Total Capital Improvements	4,309,000	3,905,250	5,850,000	3,875,000	6,413,000	8,340,000	32,692,250

TABLE 4
SUMMARY SCHEDULE OF COMMITTED AND PLANNED FUNDS

Fund	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Total
Capital Projects (301)	804,000	885,000	228,000	99,000	225,000	-	2,241,000
General Capital Rplmmt Fund (317)	100,000	260,000	-	-	-	-	360,000
Water/Sewer Operating (401)	550,000	1,450,000	1,450,000	1,400,000	1,200,000	1,200,000	7,250,000
Water/Sewer R&R (403)	900,000	1,385,000	1,400,000	1,370,000	1,375,000	1,425,000	7,855,000
Water/Sewer Impact (405)	825,000	925,000	2,400,000	2,300,000	550,000	150,000	7,150,000
Drainage Cnstr/Oprtnng (412)	797,000	329,000	-	-	-	-	1,126,000
Proportionate Fair Share/Other/Grant	1,713,000	2,525,000	1,000,000	1,000,000	-	-	6,238,000
TPO Funds	58,000	389,000	962,000	495,000	900,000	-	2,804,000
Developer Fairshare Contr. (Planned)	-	1,200,000	-	220,000	518,000	4,350,000	6,288,000
Total Committed and Planned Funds	5,747,000	9,348,000	7,440,000	6,884,000	4,768,000	7,125,000	41,312,000

Fund	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Total
Capital Projects (301)	750,500	23,150	8,000	222,000	1,500,000	-	2,503,650
Trans Impact Fee Fund (312)	9,000	10,000	180,000	-	-	-	199,000
General Capital Rplmmt Fund (317)	24,750	-	-	-	-	-	24,750
Water/Sewer Operating (401)	1,325,000	1,000,000	1,400,000	1,370,000	1,450,000	1,650,000	8,195,000
Water/Sewer R&R (403)	1,435,000	1,120,000	800,000	815,000	1,415,000	1,040,000	6,625,000
Water/Sewer Impact (405)	525,000	150,000	525,000	325,000	400,000	800,000	2,725,000

CAPITAL IMPROVEMENTS ELEMENT

Drainage Construct/ Operating (412)	—109,000	—785,000	—320,000	545,000	-1,130,000	—500,000	—3,389,000
Proportionate Fair Share / Other / Grant	—22,750	—518,750	—925,000	-	—	—	—1,466,500
TPO Funds	—108,000	—298,350	—1,692,000	—378,000	—	—	—2,476,350
Developer Fairshare Contr. (Planned)	—	—	—	220,000	—518,000	-4,350,000	—5,088,000
Total Committed and Planned Funds	4,309,000	3,905,250	5,850,000	3,875,000	6,413,000	8,340,000	32,692,250

SOURCE (For Tables 3 and 4): City of Port Orange, Department of Finance, ~~2016~~2017

Table 5 identifies transportation improvements included in the first five years of the applicable Transportation Planning Organization's (TPO) adopted Transportation Improvement Program (TIP), to the extent that such improvements are relied upon to ensure concurrency and financial feasibility.

TABLE 5
VOLUSIA COUNTY TPO TRANSPORTATION IMPROVEMENT PLAN*

There are no concurrency-related improvements in the ~~2016/17—2020/21~~2017/18 – 2021/22 TPO TIP.

SOURCE: VCTPO TIP FY ~~2016/17—2020/21~~2017/18–2021/22; City of Port Orange, Department of Community Development, ~~2016~~2017

Table 6 identifies public school facilities improvements included in the first five years of the ~~2015/16—2019/20~~2016/17 – 2020/21 Volusia County School District Work Program.

Table 6
VOLUSIA COUNTY SCHOOL DISTRICT FIVE-YEAR WORK PROGRAM

	<u>2017-2018</u>	<u>2018-2019</u>	<u>2019-2020</u>	<u>2020-2021</u>	<u>2021-2022</u>
Major Projects - New Construction					
<u>Bonner Elm - Master Plan</u>		<u>10,000,000</u>	<u>1,000,000</u>		
<u>Chisholm Elm - Replacement</u>	<u>14,000,000</u>	<u>2,000,000</u>			
<u>Chisholm Elm – Additional Capacity</u>	<u>5,000,000</u>				
<u>Deltona Middle – Master Plan</u>	<u>2,000,000</u>		<u>50,000,000</u>	<u>3,000,000</u>	
<u>George Marks Elm – Master Plan</u>	<u>2,000,000</u>	<u>17,000,000</u>	<u>2,000,000</u>		
<u>George Marks Elm - Additional Cpty</u>		<u>3,000,000</u>			
<u>Pierson Elm - Replacement FF&E</u>	<u>2,000,000</u>				
<u>Read Pattillo K-8 - Replacement</u>				<u>2,000,000</u>	<u>19,000,000</u>
<u>Read Pattillo K-8 - Additional Cpty</u>					<u>6,000,000</u>
<u>Tomoka Elm – Master Plan</u>		<u>2,000,000</u>		<u>18,500,000</u>	<u>2,500,000</u>
<u>Tomoka Elm – Additional Capacity</u>				<u>1,500,000</u>	
Total New Construction	25,000,000	34,000,000	53,000,000	25,000,000	27,500,000
Projects at Existing Schools & Facilities					
<u>Atlantic HS - HVAC Units & Chiller Upgrade</u>	<u>1,800,000</u>				
<u>Brewster Center - Interior Renovations</u>				<u>3,000,000</u>	
<u>Charter School Capital Outlay from LCIF</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>
<u>Creekside Mid – HVAC Bldgs 6,8,2,10</u>	<u>1,200,000</u>	<u>1,200,000</u>			
<u>DeLand Warehouse - Lease</u>	<u>103,000</u>	<u>105,060</u>	<u>107,161</u>	<u>109,304</u>	<u>111,490</u>

CAPITAL IMPROVEMENTS ELEMENT

	<u>2017-2018</u>	<u>2018-2019</u>	<u>2019-2020</u>	<u>2020-2021</u>	<u>2021-2022</u>
<u>DeLand HS – Upgrade Fire Alarm & Intercom</u>		<u>1,300,000</u>			
<u>DeLand Mid – HVAC, Ceiling Lighting</u>	<u>10,500,000</u>				
<u>Deltona HS - ADA Accessibility</u>			<u>2,000,000</u>		
<u>Deltona Trans/Maint - Pavement Improvements</u>				<u>1,500,000</u>	
<u>Enterprise Elm - Renovations</u>				<u>1,000,000</u>	<u>5,000,000</u>
<u>Freedom Elm – Renovate Parent Loop/Parking</u>			<u>380,000</u>		
<u>Heritage Mid - HVAC</u>	<u>1,600,000</u>	<u>1,600,000</u>	<u>1,600,000</u>	<u>1,600,000</u>	
<u>High Banks Lrn Ctr -Renovate North Parking Lot</u>			<u>140,000</u>		
<u>Hinson Mid – Media HVAC & Bldg AC Units</u>	<u>1,300,000</u>				
<u>Indian River Elm – Replace Heat Pump & Piping</u>	<u>1,500,00</u>				
<u>Longstreet Elm – Renovate Admin & Media Center</u>				<u>1,000,000</u>	<u>5,000,000</u>
<u>New Smyrna Bch Mid - Renovations & Additions</u>				<u>1,000,000</u>	<u>10,000,000</u>
<u>Orange City Elm - Renovations & Additions</u>		<u>1,500,000</u>	<u>12,000,000</u>	<u>1,500,000</u>	
<u>Ortona Elm - Reno & Site Imprvmnts</u>				<u>1,000,000</u>	<u>4,000,000</u>
<u>Osceola Elm - Renovations</u>			<u>1,500,000</u>	<u>12,000,000</u>	<u>1,500,000</u>
<u>Pathways Elm - Campus Reroof</u>	<u>1,150,000</u>				
<u>Pine Ridge HS – Campus Reroof</u>	<u>260,000</u>	<u>3,000,000</u>			
<u>Pine Ridge HS – Chiller 3 & 4 & Bldg 2 HVAC</u>	<u>1,650,000</u>				
<u>Portables - Lease</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>
<u>Portables - Moves & Compliance</u>	<u>400,000</u>	<u>400,000</u>	<u>400,000</u>	<u>400,000</u>	<u>400,000</u>
<u>Seabreeze HS – Chilled Water Plant</u>	<u>180,000</u>	<u>180,000</u>	<u>180,000</u>		
<u>Spruce Creek Elm – Replace all Campus Windows</u>			<u>1,000,000</u>		
<u>Spruce Creek HS –Master Plan</u>	<u>2,000,000</u>		<u>20,000,000</u>		
<u>Starke Elm - Renovations</u>				<u>500,000</u>	<u>4,000,000</u>
<u>Sunrise Elm – Reroof Campus</u>	<u>120,000</u>	<u>1,300,000</u>			
<u>Various Facilities - Facilities Review Projects</u>	<u>10,644,000</u>	<u>11,000,000</u>	<u>11,000,000</u>	<u>11,000,000</u>	<u>11,000,000</u>
<u>Various Schools - High School Athletics</u>	<u>1,640,000</u>	<u>1,470,000</u>	<u>1,510,000</u>	<u>1,565,000</u>	<u>1,565,000</u>
<u>Various Schools - Infrastructure for Technology</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>
<u>Various Schools - Media Center Retrofits</u>	<u>500,000</u>	<u>500,000</u>	<u>500,000</u>	<u>500,000</u>	<u>500,000</u>
<u>Various Schools – Minor Projects</u>	<u>2,500,000</u>	<u>2,500,000</u>	<u>2,500,000</u>	<u>2,500,000</u>	<u>2,500,000</u>
<u>Various Schools - Security</u>	<u>2,000,000</u>	<u>2,000,000</u>	<u>2,000,000</u>	<u>2,000,000</u>	<u>2,000,000</u>
<u>Westside Elm - Reno & Addition</u>	<u>13,000,000</u>		<u>1,500,000</u>		
<u>Westside Elm – Additional Capacity</u>	<u>2,000,000</u>		<u>500,000</u>		
<u>Woodward Elm - Reno & Addition</u>		<u>1,000,000</u>		<u>10,000,000</u>	<u>2,000,000</u>
<u>Total Major Projects at Existing Schools & Facilities</u>	<u>58,147,000</u>	<u>32,775,060</u>	<u>62,537,161</u>	<u>54,274,304</u>	<u>51,676,490</u>
<u>Facilities Management</u>					
<u>Facilities Mngment - Various Projects</u>	<u>2,500,000</u>	<u>2,500,000</u>	<u>2,500,000</u>	<u>2,500,000</u>	<u>2,500,000</u>
<u>Technology</u>					
<u>ERP Software – Enterprise Resource Planning</u>	<u>7,000,000</u>	<u>966,563</u>	<u>966,563</u>	<u>966,563</u>	<u>966,563</u>
<u>Network EDP& Communications Equipment</u>	<u>4,876,000</u>	<u>9,000,000</u>	<u>9,000,000</u>	<u>9,000,000</u>	<u>9,000,000</u>
<u>New District Financial & Student Software Systems</u>	<u>4,000,000</u>				

CAPITAL IMPROVEMENTS ELEMENT

	<u>2017-2018</u>	<u>2018-2019</u>	<u>2019-2020</u>	<u>2020-2021</u>	<u>2021-2022</u>
Total Technology	15,876,000	9,966,563	9,966,563	9,966,563	9,966,563
System Wide Equipment & Vehicles					
Various Schools & Dept Furn.& Equip.	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Total Equipment & Vehicles	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Buses					
Transportation Dept - Bus Rplcmnt	2,868,408	2,760,176	2,760,176	2,760,176	2,760,176
PROJECT TOTALS	105,391,408	83,001,799	131,763,900	95,501,043	95,403,229
Transfers					
Transfers - To General Fund	6,962,268	4,962,268	2,962,268	2,962,268	2,962,268
Transfers - To Debt Service	24,743,921	38,477,338	38,478,188	38,476,013	38,472,188
Total Transfers	31,706,189	43,439,606	41,440,456	41,438,281	41,434,456
GRAND TOTAL	137,097,597	126,441,405	173,204,356	136,939,324	136,837,685

	<u>2016-2017</u>	<u>2017-2018</u>	<u>2018-2019</u>	<u>2019-2020</u>	<u>2020-2021</u>
Major Projects - New Construction					
Bonner Elm - Master Plan	1,000,000	-	10,000,000	1,000,000	-
Chisholm Elm - Replacement	2,000,000	13,000,000	2,000,000	-	-
Deltona Middle - Replacement	-	2,000,000	48,000,000	-	3,000,000
George Marks Elm - Replacement	-	-	2,000,000	15,000,000	2,000,000
George Marks Elm - Additional Cpety	-	-	-	10,000,000	500,000
Pierson Elm - Replacement	18,000,000	2,000,000	-	-	-
Pierson Elm - Rplemnt OffSite Infra	2,000,000	-	-	-	-
Read Pattillo Elm - Replacement	-	-	-	2,000,000	13,000,000
Read Pattillo Elm - Additional Cpety	-	-	-	-	6,000,000
Tomoka Elm - Replacement	-	-	2,000,000	18,000,000	2,500,000
Total New Construction	23,000,000	17,000,000	64,000,000	46,000,000	27,000,000
Projects at Existing Schools & Facilities					
Atlantic HS - HVAC Reno Bldg 5	1,450,000	-	-	-	-
Brewster Center - Ph II Reno, Interior	-	2,000,000	-	-	-
Central Admn Main Bldg Window Replacement	-	2,000,000	-	-	-
Creekside Mid - Central Energy Plant 2 Bldgs	1,350,000	-	-	-	-
Deltona HS - ADA Accessibility	-	-	-	2,000,000	-
Deltona Trans/Maint - Pavement Improvements	-	-	4,000,000	-	-
Enterprise Elm - Renovations	-	-	-	1,000,000	5,000,000
Galaxy Mid - Campus Wide HVAC/Ceiling/Lighting	7,200,000	-	-	-	-
Galaxy Mid - Reroof Campus	150,000	1,600,000	-	-	-
Heritage Mid - HVAC	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
New Smyrna Beh Mid - Renovations & Additions	-	-	-	-	3,000,000
Orange City Elm - Renovations & Additions	-	1,500,000	12,000,000	1,500,000	-
Ortona Elm - Reno & Site Imprvmnts	-	-	-	1,000,000	4,000,000
Osceola Elm - Renovations	-	-	1,500,000	10,000,000	1,500,000
Pathways Elm - Campus Reroof	100,000	1,100,000	-	-	-
Pine Ridge HS - Upgrade HVAC Bldg 5	1,140,000	-	-	-	-
Portables - Lease	100,000	100,000	100,000	100,000	100,000
Portables - Moves & Compliance	400,000	400,000	400,000	400,000	400,000
Spruce Creek HS - Campus Wide HVAC/Electrical	-	1,500,000	15,000,000	-	-
Starke Elm - Renovations	-	-	-	500,000	3,000,000
Various Facilities - Facilities Review Projects	7,750,000	9,000,000	9,000,000	9,000,000	9,000,000
Various Schools - High School Athletics	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000

