



AGENDA
ENVIRONMENTAL ADVISORY BOARD
CITY OF PORT ORANGE

Meeting Date: Tuesday, January 23, 2018

Time: 5:15 PM

Type of Meeting: Regular

Location: 2nd Floor Conference Room
City Hall, 1000 City Center Circle

A. CALL TO ORDER

1. Roll Call

B. ELECTION OF OFFICERS

C. DISCUSSION/ACTION

2. Consideration of Minutes
3. Tree Planting Projects
4. Tree Mitigation Bank Overview
5. Tree Ordinance Update
6. Development Projects in Review

D. PUBLIC COMMENTS

E. BOARD COMMENTS

F. NEXT MEETING DATE

7. Next Meeting Date: 4/24/18

G. ADJOURNMENT

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE BY THE **ENVIRONMENTAL ADVISORY BOARD** 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.

ENVIRONMENTAL ADVISORY BOARD MEETING MINUTES
CITY OF PORT ORANGE
1000 CITY CENTER CIRCLE – CITY HALL
2ND FLOOR CONFERENCE ROOM
October 24, 2017 AT 5:15 P.M.

A Regular Meeting of the Environmental Advisory Board was called to order by Chairman LaMontagne at 5:15 p.m.

Present: Derek LaMontagne, Chairman
 Newton White, Vice Chairman (arrived late 5:20)
 Philip Klema
 Kristine Cunningham
 Nancy Vaughn
 John Macaluso

Absent: Danielle Elwood

Also Present: Michelle Cusella, Sr. Administrative Assistant

B. DISCUSSION/ACTION

2. Consideration of Minutes - July 25, 2017

Motion was made by Member Cunningham to continue consideration of July minutes to the January Meeting, seconded by Member Klema. Motion carried unanimously by voice vote.

3. Tree Protection Ordinance Follow up

Chairman LaMontagne read Ms. Tomlinson's email informing the Board to do some more research on the Tree Protection Ordinances.

Vice Chairman White questioned the "acts of god" exemption in the proposals under tree abuse (page 24) and the ability to be forced to have a dangerous tree removed.

Member Cunningham questioned if the Ordinance in Chapter 9 is being followed, or if it is just assumed it is being followed.

Chairman LaMontagne suggested following up with any of their concerns to with Margaret Tomlinson, Construction and Engineering Manager, as she is the Staff member who handles questions from the board.

Member Cunningham believes the EAB Board should be provided with some type of verification, to make sure this is being followed.

Vice Chairman White explained the Environmental Advisory Board is an Advisory Board and City Council has the final decision, but does take into consideration what the Board has to say on a topic.

Member Cunningham suggested there be an enforcement of the tree bank and/or a fine of a historic tree removed illegally.

4. Update to the Tree Abuse Ordinance

Chairman LaMontagne explained the hatracking addition to the ordinance isn't the only change he hopes to make to the Ordinance, and further explained the long process it takes for each change made.

Discussion ensued about controlling the developments better, rather than areas being completely plowed.

Motion to close discussion #3 and #4 was made by Vice Chairman White and seconded by Member Cunningham. Motion carried unanimously by voice vote.

C. PUBLIC COMMENTS

Sarah Jones, Citizen, questioned the monitoring of the tree bank payments. Ms. Jones believes an advisory board that meets every three months cannot be as efficient as a board who meets more often.

D. BOARD COMMENTS

Member Klema advised the Board of the City Manager Weekly letter that is available that keeps citizens informed within the City and each department.

Board unanimously agreed they would like to meet once a month and would like to ask Staff if this is a possibility.

Chairman LaMontagne listed some things he would like to talk about in future meetings for the upcoming year:

Tree Planting for next year (January or February)

Re-naturalizing areas around retention ponds and wetlands to keep areas clean

Chairman LaMontagne informed of the 24 trees he and volunteers had planted around a retention pond that were mistakenly removed and plowed over by the City.