CAPITAL IMPROVEMENTS ELEMENT

Various Schools—Infrastructure for Technology	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Various Schools—Media Center Retrofits	500,000	500,000	500,000	500,000	500,000
Various Schools—Minor Projects	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Various Schools—Security	1,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Various Schools Deltona—Reclaimed Water	200,000	200,000	200,000	-	-
Westside Elm—Reno & Addition	1,000,000	5,000,000	-	500,000	-
Woodward Elm—Reno & Addition	-	-	-	1,000,000	5,000,000
Total Major Prjs at Existing Schools & Facilities	29,340,000	33,900,000	51,700,000	36,500,000	40,500,000
Facilities Management					
Facilities Mngmt—Various Projects	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Technology					
Network,EDP&Communications Equip	9,500,000	9,000,000	9,000,000	9,000,000	9,000,000
New District Financial & Student Software Systems	10,000,000	-	-	-	-
Total Technology	19,500,000	9,000,000	9,000,000	9,000,000	9,000,000
System-Wide Equipment & Vehicles					
Various Schools & Dept Furn.& Equip.	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Total Equipment & Vehicles	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Buses					
Transportation Dept—Bus Rplemnt	2,687,780	2,687,780	2,687,780	2,687,780	2,687,780
PROJECT TOTALS	79,527,780	67,587,780	132,387,780	99,187,780	84,187,780
Transfers					
Transfers—To General Fund	6,752,652	4,982,268	2,982,268	982,268	582,268
Transfers—To Debt Service	32,184,980	24,913,800	34,759,400	34,758,500	34,756,450
Total Transfers	38,937,632	29,896,068	37,741,668	35,740,768	35,338,718
GRAND TOTAL	118,465,412	97,483,848	170,129,448	134,928,548	119,526,498

Source: Volusia County School District, Work Program adopted September ~~13, 2016~~26, 2017



2017

CONCURRENCY MANAGEMENT REPORT

Prepared by the
Department of Community Development
November 2017

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This 2017 Concurrency Management Report was prepared by the Community Development Department, with assistance from the Finance, Parks & Recreation, Public Utilities, and Public Works Departments and Volusia County Schools.

I. EXECUTIVE SUMMARY

Concurrency is the finding that public facilities and services necessary to support new development are available, or will be made available, by the time the impacts of development are expected to occur. As mandated by State law, all municipalities must conduct concurrency reviews on development proposals and make a finding of concurrency before any development orders or permits can be issued. Concurrency reviews evaluate a project's impact on the following seven public facilities and services:

**Transportation
Sanitary Sewer
Potable Water
Stormwater Drainage
Solid Waste
Recreation
Public Schools**

The concurrency management system for the City of Port Orange is established by policy in the City's Comprehensive Plan, and administered through regulations contained within the City's Land Development Code. The Community Development Department is responsible for regularly monitoring the cumulative effect of all approved Development Orders and Development Permits on the capacity of public facilities. In addition to the individual concurrency reviews for current development proposals, this report, prepared annually, is intended to meet this obligation.

From October 1, 2016 through September 30, 2017 the Community Development Department issued Development Orders that secured capacity reservations for 147,454 square feet of new non-residential space and 322 residential units.

In review of the City's position with respect to concurrency, the public facilities and services subject to concurrency review are at sufficient levels for FY 17/18.

- Traffic: Traffic volumes within the City have increased on some segments and decreased on other segments over the past year. Roads on the west side of I-95 will likely experience the most traffic growth in the future. The capacity on Williamson Boulevard will need to be monitored as the segments north of The Pavilion are slightly above its LOS standard. Roadway improvements are planned for the next several years to keep pace with anticipated development.
- Sanitary Sewer and Potable Water: These systems continue to have capacity to support additional growth within the City. The LOS for potable water will be monitored to ensure that permitted ground water withdrawal capacity per the Consumptive Use Permit, issued to the City by St. Johns River Water Management District, is not exceeded.
- Stormwater Drainage: The stormwater LOS requirement is being met for all drainage facilities constructed after the 1970's (when the City's stormwater regulations were adopted) with respect to being able to treat the runoff from the 25-year, 24-hour storm without causing flooding or polluting the receiving water bodies. The City continues

to identify long-term solutions and implement drainage improvement and maintenance programs to enhance the function of the full stormwater system including those areas developed prior to the adoption of the stormwater regulations.

- Solid Waste: Solid waste generation rates are slightly above the adopted LOS standard. There is no concurrency review for trash collection; however, the City's ability to collect and dispose of this waste is subject to concurrency review. As long as the City has sufficient financial resources to pay for private waste collection and room is available at the landfill, the City will have fulfilled its obligation to ensure that its waste is collected and disposed, regardless of the LOS standard. The amount of solid waste generated by individuals is not something that the City can directly control; however, the City can promote recycling programs to inform residents and businesses about the benefits of reducing the amount of waste generated.
- Recreation and Open Space: The LOS is being met for all recreational facilities.
- Public Schools: LOS is being met for all but one of the public schools located in the Port Orange area. Port Orange Elementary is slightly above the LOS standard; however, this is due to the gifted program offered at this school that draws students from outside the attendance boundary and not unplanned development. The school district will continue to monitor the capacity at Port Orange Elementary; however, the capacity level is not considered a concurrency issue because there is not much new residential growth planned within the school attendance boundary and the adjacent schools have remaining capacity.

II. OVERVIEW OF CONCURRENCY MANAGEMENT

Concurrency is the finding that public facilities and services necessary to support a proposed development are available, or will be made available concurrently with the impacts of a development. All Florida municipalities are required to adopt and implement concurrency management systems in accordance with State law.

The concurrency management system for the City of Port Orange is established by policy in the City's Comprehensive Plan, and administered through regulations contained within the City's Land Development Code (LDC). Local level-of-service standards (LOS) for seven types of public facilities and services have been adopted as part of the Comprehensive Plan. During the subdivision or site plan review process, the City evaluates each proposed development for its anticipated impact on these facilities and services, and makes a finding of whether approval of the project would cause these facilities or services to drop below their adopted LOS.

In general, no final Development Orders or permits may be issued for development until there is a finding that all public facilities and services included in the City's Concurrency Management System have sufficient capacity to accommodate the impacts of the development, or that improvements necessary to bring facilities up to their adopted LOS will be in place at the same time the impacts occur. Development Orders and permits include subdivision approval, site development plan approval, and the issuance of building permits.

Public Facilities and Services Subject to Concurrency Review

Concurrency review evaluates impacts on seven types of public facilities and services:

**Transportation
Sanitary Sewer
Potable Water
Stormwater Drainage
Solid Waste
Recreation
Public Schools**

If the City's concurrency review reveals a proposed development will generate impacts that exceed available capacity, the City must secure a financial, or other legally binding commitment, to ensure that improvements necessary to correct the anticipated deficiency will be in place concurrent with the impacts of the proposed development. Should the City and/or the developer be unable to provide such assurances, the project must be denied. Projects denied due to a failure to meet concurrency requirements, but for which all other LDC requirements have been met, can be placed on a prioritized list for approval of Development Orders once facility improvements have been made.

Concurrency Administration

The Community Development (CD) Department is responsible for coordinating all concurrency reviews by City departments. Concurrency reviews are conducted as part of the development review process for site plans and residential subdivisions. The CD Department may also conduct non-binding concurrency reviews for developments in the pre-application or conceptual plan stage.

The CD Department is also responsible for monitoring the cumulative effect of all approved Development Orders and development permits on the capacity of public facilities. The annual Concurrency Management Report is intended to meet this obligation.

From October 1, 2016 through September 30, 2017, the CD Department conducted concurrency reviews for 12 non-residential projects and 4 residential projects. During this period, Development Orders were issued (or extended) and capacity reservations were secured for a total of 147,454 square feet of new non-residential space and 322 residential units. As of September 30, 2017, there are 357,887 square feet of non-residential space and 1,151 residential units that remain vested but un-built from previous years (see Exhibit 1).

Exemptions from Concurrency

Three types of development are exempt from concurrency review.

1. Vested projects with valid development orders or permits issued prior to November 1, 1990;
2. Public facilities; and
3. De minimus projects.

Development Orders for projects which meet these criteria may be issued without a finding of concurrency. However, if the proposed development will impact a public facility for which a deferral or moratorium on development has been placed, then no development orders may be issued until the deficiency is corrected.

Public facilities necessary to ensure the protection of the health, safety and general welfare of the citizens of Port Orange are exempt from concurrency review. This includes all public facility construction projects in the City's Capital Improvements Program required to maintain adopted LOS standards. This means that new public facilities, such as fire stations, are not reviewed to determine whether they will generate impacts that may negatively affect the City's level of service standards.

A de minimus development has very minimal impact, if any, on the City's adopted level of service standards set forth in the Comprehensive Plan. The following criteria are used to determine if a development is de minimus:

- Development of a single-family or two-family (duplexes) dwellings on a lot of record or un-platted parcel created before April 10, 1990 is deemed to be de minimus from all Concurrency reviews.
- Development with a daily trip generation rate of less than one percent of the maximum trip volume at the adopted level-of-service on an adjacent roadway and, on non-hurricane evacuation routes, would not cause the maximum volume to be exceeded by 110 percent

- is deemed de minimus for purposes of assessing transportation LOS.
- Development that does not increase the number of school-age residents beyond the district-wide LOS standards established by the Volusia County School Board is deemed de minimus for purposes of assessing school levels of service.

In addition, developments in the Port Orange Town Center Transportation Concurrency Exception Area (TCEA) are exempt from the standard vehicular transportation concurrency review requirements of the LDC. The TCEA is intended to support the redevelopment objectives of the City by providing a multi-faceted strategy for maintaining acceptable overall mobility, while minimizing the need for major road improvements that would potentially alter the desired character of the Town Center. Development within the TCEA is required to comply with the mobility strategies identified by the City to ensure continued safety and efficiency of the transportation system and to mitigate the impacts of the proposed development. Little development has occurred in the area since the TCEA was adopted, and although the exemption exists, there are no transportation concurrency issues in the area.

Vested Development

Development projects which had valid development orders or permits prior to the commencement of the City's concurrency regulations on November 1, 1990 are considered vested. This also includes all vacant single-family and two-family residential lots in subdivisions platted before that time. Lots and parcels which are vested for concurrency but have not yet been constructed or built out are considered reserved, meaning that the capacity has been reserved in the concurrency system to support their eventual construction.

When completed and occupied, the vested and reserved residential development will add approximately 2,590 new citizens to Port Orange¹. The current list of remaining vested development, as of September 30, 2017, is listed in Exhibit 1, along with the developments that have current Development Orders and capacity reservations.

¹ Average household size is 2.25, per the 2010 Census. Previous census provided average household size by housing unit type (i.e. single-family, multi-family, mobile home). As of the 2010 Census, this data is no longer provided.

EXHIBIT 1: VESTED & RESERVED DEVELOPMENT (September 30, 2017)**SINGLE FAMILY SUBDIVISION LOTS**

<u>SUBDIVISION</u>	<u>NUMBER LOTS</u>
Cambridge Acres	2
Carter Woods	2
Countryside I-XII	2
Cross Creek I-II	1
Devonwood	1
Golden Pond Estates	1
Hidden Oaks at Spruce Creek	2
Ken Bern	1
Kingswood I-III	1
Northern Lites	4
Oakland Park I-III	1
Palms Del Mar	1
Pheasant Run West	1
Pinnacle I	1
Pinnacle II	64
Port Orange Plantation (POP) I-III	145
POP - Hawks Preserve I	77
POP - Hawks Preserve II	66
Reedy Creek Acres	1
Reedy Creek North	3
Riverbank Properties	3
Riverwood VIII	2
The Sanctuary on Spruce Creek I-III	5
Sawgrass Point I-III	1
Skylake II-III	2
Sleepy Hollow II	1
Spruce Creek Woods	1
Spruce Estates	2
Sugar Forest III	1
Summertrees South I-III	2
Sweetwater Estates	9
Syford Acres	2
Viking I-II	1
Water's Edge XII	31
Westport Reserve 2b	39
Westport Reserve 2c	28
Woodhaven I	178
Woodlake	3
<u>TOTAL</u>	<u>688</u>

MOBILE HOME LOTS / SPACES

Bayview	4
Halifax Estates	8
Laurelwood I-V	2
Pickwick Village	1
Spruce Creek Village	5
Twin Gates	3
<u>TOTAL</u>	<u>23</u>

MULTI-FAMILY/TOWNHOUSE/DUPLEX UNITS

Canalview Place	20
Cornerstone Grove	64
Golf Homes at Cypress Head	52
Hidden Village	1
Potato Patch	1
Southern Oaks	6
The Sanctuary at Westport 2a	288
Trailwood I	8
<u>TOTAL</u>	<u>440</u>

GRAND TOTAL **1,151****NON-RESIDENTIAL DEVELOPMENT**

<u>DEVELOPMENT</u>	<u>SQUARE FEET</u>
Charles Street Center	3,625
Crystal Lake Business Park	103,280
Elite Plaza	9,900
Journey's End Tiki Bar and Grill	6,000
Family Dollar	8,320
Newport Lot 3 (2 buildings)	7,982
Oak Heights, Lot 1	15,500
Pavilion at Port Orange (Lot 5)	124,903
Raydon, Phase II	66,557
Unitan Office Bldg.	8,300
Virginia Industrial Park	3,520
<u>GRAND TOTAL</u>	<u>357,887</u>

Adopted Level-of-Service Standards (LOS)

The adopted level-of-service standards (LOS) for public facilities subject to concurrency are established in the City of Port Orange's Comprehensive Plan and the Land Development Code. The standards for each facility and service are indicated in Part II of this report.

Capacity Reservations

If a concurrency review for a proposed development reveals that there is sufficient capacity to support it, a Development Order will be issued and capacity is reserved. Capacity reservations are made based on the date of project approval by the Community Development Department or the City Council. Capacity reservations are made in conjunction with the issuance of a final Development Order. They are valid only for the specific land use(s), densities, intensities and construction and improvement schedules as contained on the Development Order and any applicable development agreements for the property.

The issuance of a Development Order generally reserves public facility capacity for the project for one year. For Planned Unit Developments (PUD) and Planned Commercial Developments (PCD), capacity may be reserved for the first phase of the project for up to one year from the issuance of the approval. Capacity reservations for concurrency expire when the underlying Development Order or development agreement expires or is revoked.

The City Council may also reserve public facility capacity for a particular land area or specific land use, provided it is done in accordance with a specific development or redevelopment strategy identified in the Comprehensive Plan. This would include such community development objectives as providing affordable housing or diversification of the tax base.

Development Deferrals/Moratoria

If, at any time, the City's inventory of public facilities capacities indicates that a facility has dropped below its adopted LOS, then the City will cease to issue any development orders which would impact that facility. Such a deferral will continue until the adopted LOS is reestablished through facility improvements or other methods, or the adopted LOS as established in the Port Orange Comprehensive Plan is amended to reflect a lower, acceptable community standard. If improvements to a facility are not anticipated to keep pace with the demand brought about by new development, then the City may declare a development deferral or moratorium of specified duration and/or location.

III. CURRENT CAPACITIES AND LEVEL OF SERVICE

This section of the report will look at each facility subject to concurrency. First, the facility's adopted level-of-service (LOS) will be identified. Next, the current status of the facility relative to its adopted LOS will be evaluated. Lastly, the City's ability to meet the demands of new development at adopted levels-of-service during the upcoming year will be considered and a description of projected long-term improvements is provided.

TRANSPORTATION FACILITIES

Level of Service Measures

The City evaluates LOS for concurrency review purposes based on peak-hour trips for city roads and on peak-hour and daily trips for County and State roads. This allows the City to evaluate the existing and projected LOS on roadway segments so the City can target specific improvements to maintain the adopted LOS or to make improvements for specific movements, if necessary.

Adopted Level-of-Service Standards

Exhibit 2 lists the currently adopted level-of-service standards for roads in the City.

Exhibit 2: Adopted Roadway Level-of-Service Standards

Administrative Facility Type	Adopted LOS Standard
Florida Strategic Intermodal System (SIS)	C
State Arterials and non-SIS roads	D
County	E
City	E

Florida Strategic Intermodal System (SIS) Roadways - LOS "C"

In Port Orange, the sole Florida Strategic Intermodal System (SIS) roadway facility is I-95. The state mandates these roads be maintained at LOS "C" or better. According to the Highway Capacity Manual, LOS "C" is defined as stable flow but the operation of individual users is significantly affected by interactions with other vehicles in the traffic stream. Ability to select and maintain a desired speed is affected by the presence of other vehicles, and changing lanes becomes more difficult. The general level of comfort and convenience is good, although considerably less than at LOS "A."

State Arterials (Non-SIS Facility) & Designated Hurricane Evacuation Routes - LOS "D"

State-maintained principal arterials and hurricane evacuation routes are designated at LOS "D". Only US 1 (Ridgewood Avenue), SR 421 (Dunlawton Avenue), SR A1A (Dunlawton bridge) and SR 5A (Nova Road) are designated with LOS "D". According to the Highway Capacity Manual, LOS "D" is defined as high-density yet stable flow. The ability to select a desired speed and to change lanes is severely restricted, although the driver or passenger still experiences a fair level of comfort and convenience. Small increases in traffic flow can cause operational problems at this LOS.

All City Roads and County Arterial and Collector Facilities - LOS "E"

The City's LOS standard for city roads and the County's LOS standard for county roads is "E". According to the Highway Capacity Manual, LOS "E" is defined as high-density and often unstable traffic flow. Speeds are generally reduced to a low, but relatively uniform value during peak periods. The ability to change lanes is extremely difficult and is generally accomplished by forcing another vehicle to slow down to accommodate such maneuvers. Comfort and convenience is poor and driver frustration is high. Small increases in traffic volume or other minor problems such as a stalled vehicle can cause traffic to come to a complete stop for relatively long periods. LOS "E" is slightly more degraded than "D" however most motorists don't recognize a difference.

Design Capacity and Existing Level-of-Service

Exhibit 3, "Roadway Counts, Functional Classification and LOS" indicates the design capacity and adopted levels of service of various arterial and collector roadways in the City of Port Orange, existing traffic volumes, existing level-of-service, and the percentage change in traffic volumes between 2015 and 2016. The capacity of roadways is based on roadway characteristics for urbanized areas described in Table 1 of the 2013 Quality Level of Service Handbook published by FDOT.

Traffic Counts and Trends

There are three roadway segments along Williamson Boulevard operating below the adopted level-of-service (N. City Limits to Madeline Ave.; Madeline Ave. to Willow Run Blvd.; and Willow Run Blvd. to Town West Blvd.). During 2016, traffic counts taken throughout the city generally indicated moderate increases on many routes (see Exhibit 3). The volumes indicated in Exhibit 3 are presented as average daily trips. The most recent daily traffic counts available were taken in 2016. No traffic count data was available for 2017 at the time of this report.

State Roads (2016 Data)

Of the 14 state count stations, 11 showed traffic volume increases, 3 showed a traffic volume decrease. There was an approximately 7.23% increase in trips on the segment of Dunlawton Avenue from Nova Road to Clyde Morris Boulevard. Based on the most recent traffic counts, the volume to capacity ratio for this roadway segment is 69.3%. There was an approximately 3.2% increase in trips on the segment of Dunlawton Avenue from Clyde Morris Boulevard to I-95, and the most recent traffic counts showing the volume to capacity ratio at 79.30%. Substantial capacity remains on both of these roadway segments, but there are concerns with some turning movements and the general traffic pattern. Staff will continue to monitor traffic volume counts in this area. There was a 4.3% increase in total trips on the state network within the city from 2015-2016.

County Roads (2016 Data)

Traffic volumes on the county roadway network within the city indicate moderate increases on most of the count stations. Of the 24 county count stations, 22 showed traffic volume increases and 2 showed traffic volume decreases. There are three county roadway segments along Williamson Boulevard that exceed the adopted level-of-service (N. City

Limits to Madeline Ave.; Madeline Ave. to Willow Run Blvd.; Willow Run Blvd. to Town West Blvd.). There was about a 10% increase in trips on these three segments (see Exhibit 3). Long-term improvements will need to be programmed for the northerly segments of Williamson Boulevard. By widening this segment, the capacity at the adopted LOS will increase from between 16,700 and 20,300 daily trips to at least 35,000 daily trips. The Williamson Boulevard widening project is included in the TPO's 2040 Long Range Transportation Plan, but it is not currently funded. There was an 7.29% increase in total trips on the county network from 2015-2016.

City Roads (2016 Data)

Of the 30 city count stations included in this analysis period, 24 showed traffic volume increases and 6 showed traffic volume decreases. Overall, there was an 11.62% increase in total trips on the city roadway network from 2015-2016.

Exhibit 3: Roadway Counts, Functional Classification and LOS

ROAD	LOCATION	COUNT STATION	NO. OF LANES	FUNCT. CLASS ^A	ADOPTED LOS STANDARD	ADOPTED LOS CAPACITY	2014 VOLUME	2015 VOLUME	2016 VOLUME	EXISTING LOS	% Change ^B	VC Ratio ^C
Airport Road	Pioneer Trail-Williamson	64	2	CO	E	33,300	6,120	7,690	8,430	B	8.78%	25.32%
Canal View Blvd.	Nova Rd. to Spruce Creek Rd.	201	2	CO	E	12,744	1,945	2,390	2,173	B	-9.99%	17.05%
Central Park Blvd.	Hensel Rd. to Spruce Creek Rd.	2201	2	local	E	12,744	1,597	2,543	2,619	B	2.90%	20.55%
Charles St.	Ridgewood Ave. to FEC Railroad	301	2	local	E	12,744	1,794	1,799	2,287	B	21.34%	17.95%
Charles St.	FEC Railroad to McDonald Rd.	302	2	local	E	12,744	2,006	2,176	2,597	B	16.21%	20.38%
City Center Pkwy.	Dunlawton Ave. to City Center Cir.	2401	2	local	E	12,744	5,285	4,640	6,022	B	22.95%	47.25%
City Center Blvd.	Clyde Morris to City Center Cir.	2402	2	local	E	12,744	3,831	4,842	7,208	B	32.82%	56.56%
City Center Dr.	Herbert St. to City Center Cir.	2403	2	local	E	12,744	2,028	2,880	3,010	B	4.32%	23.62%
Clyde Morris Blvd.	N. City Limits to Madeline Ave.	335	4	UPA	E	37,970	22,910	25,110	20,770	C	-20.90%	54.70%
Clyde Morris Blvd.	Madeline Ave. to Willow Run	333	4	UPA	E	37,970	21,710	20,770	22,480	C	7.61%	59.20%
Clyde Morris Blvd.	Willow Run Blvd. to Dunlawton Ave.	332	4	UPA	E	37,970	19,280	21,080	21,990	C	4.14%	57.91%
Clyde Morris Blvd.	Dunlawton Ave. to Taylor Rd.	330	2	UMA	E	17,050	9,390	8,810	11,220	C	21.48%	65.81%
Commonwealth	Spruce Creek Rd. to FEC Railroad	360	2	MA	E	13,640	5,180	5,460	5,450	C	-0.18%	39.96%
Commonwealth	FEC Railroad to Ridgewood Ave.	361	2	MA	E	13,640	3,620	3,890	3,920	C	0.77%	28.74%
Country Ln.	Village Trail to Smokerise Blvd.	601	2	local	E	12,744	6,702	4,479	5,786	B	22.59%	45.40%
Country Ln.	Smokerise Blvd. to Taylor Rd.	602	2	local	E	12,744	2,651	2,512	4,172	B	39.79%	32.74%
Dunlawton Ave.	Peninsula Dr. to Ridgewood Ave.	427	4	PA	D	39,800	28,000	30,000	30,500	D	1.64%	76.63%
Dunlawton Ave.	Ridgewood to Spruce Creek Rd.	5181	4	PA	D	39,800	26,000	27,000	27,500	C	1.82%	69.10%
Dunlawton Ave.	Spruce Creek Rd. to Nova Rd.	1015	4	PA	D	39,800	29,500	30,500	31,500	C	3.17%	79.15%
Dunlawton Ave.	Nova Rd. to Clyde Morris Blvd.	1014	6	PA	D	59,900	29,000	38,500	41,500	C	7.23%	69.28%
Dunlawton Ave.	Clyde Morris Blvd. to I-95	517	6	PA	D	59,900	48,000	46,000	47,500	C	3.16%	79.30%
Hensel Rd.	Taylor Rd. to Central Park Blvd.	1001	2	local	E	12,744	7,733	5,846	6,860	B	14.78%	53.83%
Herbert St.	Ridgewood Ave. to McDonald Rd.	902	2	CO	E	12,744	4,134	4,865	5,143	B	5.41%	40.36%
Herbert St.	Sixth Street to Nova Rd.	903	2	CO	E	12,744	5,532	6,742	7,668	B	12.08%	60.17%
Herbert St.	Nova Rd. to City Center Dr.	904	2	CO	E	12,744	9,157	8,943	8,456	B	-5.76%	66.35%

ROAD	LOCATION	COUNT STATION	NO. OF LANES	FUNCT. CLASS ^A	ADOPTED LOS STANDARD	ADOPTED LOS CAPACITY	2014 VOLUME	2015 VOLUME	2016 VOLUME	EXISTING LOS	% Change ^B	VC Ratio ^C
Herbert St.	City Center Dr. to Clyde Morris	905	2	CO	E	12,744	6,593	7,967	11,037	B	27.82%	86.61%
McDonald Rd.	Charles St. to Madeline Ave.	1201	2	local	E	12,744	2,610	2,625	2,965	B	11.47%	23.27%
Madeline Ave.	Sauls Rd. to Nova Rd.	1164/1301	2	MA	E	14,040	4,860	4,857	5,180	C	6.24%	36.89%
Madeline Ave.	Nova Rd. to Clyde Morris Blvd.	1163/1303	2	MA	E	14,040	8,000	8,000	9,205	C	13.09%	65.56%
Madeline Ave.	Clyde Morris Blvd. to Williamson	1161/1304	2	MA	E	14,040	11,549	11,549	12,404	C	6.89%	88.35%
Nova Rd.	Madeline Ave. to Dunlawton Ave.	1017	4	UPA	D	39,800	27,000	28,000	26,500	C	-5.66%	66.58%
Nova Rd.	Dunlawton to Spruce Creek Rd.	1016	4	UPA	D	39,800	26,000	27,000	26,000	C	-3.85%	65.33%
Nova Rd.	Spruce Creek Rd.- Ridgewood Av.	458	4	UPA	D	39,800	17,900	17,200	17,800	C	3.37%	44.72%
Pioneer Trail	Airport-Turnbull Bay Rd.	1465	2	UC	E	13,640	3,040	3,730	3,960	C	5.81%	29.03%
Reed Canal Rd.	Nova Rd-Clyde Morris Rd.	1561	2	UC	E	13,640	6,050	5,400	6,570	D	17.81%	48.17%
Ridgewood Ave.	N. City Limits to Dunlawton Ave.	213	4	UPA	D	39,800	26,500	25,000	28,500	C	12.28%	71.61%
Ridgewood Ave.	Dunlawton Ave. to Oak St.	5057	4	UPA	D	39,800	20,500	21,500	20,500	C	-4.88%	51.51%
Ridgewood Ave.	Oak St. to Nova Rd.	152	4	UPA	D	39,800	13,200	13,800	15,400	C	10.39%	38.69%
Ridgewood Ave.	Nova Rd. to S. City Limits	13	4	UPA	D	65,600	21,500	21,500	25,500	B	15.69%	38.87%
Spruce Creek Rd.	Central Park Blvd. to Merrimac Dr.	1701	2	CO	E	12,744	6,592	8,721	6,880	B	-26.76%	53.99%
Spruce Creek Rd.	Merrimac Dr. to Taylor Rd.	1702	2	CO	E	12,744	10,756	10,599	11,899	C	10.93%	93.37%
Spruce Creek Rd.	Taylor Rd. to Nova Rd.	1751	4	UMA	E	37,970	15,090	13,420	16,000	C	16.13%	42.14%
Spruce Creek Rd.	Commonwealth to Dunlawton Ave.	1755	2	MA	E	13,640	9,830	9,210	9,280	D	0.75%	68.04%
Spruce Creek Rd.	Dunlawton to Canal View Blvd.	1708	2	CO	E	13,640	4,572	6,078	4,774	B	-27.31%	35.00%
Taylor Rd.	Hensel Rd. to Spruce Creek Road	1826	4	MA	E	37,970	14,610	12,610	15,810	C	20.24%	41.64%
Taylor Rd.	Clyde Morris Blvd. to Hensel Rd.	1824	4	MA	E	37,970	18,470	18,220	19,650	C	7.28%	51.75%
Taylor Rd.	Dunlawton Av. To Clde Morrid Blvd.	1823	2	MA	E	13,640	12,110	12,170	13,110	E	7.17%	96.11%
Taylor Rd.	Williamson Blvd. - I-95	1814	5	UPA	E	47,560	38,160	40,210	41,100	C	2.17%	86.42%
Taylor Rd.	Summer Trees Rd. - Williamson	1813	4	UPA	E	37,970	14,530	15,560	16,360	C	4.89%	43.09%
Taylor Rd.	Crane Lakes - Summer Trees Rd.	1812	2	UPA	E	17,050	14,200	15,370	15,910	D	3.39%	93.31%
Town West Blvd.	Williamson Blvd. - Coraci Blvd.	100	2	CO	E	17,900	5,871	5,656	5,985	B	5.50%	33.44%