E. NEXT MEETING DATE

5. Next Meeting Date: January 23, 2018

F. ADJOURNMENT – 7:11 p.m.

Chairman LaMontagne

[City of Port Orange Tree Mitigation Bank.pdf](#)

[Tree Preservation and Mitigation worksheet template sheet 1.pdf](#)

[Tree Preservation and Mitigation worksheet template sheet 2.pdf](#)

[DEC-17 Project Activity Report.pdf](#)

[Tree Bank Numbers Memo.pdf](#)

[Project ZCV002.pdf](#)

[Tree Mitigation Deposits.pdf](#)

City of Port Orange Tree Mitigation Bank

Ch. 9, Art. II, Sec. 19 e: Tree bank for specimen and historic trees. *The city finance director shall establish a separate project account for the tree bank for the deposit of mitigation payments as required in [chapter 9](#), article II. All monies deposited for use as specified in [section 19\(e\)](#) of this article, shall be deposited in a separate project account established and maintained apart from other project accounts of the City of Port Orange. The funds in said account shall be expended, utilized and disbursed for the planting of trees, and to cover any other ancillary costs including but not limited to, landscaping, sprinkler systems, labor, consultant services and other services or materials necessary and proper for the preservation, maintenance, relocation or restoration of tree ecosystems on any public land within the jurisdiction of the City of Port Orange. These monies may also be utilized to purchase land intended for conservation, tree preservation or public open space.*

When is tree mitigation required?

For all properties other than single and two-family homes,

- mitigation is required for the removal of historic trees
- mitigation is required for the removal of specimen trees when the removal exceeds the required preservation ratio outlined in Ch. 9, Art. II, Sec. 16(b)
 - Removal of up to 5 specimen trees required to be protected requires an administrative variance,
 - Removal of more than 5 specimen trees required to be protected requires a formal variance or Council agreement
- mitigation is required when 15% of the square footage of the development is not designated for the protection of existing trees
 - Reduction of the area tree protection up to 33 percent requires an administrative variance
 - Reduction of the area tree protection exceeding 33 percent requires a formal variance

How is the mitigation tabulated?

All projects reviewed through SDRC are analyzed for tree preservation requirements. Staff reviews the tree survey and proposed plans and inputs the tree data into the Tree Preservation and Mitigation Worksheet Template (an excel spreadsheet set up for this purpose). As the highlighted areas in the worksheet are filled in, the required quantities and values are tabulated. If the requirements are not met and can be mitigated through an administrative variance, formal variance or Council approval then the second sheet of the worksheet is used to tabulate the quantities of replacement trees or tree bank payment. The worksheet was set up to capture all tree preservation requirements in the Land Development Code and references the pertinent sections of Chapter 9.

How are tree bank payments received and processed?

Tree mitigation payments are collected before site clearing begins, typically at the pre-construction meeting. Tree mitigation fees are added/attached to the project number in Naviline. The invoice generated is coded with the tree bank account number automatically.

How the money is tracked and budgeted?

Finance performs a budget resolution to account for the revenue in the tree bank account and add it to Project No. ZCV002. The Project Activity Report prepared by Finance on a monthly basis shows the budget, expenses, encumbrances and balance of ZCV002.

- ZCV002 has a current balance of \$21,542
- The last expenditure of these funds was for the trees planted at Riverwalk Park in the amount of \$100,850

Tree Preservation Calculations and Mitigation

Project Name: Project No.:
 Address: Date of plans:
 Instructions: Fill in all highlighted areas. The form will calculate the required quantities and values.

Chapter 9, Article II, Tree Preservation

Section 15: Minimum tree coverage requirements

Required:

1 tree / 2500 s.f. of lot area
 Acres = 0 Square Feet divided by 2500 = 0 required trees

Proposed:

Existing trees = or > 0 50% of req. trees
 Proposed trees
 Total trees 0

DOES NOT MEET REQUIREMENT

Deficient by 0 trees
 0 existing trees

All properties must meet the minimum tree coverage requirement, variances are not permissible

Section 16: Specimen trees

No. of Specimen trees
 No. of Historic trees
 Total S/H trees 0
 Lot area (in acres) 0
 Specimen trees / acre = #DIV/0!