ROAD	LOCATION	COUNT STATION	NO. OF LANES	FUNCT. CLASS ^A	ADOPTED LOS STANDARD	ADOPTED LOS CAPACITY	2014 VOLUME	2015 VOLUME	2016 VOLUME	EXISTING LOS	% Change ^B	VC Ratio ^C
Town West Blvd.	Coraci Blvd. to Tomoka Farms Rd.	110	2	CO	E	17,900	2,216	2,742	2,842	B	3.52%	15.88%
Victoria Gardens	S. of Dunlawton Ave.	2501	2	local	E	15,930	2,664	2,592	4,908	B	47.19%	30.81%
Victoria Gardens	E. of Clyde Morris Blvd.	2502	2	local	E	15,930	1,061	2,329	2,528	B	7.87%	15.87%
Village Trail	Dunlawton Ave. to Country Ln.	1901	2	local	E	15,930	8,517	7,259	11,247	B	35.46%	70.60%
Village Trail	Country Ln. to Nova Rd.	1902	2	local	E	15,930	7,751	8,966	9,132	B	1.82%	57.33%
Willow Run	Clyde Morris Blvd. to Hidden Lakes	2013	3	CO	E	30,420	10,190	10,194	10,103	B	-0.90%	33.21%
Willow Run	Hidden Lakes Dr. to Williamson Blvd.	2010	2	CO	E	14,040	7,520	7,523	7,671	C	1.93%	54.64%
Williamson Blvd.	N. City Limits to Madeline Ave.	1993	2	UPA	E	17,050	14,410	15,940	17,440	F	8.60%	102.29%
Williamson Blvd.	Madeline Ave. to Willow Run Blvd.	1992	2	UPA	E	17,050	14,560	15,770	17,520	F	9.99%	102.76%
Williamson Blvd.	Willow Run Blvd. to Town West	1991	2	UPA	E	17,050	15,280	16,650	18,260	F	8.82%	107.10%
Williamson Blvd.	Town West Blvd. to Taylor Rd.	1990	2	UPA	E	37,970	16,450	18,450	20,650	C	10.65%	54.39%
Williamson Blvd.	Taylor Rd. to Spruce Creek Bridge	66	4	UPA	E	37,970	19,690	20,550	23,310	D	11.84%	61.39%
Williamson Blvd.	Spruce Creek Bridge to Airport Rd.	65	4	UPA	D	35,820	16,190	17,430	19,250	D	9.45%	53.74%
Williamson Blvd.	Airport Rd. to Pioneer Trail	1989	4	UPA	D	35,820	1,650	1,770	2,080	C	14.90%	5.81%
Yorktowne Blvd.	North of Dunlawton Ave.	2080	2	CO	E	17,050	10,280	10,278	9,258	C	-11.02%	54.30%
I-95	Beville Rd. -Dunlawton Ave.	492	4	SIS	C	61,500	46,500	47,500	49,500	C	4.04%	80.49%
I-95	Dunlawton Ave. - SR 44	133	4	SIS	C	61,500	37,700	37,000	40,700	B	9.09%	66.18%
Total City Counts *							113,598	169,712	192,019		11.62%	
Total County Counts*							383,279	343,500	370,520		7.29%	
Total State Counts*							397,300	410,500	428,900		4.29%	
Total of All Roadways							894,177	923,712	991,439		6.83%	

Notes to Exhibit 3:

A UPA = Urban Principal Arterial, MA = Minor Arterial, CO/UCO = Collector/Urban Collector (TPO and/or City Sources)

B Percent volume change is from 2015 to 2016.

C Volume to Capacity Ratio compares roadway demand (vehicular volume) with roadway supply (carrying capacity)

Blue = State Facility or Counts; Data derived from Volusia County Traffic Engineering, 2017

Yellow = County Facility or Counts; Data derived from Volusia County Traffic Engineering, 2017

White = City Facility & Counts; Data derived from Public Works Department, 2017

* Traffic counts considered an anomaly. **No data available. Volusia County stopped taking traffic counts on City-maintained roadways in 2013.

Where no data is available the previous year count was used for the purpose of calculating total counts and percent volume change for total counts.

Sources: FDOT 2013 Quality/Level of Service Handbook; Department of Public Works, 2017; and Volusia County Traffic Engineering, 2017.

Roadways Currently Not Operating Within Adopted Level-of-Service:

Based on the latest traffic count data, there are three roadway segments along Williamson Boulevard (county thoroughfare road) that exceed the adopted level-of-service. The City will continue to monitor the traffic volume on several roadways, such as Dunlawton Ave., Clyde Morris Blvd., and Williamson Blvd., and will continue to work with FDOT and Volusia County to identify and construct improvements to enhance roadway capacity and LOS.

Public or Private Improvements to the System during the Past Fiscal Year (FY 16/17) and Its Impact on Capacity and LOS:

Roadway improvements completed this past year are listed below and indicated on Exhibit 4 (see pg. 18).

South Williamson Boulevard Extension

In December 2016, the extension of South Williamson Boulevard was completed as a four-lane, divided roadway running generally parallel with and west of Interstate 95 from the Airport Road intersection to Pioneer Trail. South Williamson Boulevard is planned to continue through New Smyrna Beach to State Route 44. This roadway is anticipated to reduce traffic on Airport Road and improve the overall LOS on this roadway segment.

Proportionate Fair-Share Ordinance

In 2006, the City Council adopted a Proportionate Fair-Share Ordinance. The City has entered into Concurrency and Fair-Share Agreements with several developers. Projects funded through the fair-share process and the status of each of these projects is listed below. As of September 30, 2017, the City has collected \$5,553,377 in proportionate fair-share funds. This represents the reconciled final cost for the five fair-share projects which have been completed and closed out.

1. Interstate 95/SR 421 interchange area (phase 1) – ***Project Completed***
2. Clyde Morris Blvd/Dunlawton Avenue intersection - ***Project Completed***
3. Summer Trees Road extension- ***Project Completed***
4. Devon Street/Taylor Road Intersection –***Project Completed***
5. Town West Boulevard/Williamson Boulevard signal – ***Project Completed***

Public or Private Improvements to the System during the Current Fiscal Year (FY 17/18) and its Impact on Capacity and LOS:

Roadway improvements programmed in the current fiscal year are listed below and are indicated on the map in Exhibit 4 on page 18.

I-95 Widening

In FY 15 FDOT began widening I-95 from the present four lanes to six lanes from SR 44 to just south of SR 400/I-4. This will complete the widening of I-95 to six lanes throughout the County. The project will include lengthening the entrance and exit ramps at the SR 421(Dunlawton Avenue) interchange and installing lighting at the interchange to improve safety. The project will not include widening SR 421 (Dunlawton Avenue) in the interchange area.

Capacities Reserved for Approved but Un-built Development:

According to Exhibit 1, there are 1,151 vested but un-built residential units, which are estimated to generate 9,462 average cumulative daily trips.² Residential trips such as these are reserved on the City's roadway system upon being approved or obtaining vesting. A net total of 357,887 square feet of non-residential construction is also vested but un-built.

The City will continue to monitor the traffic volume on several of roadways, such as Dunlawton Ave., Clyde Morris Blvd., and Williamson Blvd., and continue to work with FDOT and Volusia County to identify and construct improvements to enhance roadway capacity and LOS.

Future Public or Private Improvements to the System and the Impact on Capacity and LOS:

The following improvements will be made to the road network in the future and will improve capacity and LOS. Roadway improvements proposed for future years are listed below and are indicated on the map in Exhibit 4 on page 18.

Dunlawton Avenue Westbound Right Turn Lane at City Center

This project includes the construction of a westbound right turn lane on Dunlawton Avenue at the intersection with City Center Parkway to improve traffic flow and reduce delays for turning vehicles and through vehicles. No additional right-of-way should be needed for this project. The project will add roadway capacity at the intersection and reduce delays for westbound vehicles turning right.

Dunlawton Avenue Westbound Right Turn Lane at Nova Road

This project includes the construction of a westbound right turn lane on Dunlawton Avenue at the intersection with Nova Road to improve traffic flow and reduce delays for turning vehicles and through vehicles. No additional right-of-way should be needed for this project. The project will add roadway capacity at the intersection and reduce delays for westbound vehicles turning right.

Dunlawton Avenue Eastbound Right Turn Lane at Clyde Morris Boulevard

This project includes the construction of an eastbound right turn lane on Dunlawton Avenue at the intersection with Clyde Morris Boulevard to improve traffic flow and reduce delays for turning vehicles and through vehicles. No additional right-of-way should be needed for this project. The project will add roadway capacity at the intersection and reduce delays for eastbound vehicles turning right.

Taylor Road west of Summer Trees Road

The County completed an alignment study of this segment that recommended widening from Summer Trees Road to Spruce Creek Boulevard (Spruce Creek Fly-in entrance). The County completed the final design plans in March 2012 for the widening from Summer Trees Road to Forest Preserve Boulevard; however, construction has not been scheduled due to

² 9.52 trips per day for each single family residential unit, 4.99 per mobile home, 5.81 per duplex or townhouse and 6.65 per multi-family unit. Source: ITE Trip Generation Manual, 9th Edition.

lack of funding. The City will be coordinating with the County to secure right-of-way along this segment as development occurs. This project is included in the TPO's 2040 Long Range Transportation Plan.

Williamson Boulevard (Town West Boulevard to north City Limits)

Long-term improvements will need to be programmed for the northerly segments of Williamson Boulevard north of the Pavilion at Port Orange Shopping Center upon further development of the Planned Community Westside. By widening this segment, the capacity at the adopted LOS will increase from between 16,700 and 20,300 daily trips to 33,030 daily trips. This project is included in the TPO's 2040 Long Range Transportation Plan.

Yorktowne Boulevard Extension

There are two segments of Yorktowne Boulevard that remain to be constructed; the central segment and the north segment:

- The central segment is +/- 1,600 feet from Hidden Lake Drive, located at the south end of the former Nautica Lakes site at the B-19 tributary crossing. The right-of-way for this segment has been dedicated to the City. The City is currently reviewing roadway design plans for this segment to meet the City's design standards for a 4-lane median divided collector roadway. The previous roadway design plans, prepared in 2010, were based on the Volusia County design standards for a 4-lane median divided collector roadway when the road was anticipated to be maintained by Volusia County.
- The north segment is +/- 2,000 feet from the B-19 tributary crossing to Willow Run Boulevard. The right-of-way needed for this segment has not been dedicated to the City. The City and the landowners are working on the dedication of the right-of-way to allow the full extension of Yorktowne Boulevard to be completed from Hidden Lake Drive to Willow Run Boulevard, along with roadway design modifications for this segment to link to the City's plans.

Collector Road Connections

Additional traffic volume is anticipated to be placed on Taylor Road and Williamson Boulevard (north of Taylor Road) by future developments. The City has planned a network of collector roads west of I-95 that will be constructed in phases as development occurs within the Planned Community Westside.

Bikeway/Pedestrian Improvements during the Past Fiscal Year:

There were no bikeway or pedestrian improvement projects completed in FY16/17.

Future Bikeway/Pedestrian Improvements

The City is proceeding with several improvements to the bikeway/pedestrian network. Many of these improvements were identified in recent Safe-Routes-to-Schools studies developed in conjunction with the Volusia River 2 Sea Transportation Planning Organization. These projects will improve the bicycle and pedestrian levels of service in areas in close proximity to schools, parks, and mobile home parks. Projects being constructed, designed or considered for immediate funding include:

- Victoria Gardens Boulevard sidewalk from Applevue Way to Clyde Morris Boulevard – **Construction to begin in Fall 2017/Winter 2018**
- McDonald Road sidewalk from 6th Street to Sugar House Drive - **Construction to begin in Fall 2017/Winter 2018**
- Street light improvements along Dunlawton Avenue from US1 to Spruce Creek Road – **Construction to begin in Summer 2018**
- Spruce Creek Road sidewalk (east and west sides) from Nova Road to Angelina Court – **Design and permitting complete; Awaiting funding**
- Multi-purpose trail from Ocean Avenue to Rose Bay Bridge - **Awaiting funding**
- Willow Run Boulevard sidewalk (south side) from Clyde Morris Boulevard to Tracy Drive - **Awaiting funding**
- Madeline Avenue (East) and Bruner Road Sidewalks - **Awaiting funding**
- Sidewalk Gap Project - Filling sidewalk gaps along major roadways - **Awaiting funding**
 1. Clyde Morris Boulevard (west side) from Dunlawton Avenue to Walgreens driveway
 2. Herbert Street (south side) from City Center Drive to Gulfstream Village Driveway
 3. Taylor Road (west side) from Dunlawton Avenue to Journey's End Way.
 4. Ravenwood Drive (north and south side) 300' west of Clyde Morris Boulevard
 5. Woodlake Drive (north and south side) 300' west of Clyde Morris Boulevard

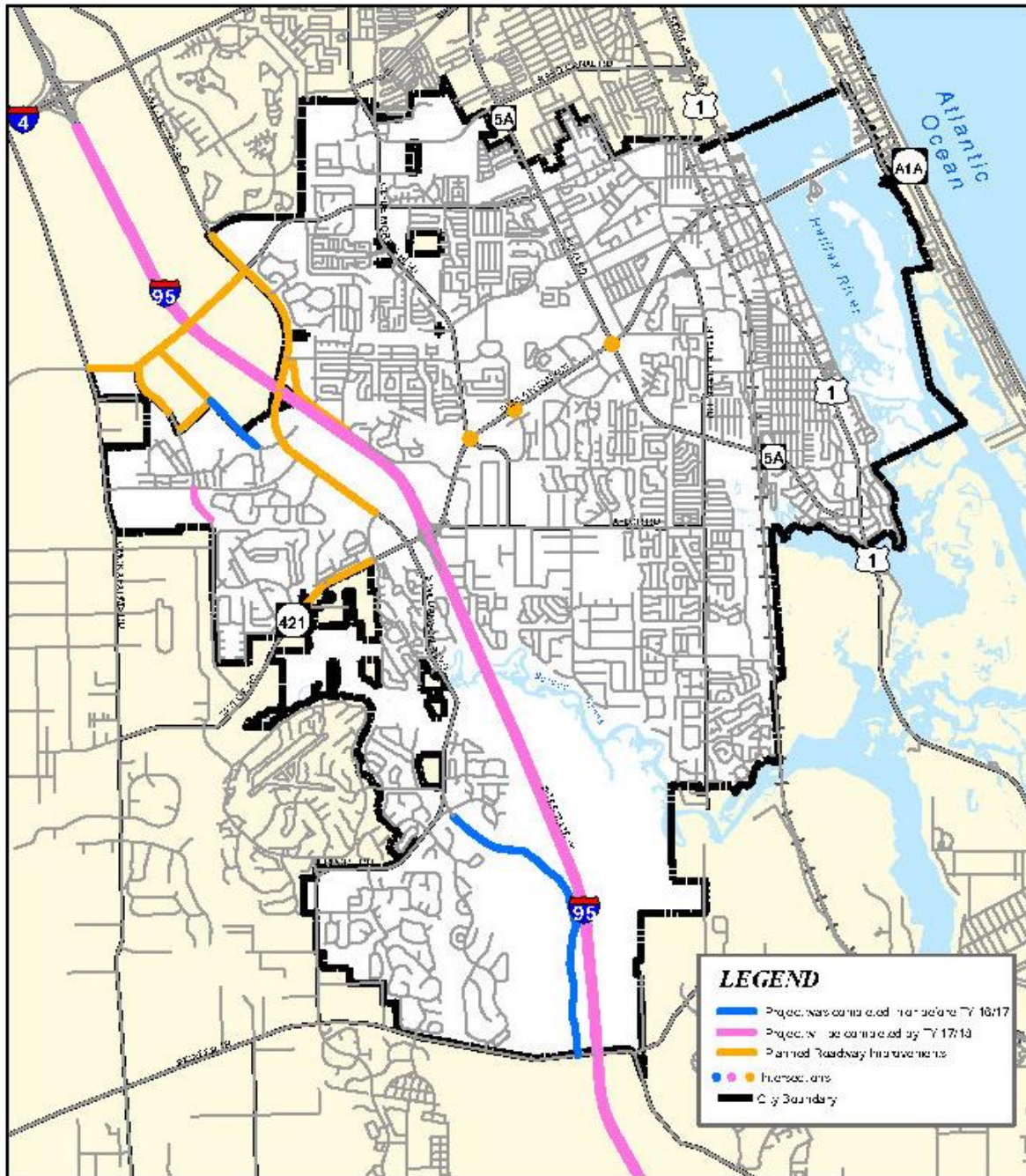


EXHIBIT 5

**ROADWAY IMPROVEMENTS TO SYSTEM DURING
PAST FY (16/17) OR CURRENT FY (17/18)**

CITY OF PORT ORANGE

2017 CONCURRENCY MANAGEMENT REPORT

Department of Community Development

November 2017



0 6,000 12,000
1 inch equals 6,000 feet

SANITARY SEWER

The Port Orange Sanitary Sewer System serves the City of Port Orange, Daytona Beach Shores, Ponce Inlet (wholesale), and other unincorporated areas of East Volusia County. The Port Orange collection system contains 109 standard public pump stations and 24 “grinder” stations and an estimated 354 miles of pipeline. The collectors range in size from 8” to 30” and transmit flow back to the City’s treatment plant through a series of force mains and relatively deep interceptors.

Adopted Level-of-Service Standard:

Residential consumption is 160 gallons per day per Equivalent Living Unit (ELU) and Commercial consumption is 1/10 gallon per sq. ft. per day of commercial, industrial, or institutional development.

Design Capacity of the Wastewater Treatment Plant and Existing LOS:

The Florida Department of Environmental Protection (FDEP) has permitted the Wastewater Treatment Plant with a maximum capacity of 12.0 million gallons per day (MGD). According to the Public Utilities Department, the present total number of sewer connections is 25,255, and the number of permitted ELU’s connected to the system is 45,563. The Wastewater Treatment Plant currently has a committed capacity of 7.29 MGD, based on FDEP permits for development. Using the City’s LOS figure of 160 gallons per ELU, the Wastewater Treatment Plant is capable of providing service to 75,000 ELU’s. Therefore, the sanitary sewer system capacity is sufficient to serve the current committed ELU’s (see Exhibit 5).

Exhibit 5: Capacity of the Wastewater Treatment Plant

	MGD*	ELU**
Maximum Capacity	12.0	75,000
Committed Capacity	7.29	45,563
Remaining Capacity	+4.71	+29,437

*MGD - Million Gallons per Day

**ELU - The water usage equivalent to one single-family dwelling.

Source: Port Orange Public Utilities Department, October 2017 and FDEP Waste Treatment Plant Permit Application.

As indicated in Exhibit 6 and 7 (see next page), there was an increase in wastewater generation rates in FY 16/17 that will be monitored to see if this is a trend or an increase commensurate with the population increase. The wastewater generation rates increased slightly from FY 11/12 through FY 12/13. From FY13/14 to FY15/16, the generation rates began to decrease again compared to the FY 11/12 through FY 12/13 rates. The FY 11/12 through FY 12/13 increases could have been attributed to increased infiltration and inflow of stormwater and ground water into the collection pipes due to a wetter than normal rain season, the decrease in some water conservation programs (e.g. City provision of low-flow showers heads), and the slight increase in population. The decrease in FY 13/14 and FY 15/16 could be attributed to the large meter replaced at the wastewater treatment plant providing more accurate reads and less leaking, as well as

the increased use of water conserving appliances (e.g. dishwashers, washing machines, toilets, etc.).

Exhibit 6 presents a summary of the actual wastewater generation throughout the entire service area since FY 06/07 and the projections through 2025. The projections are based on population projections in the Comprehensive Plan that was developed in 2006, prior to the recession that began in 2008. Based on the current economic conditions, the City is not anticipating to actually achieve growth at this rate, especially in the short-term.

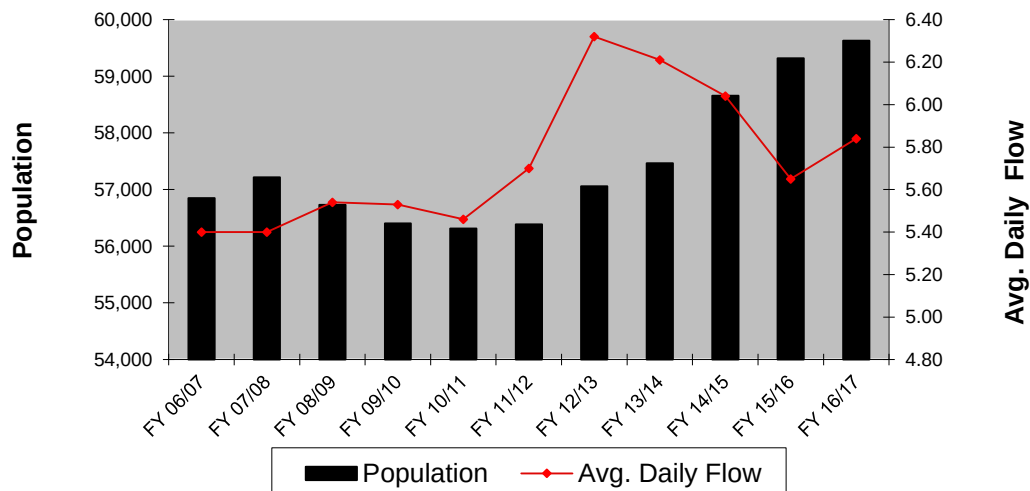
Exhibit 6: Wastewater Generation

YEAR	AVERAGE DAILY FLOW
FY 06/07 (actual)	5.40 MGD
FY 07/08 (actual)	5.40 MGD
FY 08/09 (actual)	5.54 MGD
FY 09/10 (actual)	5.53 MGD
FY 10/11 (actual)	5.46 MGD
FY 11/12 (actual)	5.70 MGD
FY 12/13 (actual)	6.32 MGD
FY 13/14 (actual)	6.21 MGD
FY 14/15 (actual)	6.04 MGD
FY 15/16 (actual)	5.65 MGD
FY 16/17 (actual)	5.84 MGD
2020 (projected)	7.50 MGD
2025 (projected)	8.00 MGD

Source: Port Orange Public Utilities Department, October 2017 and DEP Waste Treatment Plant Permit Application.

Exhibit 7 presents a comparison between the average daily flow and the City's population since 2007.

Exhibit 7: Average Daily Flow Compared to Population Growth



Source: Port Orange Public Utilities Department, October 2017. DEP Waste Treatment Plant Permit Application.

Capacities Reserved for Approved but Unbuilt Development and its Impact on Capacity and LOS:

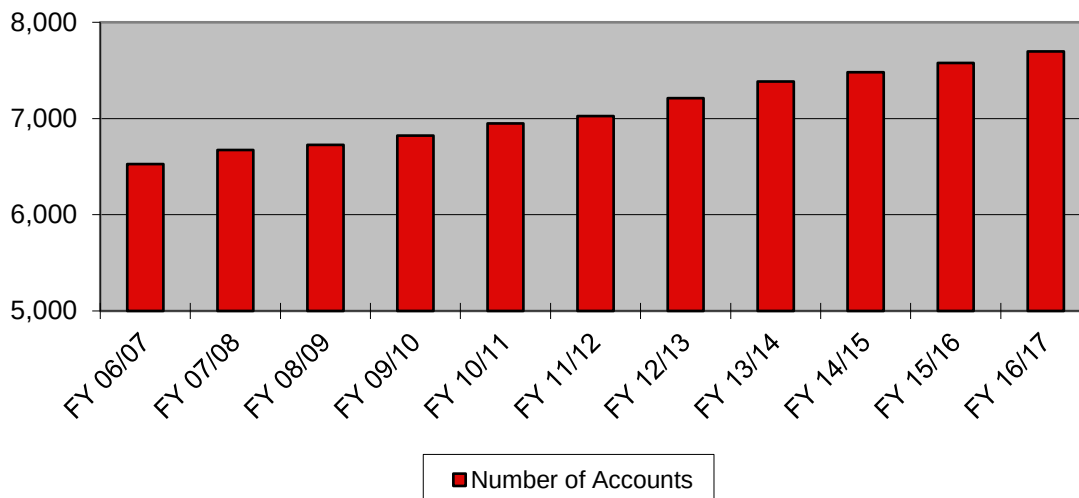
It is possible to determine the per capita demand for sanitary sewer generated by reserved and vested development, given the generation rate, the future population, and the non-residential building square footage involved. According to Exhibit 1, the vested and reserved capacity includes the volume needed for 1,151 residential units and 357,887 SF of gross leasable non-residential space. Given a per capita generation rate of 160 gallons per day per ELU for residential and 1/10 gallon per square foot of gross building area for non-residential development, the vested and reserved development could increase the total demand by 219,949 gallons per day (0.22 MGD). Therefore, according to Exhibit 5, sufficient capacity exists for the development with vested and reserved capacity (Exhibit 1, page 6). In addition, further demand may also be generated by growth within the service area outside of the City limits.

Reclaimed Water:

Reclaimed water is derived from wastewater that has been collected and treated and is safe to be placed back into the environment. Previously, reclaimed water was discharged into the Halifax River; however, in the early 1990's the City began to distribute reclaimed water to residents and business for irrigation. Therefore, the use of reclaimed water for irrigation reduces the amount of treated wastewater discharged into the Halifax River and reduces the amount of potable water used for irrigation.

The number of metered reclaimed water accounts within the City has continued to increase over the years with the present total number of reclaimed water accounts at 7,696 (see Exhibit 8).

Exhibit 8: Number of Reclaimed Accounts



Source: City of Port Orange Finance Department, October 2017

The continued increase in reclaimed demand is due to the following factors:

- The City requirement that developers install service connections and connect to reclaimed water lines, where available.
- Potable water irrigation meters are no longer issued.

The City's Central Recharge Wellfield property is a 175-acre retention system which consists of two lakes (see Exhibit 9). The lakes are used to store excess reclaimed water during the wetter parts of the year and then help to supplement the system during dry periods of the year. Phase 1 of this project (75-acres) was completed in 2006 and Phase 2 was completed in October 2015. Phase 2 included the expansion of the lakes for additional overflow storage and added approximately 90 million gallons of storage volume by allowing water to be stored at a higher elevation.

Exhibit 9: 175-acre Retention System at the Central Recharge Wellfield



Proposed Public or Private Improvements to the System in the Current Fiscal Year and its Impact on Capacity and LOS:

The Capital Improvements Program (CIP) includes \$2 million annually starting in FY17 to address infiltration and inflow (I & I) in the sewer system. The I & I study that began in 2015 will be the basis for prioritizing the areas of concern. Repairs made to the system will reduce infiltration and inflow of stormwater and ground water into the collection pipes

Replace 5 lift stations: 1) Sterling Chase LS#4, 2) Sable Creek LS#15, 3) Vineyards LS#17, 4) Spruce Creek High School LS#21, and 5) Sanctuary Garden LS#25. These lift stations are being replaced due to age (end of service life cycle), wear and tear, and efficiency.