Based on this number fill in the total number of specimen trees from F25 in the appropriate GREEN box below, unless the value is 8.1 or higher, in which case the acreage of the lot is to be inserted into the ORANGE box below. ENTER "0" FOR THE REMAINING BOXES.

Required:

Specimen trees / acre		# of trees		
less than 3/acre	80 percent	x .8 =	0	
3.0-5.0 per acre	65 percent	x .65 =	0	
5.1-8.0 per acre	50 percent	x .5 =	0	
		lot area (acres)		
8.1 or more per acre	4 per acre	x 4 =	0	
			<u><u>0</u></u>	Specimen trees required

Proposed:

Specimen trees preserved
 Historic trees preserved
 Total S/H trees preserved 0 Specimen trees being preserved

REQUIREMENT MET

Deficient by 0 specimen tree(s) of which 0 are historic
 (proceed to fill out mitigation chart on sheet 2)

Removal of up to 5 specimen trees required to be protected requires an administrative variance,

Removal of more than 5 specimen trees required to be protected requires a formal variance or Council agreement

Section 17: Area tree protection requirements

Required:

15% of the s.f. of the development shall be designated for the protection of existing trees
 Lot area (in s.f.) 0 x .15 = 0 s.f.

Proposed:

Proposed protected area s.f.

DOES NOT MEET REQUIREMENT

Deficient by 0 s.f.
 (proceed to fill out mitigation chart on sheet 2)

Reduction of the area tree protection up to 33 percent requires an administrative variance,

Reduction of the area tree protection exceeding 33 percent requires a formal variance

TREE MITIGATION

Project Name:

Project No.:

Address:

Date of plans:

Instructions: Fill in all highlighted areas. The form will calculate the required quantities and values.

Mitigation Tabulation Charts

Section A: Administrative replacement for diseased or dead Specimen trees

Qty. for removal	Size	# Replacement Trees	Subtotal	
	12-16"	2	0	or
	17-24"	3	0	or
	25-32"	4	0	or
	33-40"	5	0	or
	41" +	6	0	or
Total A replacement trees =			<u>0</u>	

\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
Section A tree bank contribution amount	

Section B: Mitigation for healthy Specimen trees

Qty. for removal	Size	# Replacement Trees	Subtotal	
	12-16"	2	0	or
	17-24"	3	0	or
	25-32"	4	0	or
	33-40"	5	0	or
	41" +	6	0	or
Total B replacement trees =			<u>0</u>	

\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
Section B tree bank contribution amount	

Section C: Mitigation for diseased Historic trees (5% cross sectional area, Res. 02-71)

Qty. for removal	Size	Replacement sq. inches	# Replacement trees	
		0.00	0	or
		0.00	0	or
		0.00	0	or
Total C replacement trees =			<u>0</u>	

\$	-
\$	-
\$	-
\$	-
\$	-
Section C tree bank contribution amount	

Section D: Mitigation for healthy Historic trees (15% cross sectional area, Res. 02-71)

Qty. for removal	Size	Replacement inches	# Replacement trees	
		0.00	0	or
		0.00	0	or
		0.00	0	or
Total D replacement trees =			<u>0</u>	

\$	-
\$	-
\$	-
\$	-
\$	-
Section D tree bank contribution amount	

Section E: Mitigation for area tree protection

Reduction of area in square feet	# Replacement trees	
	0	or
Total E replacement trees =		<u>0</u>

\$	-
\$	-
Section E tree bank contribution amount	

Total replacement trees = 0 **or** **\$** - **Total tree bank contribution amount**