Potable Water

The Port Orange water utility currently serves the following areas:

- City of Port Orange
- City of Daytona Beach Shores (south of Thames Avenue)
- Town of Ponce Inlet (wholesale account)
- Wilbur-By-The-Sea (unincorporated area)
- Other non-designated unincorporated areas

Adopted Level-of-Service Standard:

- (1) Consumption :
 - Residential is 180 gallons per day per ELU
 - Commercial, industrial, or institutional development is 1/10 gallon per sq. ft. per day
- (2) System Minimum Pressure : 20 pounds per square inch during fire flow
- (3) Storage Provided: 50% of peak daily flow
- (4) Well Capacity: Peak day flow with two wells out of service
- (5) Norm. Operating Pressure: 60-70 pounds per square inch (psi)
- (6) Water Plant Capacity: Adequate for peak daily; three-year lead-time for planned expansion
- (7) High Service Pumping: Peak hour with largest pump out of service
- (8) Water Quality: Meet State/Federal drinking water standards

Design Capacity of Potable Water Treatment Facilities, Consumptive Use Permit, and Existing LOS:

The Garnsey Water Treatment Plant provides the City with a water quality supply that meets all applicable State and Federal standards. The plant was constructed in 1981 and has undergone two upgrades since that time. The plant currently has a capacity of 15.0 MGD and consists of four high-service fixed-speed pumps and two variable-speed pumps that provide adequate water supply to all portions of the service area.

There are two concurrency measures related to potable water: plant capacity and water supply capacity. Regarding plant capacity, there are presently 27,557 potable water connections, equivalent to 39,833 ELUs (Equivalent Living Unit). Based on an LOS standard of 180 gallons per ELU, the capacity currently committed is 7.17 MGD. Therefore, the Water Treatment Plant capacity is sufficient (15.0 MGD) to serve the current number of ELUs at current peak flow rates (see Exhibit 10).

Exhibit 10: Remaining Capacity at the Garnsey Water Treatment Plant

	MGD*	ELU**
Maximum Plant Capacity	15.00	83,333
Committed Capacity	7.17	39,833
Remaining Capacity	7.83	43,500

*MGD- Million Gallons Per Day

**ELU - The water usage equivalent to one single-family dwelling.

Source: Port Orange Public Utilities Department, October 2017

The second measure is water supply capacity. While the City has the technical capability to pump up to 15 million gallons per day from its wells, the Consumptive Use Permit (CUP) issued by the St. John's River Water Management District limits how much water the City can actually pump out of the ground. The CUP is a 20-year permit that was issued in 2002 and will expire in 2022. The 2018 permitted average daily groundwater withdrawal is 8.74 MGD and the maximum permitted peak day withdrawal is 13.10 MGD. The maximum groundwater withdrawal permitted by the CUP in years 2021 and 2022 is 13.46 MGD.

Exhibit 11 shows the actual average and peak daily flow in 2017 and the permitted average and peak daily flow allowed by the CUP in 2018. Based upon this measure, the City is below the maximum water withdrawal allowed by the CUP.

Exhibit 11: Permitted and Actual Average Daily Flow and Peak Flow

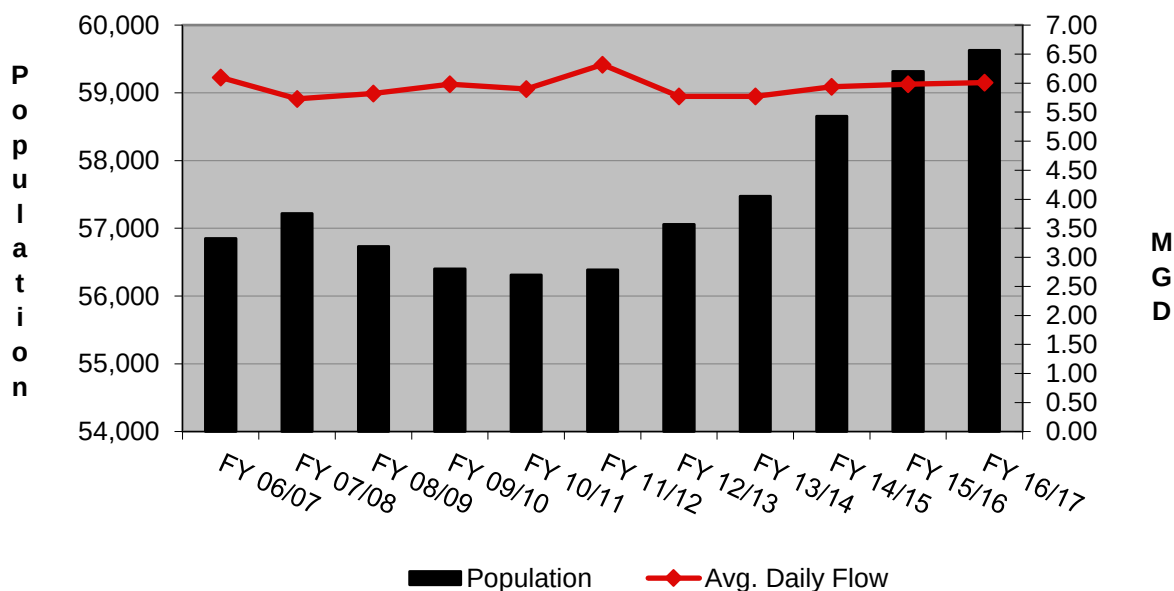
	2017	2018
Permitted Average Daily Flow	8.62 MGD	8.74 MGD
Actual Average Daily Flow	6.01 MGD	N/A
Permitted Peak Daily Flow	12.93 MGD	13.10 MGD
Actual Peak Daily Flow	7.52 MGD	N/A

MGD- Million Gallons per Day

Source: Port Orange Public Utilities Department, October 2017

As indicated in the graph in Exhibit 12, the average daily flow has remained generally constant relative to the increase in the City's population.

Exhibit 12: Average Daily Flow Compared to Population Growth



Source: Port Orange Public Utilities Department, October 2017

Existing Potable Water Storage Capabilities:

During times of peak flow, portions of the service area, primarily on the barrier island, are subject to greatly increased water demands. Demand requirements are met by ground storage tanks located at the north and south ends of Peninsula Avenue. When demand subsides, water is no longer pumped from the storage tanks and they are refilled to normal operating levels. This allows the peak flow requirements to be met efficiently, so that demand at the treatment plant remains fairly constant. The adopted LOS standard for water storage is 50% of average daily flow. With an average daily flow of 6.01 MGD in 2017, the LOS standard water storage volume would be 3.01 MGD. Present potable water storage facilities for the Port Orange system can accommodate 5.5 MG. Therefore, the City has sufficient surplus storage capacity to support new development.

Existing Minimum Water Pressure:

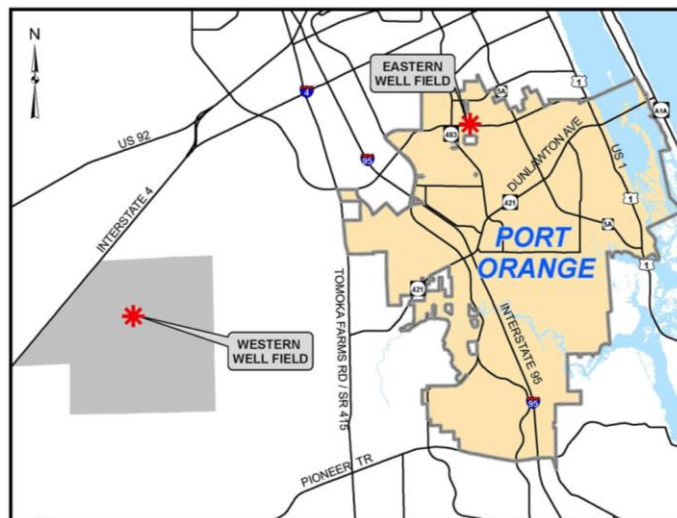
The existing water pressure fluctuates from an absolute low of 40 psi (non-fire flow) to a high of 70 psi with the normal operating pressure being between 60 and 70 psi. The system's minimum pressure during fire flow³ is presently 20 psi, which also meets the City's adopted LOS standards. Therefore, the water pressure meets the adopted LOS.

Existing Well Capacities:

The City has two well fields; The Central Recharge Well Field and the Eastern Well Field, with a cumulative water production capacity of approximately 11.5 MGD (see Exhibit 13):

- The Central Recharge Well Field (Western Well field) is located west of the City, south of I-4 and is the primary source of the City's potable water supply (approximately 87%). This well field contains 27 wells.
- The Eastern City Well Field is located off Clyde Morris Boulevard and contains 9 fully functioning secondary wells. These wells supply approximately 13% of the total flow.

Exhibit 13: Location Map of the City's Well Field Sites



³ Fire flow is the quantity of water measured in gallons per minute (gpm) that is needed to extinguish a fire involving a particular building, block, area or material.

Exhibit 14 shows the number of wells needed to supply the raw water peak daily flow demand in 2018. The number of wells required includes an allowance for two wells out of service, which is within the adopted LOS standard.

Exhibit 14: Raw Water Supply Wells Required for the Port Orange Service Area

Year	Permitted Peak Day Demand	Number of Wells Required*	Wells Available	Excess (+) or Deficiency
2018	13.10 MGD	25	36	11

* Average output for each well is 0.527 MGD

Source: Port Orange Public Utilities Department, October 2017

Capacities Reserved for Approved but Unbuilt Development and its Impact on Capacity and LOS:

According to Exhibit 1, the vested and reserved capacity includes the volume needed for 1,151 residential units and 357,887 SF of gross leasable non-residential space. Given a consumption rate of 180 gallons per day per ELU and 1/10 gallon per square foot of gross building area for non-residential development, the vested and reserved development could increase the total demand by 242,969 gallons per day (0.24 MGD). Therefore, sufficient capacity exists for the vested development indicated in Exhibit 1. In addition, further demand may also be generated by growth within the water service area outside of the City limits.

Proposed Public Improvements to the System in the Current Fiscal Year and its Impact on Capacity and LOS:

The South Commonwealth Water Mains Improvement Project is under design and is anticipated to be under construction in Fall 2018. The project includes replacing or upsizing approximately 13,700 LF of aging water distribution mains and replacing existing water services to improve reliability and meet the latest fire protection standards. This project is generally located in the area south of Commonwealth Boulevard, between the FEC railroad and Ridgewood Avenue.

STORMWATER DRAINAGE

For the purpose of stormwater management, the City is divided into 13 drainage basins, with each basin divided into a number of sub-basins. The City has utilized both structural and non-structural elements to accomplish the objective of controlling the volume, rate of flow, and pollutant load of post-development runoff. Retention and detention basins are structural elements designed to remove pollutants, attenuate post-development discharge in well-drained areas, and encourage percolation and retention of discharge volume. The City is also implementing non-structural methods of flood-damage mitigation, such as increased regulation of development in flood-prone areas through participation in the National Flood Insurance Program.

Adopted Level-of-Service Standard (Quantity):

The City's adopted level-of-service (LOS) standard for stormwater management is the 25-year, 24-hour storm event. The City adopted this LOS standard in the late 1970's. Since the late 1970's, all drainage facilities must be able to detain the runoff from the 25-year, 24-hour storm without causing flooding or increasing the 25-year, 24-hour discharge rate to the receiving water bodies. Additionally, the City requires that the post-development 100-yr, 24-hour storm event peak discharge from a given piece of property does not exceed the 100-yr, 24-hour pre-development peak flow.

Adopted Level-of-Service Standard (Quality):

The City's adopted level-of-service (LOS) standard for stormwater management also includes the reduction of pollutants to a level compatible with State standards. On October 1, 2013, a Statewide Stormwater Rule went into effect which requires the removal of 80% of the dissolved contaminant Nitrogen and 95% of the dissolved contaminant Phosphorous from the first 1.25 to 1.75 inches of runoff.

Existing Level-of-Service:

The City's Land Development Code provides minimum standards for stormwater management to control runoff, preserve critical water resources, facilitate recharge of the aquifer, and prevent erosion, sedimentation and flooding. This is accomplished through the development review process for new developments to ensure they meet or exceed the minimum LOS standard, responding to citizen complaints, and coordinating with other jurisdictions to identify areas in need of improvements within the Port Orange system.

After a development is approved and built, the on-going maintenance of private stormwater drainage systems is the responsibility of the homeowners or property owners association. The on-going maintenance of these private stormwater drainage systems is regulated by St. Johns Water Management District (SJRWMD).

An assessment of the City's storm water drainage system is needed to provide the necessary data to examine and create prioritized improvement and maintenance programs to enhance the function of the full stormwater system including those areas developed prior to the adoption of the stormwater regulations. The City entered into

contracts with two consulting firms in 2016 to identify and prioritize improvements. Their assessment is on-going.

There have been ongoing proactive maintenance activities, such as ditch clearing and pipe replacement. However, replacement of deteriorated stormwater drainage pipes has been reactive to failures.

Public or Private Improvements to the System during the Past Fiscal Year and Impacts on Capacity and LOS:

Staff continued to perform ongoing maintenance of the drainage system including street sweeping, removal of sediment from inlets and pipes, ditch maintenance (including mowing, large plant removal, cleaning, dredging sediment, restoration and seeding), emergency pipe replacement of aging and failed pipes, and erosion repairs.

Gladys White Acres Improvements: This project was complete in April 2017 with grant funding from the Florida Department of Environmental Protection (FDEP), St. Johns Water Management District (SJRWMD), and Community Development Block Grant (CDBG). The project included constructing a City wastewater collection system, enclosing ditches with pipes and soil, and creating minor swales for stormwater treatment. The Gladys White Acres project area is an established neighborhood comprised of mobile homes dating to the 1960s that was serviced by septic tanks.

Ryanwood Subdivision Entrance Drainage Improvement: This project was completed in 2017. The Ryanwood Subdivision has only one access to and from the subdivision. The project involved total replacement of the deteriorated dual pipe culvert in the Halifax Canal with a new concrete box culvert at the existing location and access to the Ryanwood Subdivision. The project also included the relocation of an existing 6" water main.

Pineland Avenue and Isabelle Avenue Drainage Improvement: This project was completed in 2017. The deteriorated corrugated metal pipe culverts underneath the intersections of Pineland Avenue and Niver Street and Isabelle Avenue and Niver Street were replaced.

Proposed Public Improvements to the System in the Current Fiscal Year and Impacts on Capacity and LOS:

Ongoing maintenance of the drainage system will include street sweeping, removal of sediment from inlets and pipes, ditch restoration and maintenance, emergency pipe replacement, and erosion repairs.

Cambridge Canal Improvements: Located in the southeast quadrant of Volusia County, the Cambridge Canal conveys drainage from over 1,400 acres within the City of Port Orange. Residential neighborhoods encompass nearly the entire basin, and the area has a history of severe flooding. The September 2004 hurricanes dropped more than 15 inches of rainfall on the Cambridge Canal Basin. As a result, over 200 homes were reported to have had water above the finished floor elevation.