Replacement trees shall be minimum 4" caliper, 14 feet high at planting

DEC-17 Project Activity Report						
Sorted by Project and Totaled						
PROJECT DESC	ACCOUNT #	PROJ #	BUDGET	EXPENSES	ENCUMBERED	BALANCE
U White Acres Improvement	405-0400-535.63-97	UET022	822,711.00	0.00	0.00	822,711.00
			822,711.00	0.00	0.00	822,711.00
U Septic to Sewer	401-0300-536.63-97	UET023	542,610.00	0.00	0.00	542,610.00
U Septic to Sewer	405-0400-535.63-97	UET023	521,689.00	0.00	0.00	521,689.00
			1,064,299.00	0.00	0.00	1,064,299.00
U Sewer Sys Rehabilitatn	401-0400-535.63-97	URH001	1,479,865.00	8,200.00	60,655.80	1,411,009.20
			1,479,865.00	8,200.00	60,655.80	1,411,009.20
U Misc Util Coordination	401-0800-536.63-97	URL007	100,000.00	0.00	0.00	100,000.00
			100,000.00	0.00	0.00	100,000.00
U Replacement, WA System	401-0300-536.63-97	URP001	97,750.00	35,023.49	61,024.15	1,702.36
U Replacement, WA System	403-0800-533.63-97	URP001	1,093,271.00	24,958.51	43,478.35	1,024,834.14
U Replacement, WA System	405-0200-533.63-97	URP001	158,552.00	0.00	0.00	158,552.00
U Replacement, WA System	405-0800-533.63-97	URP001	772,988.00	0.00	0.00	772,988.00
			2,122,561.00	59,982.00	104,502.50	1,958,076.50
U Water Plant Improvement	401-0200-533.14-00	WWP003	0.00	803.13	0.00	(803.13)
U Water Plant Improvement	401-0300-536.63-97	WWP003	396,147.00	253.32	0.00	395,893.68
U Water Plant Improvement	403-0200-533.63-97	WWP003	1,136,882.00	7,021.47	61,972.72	1,067,887.81
			1,533,029.00	8,077.92	61,972.72	1,462,978.36
U WW Repairs/Maint	401-0200-533.63-97	WWW002	50,000.00	0.00	0.00	50,000.00
U WW Repairs/Maint	403-0200-533.63-97	WWW002	3,265.00	0.00	0.00	3,265.00
			53,265.00	0.00	0.00	53,265.00
R GAMBLE LAUNCH VOPO-0360	611-5100-572.63-97	XSG007	50,000.00	0.00	0.00	50,000.00
			50,000.00	0.00	0.00	50,000.00
CM HISTORIC TREE MITIGATN	01-1000-519.52-17	ZCV002	21,542.00	0.00	0.00	21,542.00
CM HISTORIC TREE MITIGATN	01-1000-519.63-97	ZCV002	10,805.00	(4,602.50)	5,402.50	10,005.00
			32,347.00	(4,602.50)	5,402.50	31,547.00
CM EMERGENCY-MATTHEW 2016	01-1000-519.31-63	ZEM016	58,000.00	3,298.00	5,000.00	49,702.00
			58,000.00	3,298.00	5,000.00	49,702.00

Tomlinson, Margaret

From: Todor, Nadezhda
Sent: Tuesday, April 11, 2017 3:16 PM
To: Fenwick, Robin; Tomlinson, Margaret
Cc: Pallante, Lisa
Subject: RE: Tree Bank Numbers - Public Information Request
Attachments: Project ZCV002.pdf; Tree Mitigation Deposits.pdf

Good Afternoon,

Attached are the expense activity for Project ZCV002 from March 2014 until March 2017 and the revenue report for the same period.

The breakdown of the expenses is as follow:

04/03/2014 – \$1,125.00 Becks Wholesale Nursery PO069131 – Tree replacement along B23 Canal;
04/03/2015 - \$1,875.00 R. J Landscape PO070161 – Palm Trees replacement in the median of McGinnis;
07/31/2016 - \$1, 920.00 Public Works purchase from Big Value Garden Center – 12 Lavender Crepe Myrtles for Memorial Park.

10/01/2016 – Encumbrances of \$100,850.00 for trees at Riverwalk Park.

Total Expenses FY14-FY17 - \$4,920.00
Total EN FY14-FY17: \$100,850.00
Total Expenses/EN FY14-FY17 : \$105,770
Project Budget FY14-FY17: \$127,312
Total Project Balance : \$21,542

Revenue Breakdown:

08/04/2014 – Halifax Medical Center - \$1,374.00
04/17/2017 – FPNL - \$79,938.09
09/30/2015 – Tree Mitigation for 6057 Spruce Point - \$1,018.00
06/22/2015 – FPNL - \$10,000.00
10/03/2016 – Badcock Home Furniture - \$8,838.00

Total Revenue FY14-FY17 - \$101,168.09

Please let me know if you need anything else.