After a thorough analysis, the City implemented conveyance upgrades to address drainage issues and the tidal influences of the Halifax River. Following construction of the improvements, Port Orange experienced an extreme storm event in May 2009 when the City received over 30 inches of rainfall over a five-day period. The Cambridge improvements performed well with the exception of a section of the canal which could not keep up with the flow coming into the canal. Several homes were flooded in the area upstream due to the canal's limited conveyance capacity.

The City corrected this conveyance deficiency by widening and hardening the Cambridge Canal's banks for a ±5,000 feet length to alleviate flooding upstream due to the narrow canal. Grant funding was received from the State of Florida for the first phase of a multi-phased project. The Phase 1 improvements spanned the distance from the Spruce Creek Road culvert to the Trailwood Drive Bridge where it enters the retention pond area and were completed in June 2014. In September 2014, the City received approximately 8 inches of rainfall within 12 hours and no homes were flooded in the Cambridge area.

The Phase 2A improvement to the canal will span from Trailwood Road to the Cambridge basin. The Phase 2A improvements are expected to be completed by December 2017. The improvements consist of hardening the canal banks.

Virginia Avenue and Monroe Street Drainage Improvement: Virginia Avenue and Monroe Street is a corridor with a mix of residential properties ranging from 0.2 – 1-acre, located between the Halifax River and the FEC Railroad, from Dunlawton to White Place. The area is served by an older stormwater system in need of improvement since there has been recent flooding and standing water. There has been an analysis of options, recommended improvements, and design plans have been completed. The St. Johns River Water Management District Permit was issued in 2017. Construction is dependent on funding.

City's Stormwater Master Plan Update: The City's Stormwater Master Plan was created in 1990, but has not been updated on a city-wide basis since. Objective 1, Policy 1.1 of the Comprehensive Plan Drainage Sub-Element indicates the City shall update the drainage plan every five years. While updates have been prepared for specific basins, the system as a whole has not been re-examined since 1990 when the plan was first created. The update is scheduled to begin in early 2017 and will principally consist of data collection and review of record information to later identify corrective measures to alleviate existing deficiencies in the system and proactively plan new improvements needed to accommodate future development. It will help prioritize spending for future capital drainage projects. This is necessary to ensure that level-of-service standards for stormwater drainage are maintained. This initiative is on-going.

Proposed Public Improvements to the System in the Design Phase:

Sleepy Hollow Drainage Improvement: The Sleepy Hollow Subdivision is a platted 60-acre subdivision located south of Jackson Street, west of Woodlake Subdivision and north and east of Nova Road. The area has historically flooded during past storm events. Structural flooding tends to concentrate along Horseman Drive, west of Tarry Town

Terrance; along Tarry Town Terrance, south of Horseman Drive; and Kristina Court, west of Sleepy Hollow Drive. Mitigation of the flooding will include installation of new storm water drainage facilities. An engineering study is on-going to provide preliminary design, modeling, and cost estimates for various project options and is anticipated to be completed by Summer 2018. The design will provide alternative solutions with cost estimates to address the flooding. Construction is unfunded. Maintenance activities have increased in this area.

Identified Public Improvements to the System Pending Design and Funding:

Howes Street Drainage Improvement: Howes Street is located north of Commonwealth Boulevard and west of Ridgewood Avenue in the Allendale area of Port Orange. Howes Street periodically experiences ponding and some flooding. There are no workable stormwater drainage facilities in the area. Engineering design is dependent upon funding.

Tumblebrook Drive Drainage Improvement: Tumblebrook Drive is located in Sweetwater Hills Subdivision in central Port Orange. The vicinity tends to flood during storm events. Engineering design is dependent upon funding.

Other Stormwater Programs:

National Pollutant Discharge Elimination System (NPDES): The City is currently in the fifth year of the third five-year permit cycle. The Total Maximum Daily Loads (TMDL) program is part of the statewide Watershed Management Program (WMP) administered by the Florida Department of Environmental Protection (FDEP). The program is based on a five-phase cycle that rotates through Florida's basins. The five phases are: Initial Base Assessment, Coordinated Monitoring, Data Analysis and TMDL Development, Basin Management Plan Development, and Implementation of Basin Management Plan.

FEMA Community Rating System (CRS): The City is an active participant in the Federal Emergency Management Agency (FEMA) Community Rating System (CRS) program. Through participation with FEMA in administering the CRS, the City maintains and supervises an overall floodplain management program that is intended to preserve the function of the floodplain within Port Orange. Participation in the program provides property owners with enhanced floodplain information in compliance with FEMA guidelines. The City's designation changed from 'Class 7' to 'Class 5' on May 1, 2016, which means all Post FIRM residents within the City that currently carry FEMA flood insurance for their properties in the Special Flood Hazard Area (SFHA) qualify to receive a 25% discount on their annual FEMA flood insurance policy premium.

In addition, the City participates in the Volusia County Local Mitigation Strategy (LMS) for flood control. The LMS provides a mitigation action plan that identifies areas within the city that have drainage issues that would benefit from engineered improvements.

SOLID WASTE DISPOSAL

Adopted Level-of-Service (LOS) Standard:

The City's collection standard is 1,350 residential units per curbside collection crew, per day, and a solid waste weight standard of 3.21 lbs. per capita, per day for residential; and 10 lbs. per 1,000 square feet of non-residential development per day.

The amount of solid waste generated by individuals is not something that the City can directly control; however, the City can promote recycling programs to inform residents about the benefits of reducing the amount of waste generated. There is no concurrency review for trash collection; however, the City's ability to collect and dispose of this waste is subject to concurrency review. As long as the City has sufficient financial resources to pay for private waste collection and room is available at the landfill, the City will have fulfilled its obligation to ensure that its waste is collected and disposed, regardless of the LOS standard.

Design Capacity of Solid Waste Disposal Facilities and Existing LOS:

The City of Port Orange is currently in a five-year extension (2016 to 2021) to an existing five-year contract (2011 to 2016) with Waste Pro to provide household solid waste, recycling, and yard waste collection services. The contract provides residents with four weekly pick-ups: two for garbage, one for recyclables, and one for yard waste. The residential and commercial solid waste collected is transported to the Volusia County Tomoka Farms Road Landfill. The capacity at the landfill is projected to be sufficient to accommodate waste from Volusia County until the year 2050. The waste collection numbers for residential and commercial customers are shown in Exhibit 15.

Exhibit 15: Residential and Commercial Waste Generation Figures (FY16/17)

	Residential	Commercial ⁴	Residential and Commercial
Solid Waste	2.22 lb. per capita, per day	1.08 lb. per capita, per day	3.30 lb. per capita, per day
Recycled Items	0.24 lb. per capita, per day	0.12 lb. per capita, per day	0.35 lb. per capita, per day
Yard Waste	0.91 lb. per capita, per day	0.44 lb. per capita, per day	1.35 lb. per capita, per day
Total	3.36 lb. per capita, per day	1.64 lb. per capita, per day	5.00 lb. per capita, per day

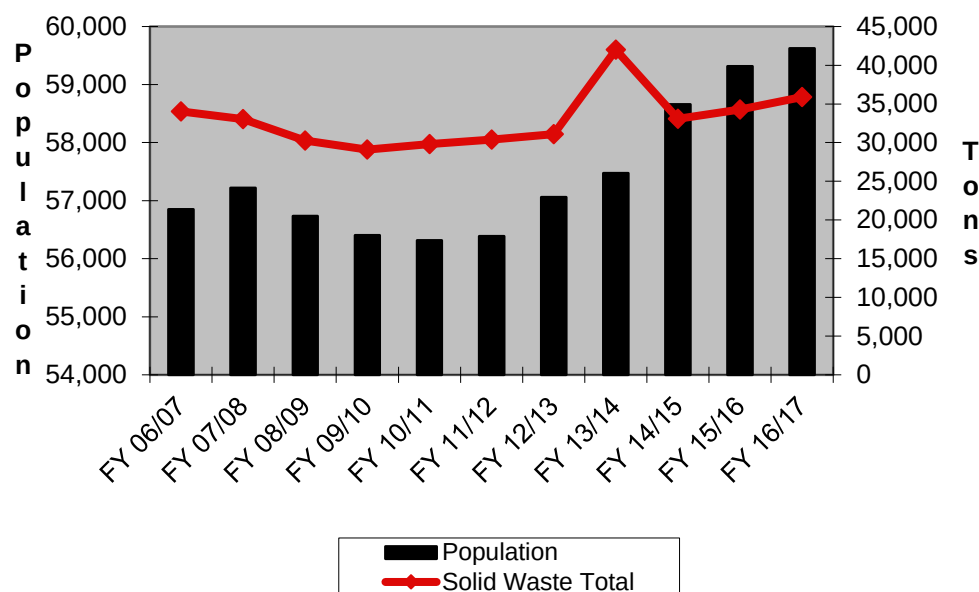
Source: Public Works Department, City of Port Orange, October 2017

Based on the waste collection numbers for residential and commercial customers (estimated population 59,625) from October 1, 2016 through September 30, 2017, each person in Port Orange generated on average 3.30 pounds of solid waste, 0.35 pounds of recycled items, and 1.35 pounds of yard waste every day. The 3.30 pounds per capita, of solid waste generated daily during FY 16/17 is above the LOS standard of 3.21 pounds, and represents a 3% increase from the prior year.

⁴ The amount of commercial recyclable items and yard waste was determined by interpolating the proportion of residential recyclable items and yard waste to the total amount of residential waste disposed.

As indicated in Exhibit 16, the amount of solid waste generated was decreasing from FY 04/05 to FY 09/10, but had begun to increase since FY 10/11 and increased substantially in FY 13/14. While the amount of solid waste generated decreased in FY 14/15 back to approximately the same level as FY09/10 to FY 12/13, it slightly increased in FY 15/16 and FY 16/17. The City will need to monitor the amount of solid waste generated because the generation rate trend has been increasing since FY 10/11. The increase in yard and solid waste may be attributed to debris from Hurricane Matthew. Solid waste from the storms may have included items such as mattresses, carpet, and repair waste from roofs, fences, etc.

Exhibit 16: Solid Waste Collected Compared to Population Growth



Source: Public Works Department, City of Port Orange, October 2017

Capacities Reserved for Approved but Unbuilt Development and its Impact on Capacity and LOS:

The capacity reservations for vested and approved development identified in Exhibit 1 represent approximately 2,590 additional people and 357,887 square-feet of non-residential development. When all residential and commercial projects noted in Exhibit 1 are built, the amount of waste is estimated to increase by approximately 2,170 tons per year. The capacity at the landfill is projected to be sufficient to accommodate waste from Volusia County until the year 2050.

Proposed Public Improvements to the System in the Current Fiscal Year and its Impact on Capacity and LOS:

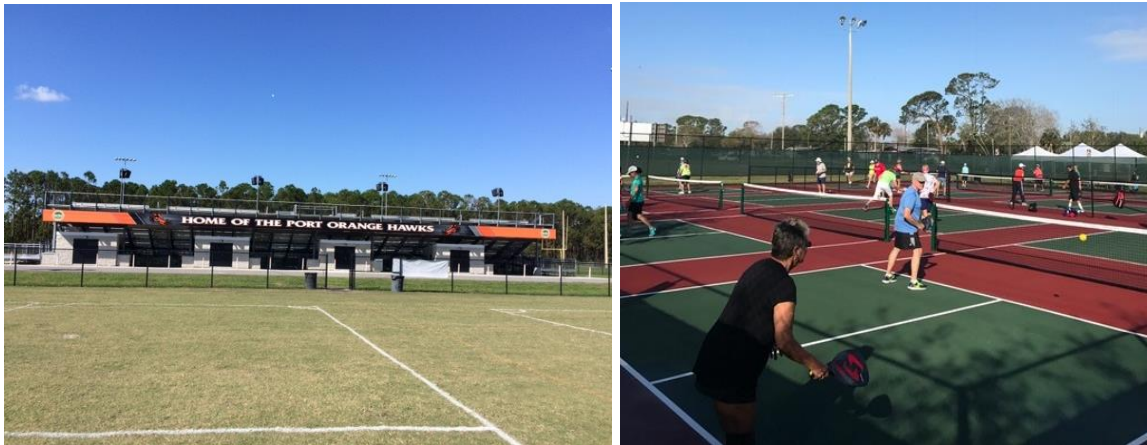
No significant changes in solid waste collection are anticipated during FY 17/18. It is anticipated that the amount of yard waste may increase for FY 17/18 due to debris from Hurricane Irma. The City may want to explore options for encouraging a reduction in solid waste generation and an increase in recycling.

RECREATION AND OPEN SPACE

During FY 16/17, the following improvements were completed to existing parks or facilities:

- Coraci Park: Restroom and grandstand facilities were installed at the multi-purpose field. The grandstands hold 500 people. Volusia ECHO grant assisted with the restrooms and Pop Warner football received a grant from the Daytona Racing and Recreation District to fund the grandstands.
- White Place Park: Two tennis courts were re-purposed into eight pickleball courts.

Exhibit 17: Coraci Grandstands and White Place Park Pickleball Courts



Adopted Level-of-Service Standards:

<u>FACILITY</u>	<u>UNIT OF MEASURE</u>
Parkland	7 acres per 1,000 persons
Ball Fields	1 field per 5,000 persons
Basketball Courts	1 court per 4,000 persons
Multipurpose Fields	1 field per 3,500 persons
Tennis Courts	1 court per 4,000 persons
Neighborhood Centers	1 facility per 15,000 persons

Existing Recreational Facilities and Levels of Service:

The existing acreage of parkland and the number of recreational facilities within the City are identified in the inventory in Exhibit 18 and the status of the recreational facility levels-of-service capacities are outlined in Exhibit 19.

Exhibit 18: Recreational Facility Table

Facility Name	Location	Acreage	Ten.	Bask.	Bb./Soft.	Multi.*	Neigh C.
Regional Facilities							
Causeway Park	93 Dunlawton Avenue	30					
Cypress Head Golf Course	6231 Palm Vista	160					1
Riverwalk Park	3431 Ridgewood Ave.	5					
Sugar Mill Ruins	Herbert St. / Sugar Mill Rd.	10.3					
Community Facilities							
Adult Center Annex	3783 Halifax Dr.	0.3					1
Airport Road Park	6731 Airport Road	25	6	2		1	
Allen Green Civic Center	Clyde Morris Blvd.	10					1
*City Center Complex/YMCA	Dunlawton/Clyde Morris Blvd.	49		4	5	6	3
*Coraci Park	5200 Coraci Blvd.	36			4	6	
Lakeside Comm. Center	1999 City Center Circle	2					1
Riverside Pavilion Park	4331 Ridgewood Ave.	3.5					1
Russell Property	6060 Deer Feed Trail	17					
*Spruce Creek Rec. Area	5959 S Spruce Creek Road	40	6	1	2	2	
White Pl. Park /Senior Center	210 White Pl. (Ridgewood)	5.1			1		1
Neighborhood Facilities							
Buschman Park	4575 Spruce Creek Road	20					
Creekside Middle School	Airport Road	15	2	4		5	
Fredricks St. Park	Fredricks Street	5					
Harbor Oaks	Riverside Drive	10		1			
Ken Bern Park	Canal View Blvd.	5					
Memorial Park	3801 Jackson Street	12.6					
Silver Sands Middle School	1300 Herbert Street	22.9	4	4	3	2	
Southwinds Park	1200 Richel Road	10				2	
Willow Run Park	1351 Schoolhouse Dr.	10	2	6	2	2	
TOTALS		503.7	20	22	17	26	9

Ten. – Tennis Court

Bask. – Basketball Court

Bb./Soft. – Baseball/Softball Field

Multi. – Multipurpose Field (soccer, play, etc.)

Neigh C. – Neighborhood Center

* Baseball/softball fields also function as multipurpose fields and are counted under both categories.

Source: Park & Recreation Department, City of Port Orange, October 2017

Exhibit 19: Public Recreational Facilities Capacities and Level of Service (LOS)

FACILITY	AMOUNT REQUIRED FOR ADOPTED LOS*	CURRENT SUPPLY**	EXCESS (+) OR DEFICIENT (-) CAPACITY
Parkland (acres)	436 acres	503.7 acres	+68 acres
Baseball/Softball Fields	12 fields	17 fields	+5 fields
Basketball Courts	16 courts	22 courts	+6 courts
Multipurpose Fields	18 fields	26 fields	+8 fields
Tennis Courts	16 courts	20 courts	+4 courts
Neighborhood Centers	4 centers	9 centers	+5 centers

Notes:

* Estimated City Population = 59,625 based on University of Florida Bureau of Economic and Business Research, and anticipated population increases (2,590) from vested and reserved development. Total population to be served = 62,215

** Refer to Exhibit 18, Recreation Facilities Inventory, for individual facility listings.

Sources: Parks and Recreation Department and Community Development Department, October 2017

Capacities Reserved for Approved but Unbuilt Development and Its Impact on Capacity and LOS:

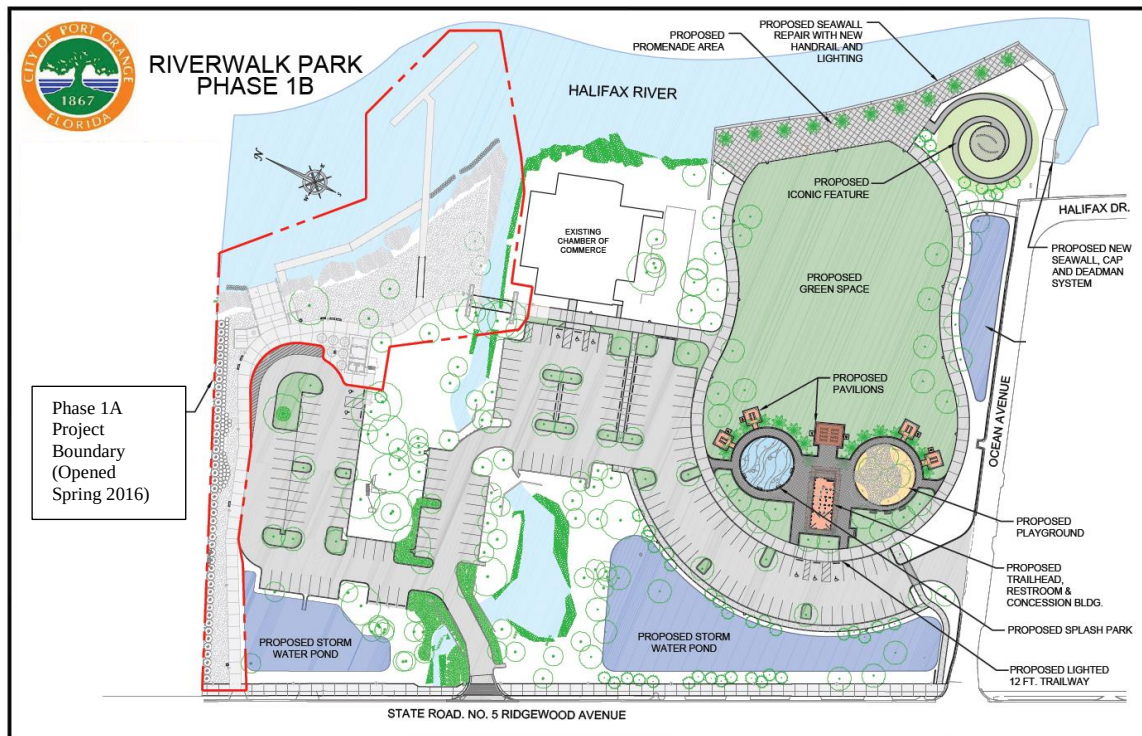
According to the University of Florida Bureau of Economic and Business Research (BEBR), the 2017 estimated City population is 59,625. Anticipated population increases from vested and reserved residential development is approximately 2,590, which equals a total population to be served of 62,215. As indicated in Exhibit 19, the City is not deficient in any of the recreational facilities categories for the current population or additional population from vested and reserved development.

Proposed Public and Private Improvements to Recreation Facilities in the Current Fiscal Year and its Impact on Capacity and LOS:

The following improvements are planned for FY 17/18:

- *Phase 1B of Riverwalk Park* –Phase 1B (north of Ocean Avenue) which was completed in November 2017 and includes a splash pad, playground, event lawn, restroom building, shade structures, picnic pavilions, and parking facilities. Phase 2 and 3 are planned for design and construction in future years.





- *Causeway Park* - Improvements at the Causeway Park include renovating two fishing piers and demolishing an existing fishing pier. The improvements will also include new lighting, railings, pilings and deck boards. Three boat ramps will also be renovated to re-establish the floating dock system on the south side and the north boat ramp will be converted from a fixed structure to a floating structure. The docks and piers were destroyed during Hurricane Matthew and Irma.
- *Spruce Creek Road Park*: Replace the small playground near the baseball fields.

SCHOOLS

Adopted Level-of-Service Standard:

The uniform, district-wide LOS standards are as follows:

- Elementary: 115% of permanent FISH⁵ capacity for the concurrency service area
- K-8: 115% of permanent FISH capacity for the concurrency service area
- Middle: 115% of permanent FISH capacity for the concurrency service area
- High: 120% of permanent FISH capacity for the concurrency service area
- Special Purpose Schools: 100% of permanent FISH capacity for each school

Public or Private Improvements to the System during the Past Fiscal Year and Its Impact on Capacity and LOS:

The school district did not have any capital (capacity-related) projects scheduled in last year's five-year work plan for schools located in Port Orange. Last year's five-year work plan primarily included dollars programmed for major renovations at various schools throughout the district.

Existing Facilities:

Exhibit 20 details existing public school facilities operated by the Volusia County School Board within the City's municipal boundaries. For elementary and middle schools, the Concurrency Service Areas (CSAs) are the respective school attendance boundaries. High schools are grouped into five larger CSAs that reflect student movement between schools at this level.

The high schools located in Port Orange are part of the Halifax Planning Area CSA. All of the high schools in this CSA are shown since the LOS standard is applied to the entire CSA. So, although Spruce Creek High School is at 126% utilization, the Halifax Planning Area CSA for high schools still meets the adopted LOS of 120% with an average utilization 97% for the overall Halifax Planning Area CSA. The School District anticipates the utilization to balance out some across the Halifax Planning Area High Schools with the addition of new academy programs that will be opening at some of the other High Schools.

As shown in Exhibit 20, one elementary school within Port Orange currently exceeds the LOS standards, Port Orange Elementary. Volusia County School District analysis shows this to be the result of the gifted program that draws students from outside the attendance boundary, and not a result of unplanned residential growth. At the start of the 2013-14 school year, the school district opened a third gifted center in Port Orange at Horizon Elementary in order to address the increase in enrollment at Port Orange Elementary, as well as the anticipated increases at Cypress Creek Elementary due to residential growth. The three gifted centers in Port Orange include: Port Orange Elementary, Cypress Creek Elementary and Horizon Elementary. The capacity of Port Orange Elementary is 344 students, but the enrollment remains between 350 to 425 students, even with the program changes implemented by the School District. The School District will continue to monitor

⁵ **FISH – Florida Inventory of School Houses.** An official inventory report of all district-owned facilities.

the capacity at Port Orange Elementary; however, the capacity level is not considered a concurrency issue because there is minimal new residential growth planned within the school attendance boundary for Port Orange Elementary and the adjacent schools have remaining capacity.

The other elementary schools and middle schools within Port Orange currently meet the LOS standards (115% of permanent FISH capacity). However, it should be noted that all of the elementary and middle schools in Port Orange are considered to be at capacity or have limited capacity and are on the School District's watch list for closely monitoring capacity.

Student Enrollment Trends

Between school year 2007-08 and 2012-13 the Volusia County School District, along with many other school districts in Florida, experienced an unprecedented decline in student enrollment. According to the Volusia County School District, the decline was attributed to the economic recession and the result of families with school aged children moving out of the area in search of employment and an overall decline of in-migration (new people moving here). Starting with the 2013-14 school year, the Volusia County School District has experienced an increase in its student enrollment. This, along with other economic indicators, appears to signify that the decline in enrollment has ceased. School district staff is looking closely at its enrollments and other economic indicators prior to releasing student projections.

Proposed Public and Private Improvements to School Facilities in the Current Fiscal Year and its Impact on Capacity and LOS:

There are no capital (capacity-related) projects in the current School District five-year work plan for schools located in Port Orange. The current five-year work plan includes dollars programmed for the Spruce Creek High School Master Plan, renovations at various schools throughout the district, as well as three replacement schools and capacity additions throughout the district. The FY 17/18 work plan reflects the voter approved half cent sales tax extension.

Exhibit 20: PORT ORANGE PUBLIC SCHOOL ENROLLEMENT & CAPACITY SUMMARY REPORT

	Prior Year			Current Year			Projected			Projected			Projected		
	2016/2017			2017/2018			2018/2019			2019/2020			2020/2021		
School	Enroll*	Cap**	Util***	Enroll	Cap	Util	Enroll	Cap	Util	Enroll	Cap	Util	Enroll	Cap	Util
Elementary (LOS = 115%)															
Cypress Creek	771	754	102%	812	754	108%									
Horizon	747	725	103%	775	725	107%									
Longstreet	445	492	90%	445	492	90%									
Port Orange	394	344	115%	403	344	117%	Enrollment Projections will not be available from the School District until around January 2018.								
Spruce Creek	778	805	97%	800	805	99%									
Sugar Mill	655	623	105%	656	623	105%									
Sweetwater	627	725	86%	648	725	89%									
Total	4417	4468		4539	4468										
Middle (LOS = 115%)															
Creekside	1250	1132	110%	1211	1132	107%									
Silver Sands	1157	1161	100%	1168	1161	101%									
Total	2407	2293		2379	2293										
High (LOS = 120% for the overall Halifax Planning Area CSA)															
Atlantic	1160	1432	81%	1274	1432	92%									
Mainland	2002	2375	84%	1943	2375	82%									
Seabreeze	1596	1747	91%	1559	1747	89%									
Spruce Creek	2643	2079	127%	2621	2079	126%									
Total	7401	7633	97%	7397	7633	97%									

Notes: **Red** – over LOS standard

* Student enrollment

** Permanent FISH capacity (does not include portables)

*** Utilization - Percentage of student enrollment to permanent student capacity

Source: Volusia County School District School Capacity Report, October 2017

IV. SUMMARY AND CONCLUSIONS

The data indicates all public facilities and services subject to concurrency review are at sufficient levels for FY 17/18. As new development and redevelopment occurs, the level of service will need to be addressed, along with the monitoring of all City facilities and services to ensure capacity is available.

Traffic volumes within the City have increased on some segments and decreased on other segments over the past year. Roads on the west side of I-95 will likely experience the most traffic growth in the future. The capacity on Williamson Boulevard will need to be monitored as the segments north of The Pavilion are slightly above its LOS standard. Roadway improvements are planned for the next several years to keep pace with anticipated development.

Sanitary sewer and potable water system capacity exists to support additional growth within the City. The City's Consumptive Use Permit (CUP) limits how much water can actually be withdrawn from the aquifer. As new development and redevelopment occurs, the level of service for potable water will be monitored to ensure that permitted capacity as provided for in the City's CUP is not surpassed.

The stormwater LOS requirement is being met for all drainage facilities constructed after the 1970's (when the City's stormwater regulations were adopted) with respect to being able to treat the runoff from the 25-year, 24-hour storm without causing flooding or polluting the receiving water bodies. The City continues to identify long-term solutions and implement drainage improvement and maintenance programs to enhance the function of the full stormwater system including those areas developed prior to the adoption of the stormwater regulations.

Solid waste generation rates are slightly above the adopted LOS standard. There is no concurrency review for trash collection; however, the City's ability to collect and dispose of this waste is subject to concurrency review. As long as the City has sufficient financial resources to pay for private waste collection and room is available at the landfill, the City will have fulfilled its obligation to ensure that its waste is collected and disposed, regardless of the LOS standard. The amount of solid waste generated by individuals is not something that the City can directly control; however, the City can promote recycling programs to inform residents and businesses about the benefits of reducing the amount of waste generated.

The adopted LOS is being met for all recreational facilities. There are surpluses for each recreation facility that will meet the adopted LOS through the planning horizon (2025).

LOS is being met for all but one of the public schools located in the Port Orange area. Port Orange Elementary continues to exceed the LOS standard; however, this is due to the gifted program offered at this school that draws students from

outside the attendance boundary and not unplanned development. Even with the addition of a third gifted program in the Port Orange area, the enrollment at Port Orange Elementary remains above the capacity of the school. The school district will continue to monitor the capacity at Port Orange Elementary; however, the capacity level is not considered a concurrency issue because there is minimal new residential growth planned within the school attendance boundary and the adjacent schools have remaining capacity.