Nadia Todor
Accountant II
Revenue / Capital Projects Coordinator
City of Port Orange
Finance
1000 City Center Circle
Port Orange, FL 32129-4144
Phone: 386-506-5705

Project selection

From project : ZCV002 To project : ZCV002
Type : 0 (0=Only, R=Range, S=Selective)
Description begins with :
Description contains . :
From project estimate . : .00 To project estimate . . : 99,999,999,999.99
From project type . . . : To project type : 99
From project sub-type . : To project sub-type . . : 99

Sequence options

OPTION: 3 Project

Project options

Print projects without detail (Y/N/O) : N
Print inactive projects (Y/N) : Y
Print budget projects (Y/N) : Y
Print projects miscellaneous info? (Y/N) : . . . : N

Account selection

From fiscal year . . . : 2014 To fiscal year : 2017
From account : 000-0000-000.00-00 To account : 999-9999-999.99-99
Type : R (0=Only, R=Range, S=Selective)
Account type selection : Assets: X Liabilities: X Revenue: X Expense: X
Print zero activity accounts (Y/N) : N

Transaction selection

From fiscal year . . . : 2014 To fiscal year : 2017
From period : 00 To period : 99
From transaction date . : 00/00/0000 To transaction date . . : 99999999
Transaction type. . . . : AJ . . :X AP . . :X CR . . :X EN . . :X TF . . :X BA . . . :
Print transaction detail? (Y/N) : Y
Print transaction description (Y/N) : Y
Print work order # and job # (Y/N) : N

Summary options

Print classification totals (Y/N) : Y
Print project estimate totals (Y/N) : Y
Print project totals (Y/N) : Y

PROJECT:ZCV002-CM HISTORIC TREE MITIGATN TYPE: Z -MISC NON-DEPARTMENTAL SUB-TYPE: CV-CONSERVATION STATUS: ACTIVE

TYPE	CHK#	TRAN DT	REF #	VOUCH#	VEND #	BUDGET DESCRIPTION	PROJECT-TO-DATE	YEAR-TO-DATE	TRANS	ENCUMBERED	BALANCE
							TRANS AMT	TRANS	ENCUMBERED	FISC YR	PERIOD
01-1000-519.52-17		07/31/2016	AE160199		26,462.00	AGRICULTURE SUPPLI	4,920.00		.00	21,542.00	
AJ						VISA SUMMARY 6/2016	1,920.00		.00	2016	10
EN		04/03/2015	070161		253174	R. J. LANDSCAPE CONTRAC	.00		1,875.00	2015	07
AP	171247	04/03/2015	070161	PI3191	253174	R. J. LANDSCAPE CONTRAC	1,875.00		1,875.00-	2015	07
AP	165039	04/03/2014	069131	PI3329	258961	BECK'S WHOLESALE NURSER	1,125.00		1,125.00-	2014	07
EN		02/20/2014	069131		258961	BECK'S WHOLESALE NURSER	.00		1,125.00	2014	05
			PO ENTRY			PROFESSIONAL SERVICES					
						TRANSACTION TOTAL:	4,920.00		.00		
01-1000-519.63-97		10/01/2016	071493		100,850.00	PROJ CAPITAL OUTLA	.00		100,850.00		
EN					250715	SABOUNGI CONSTRUCTION,	.00		100,850.00	2017	01
						PRIOR YR ENCUMB					
EN		09/30/2016	071493		250715	SABOUNGI CONSTRUCTION,	.00		100,850.00-	2016	12
						PRIOR YR ENCUMB					
EN		08/17/2016	071493		250715	SABOUNGI CONSTRUCTION,	.00		100,850.00	2016	11
			PO ENTRY			BLANKET PURCHASE ORDERS					
						TRANSACTION TOTAL:	.00		100,850.00		

=== PROJECT: ZCV002 ===== P R O J E C T T O T A L S =====

CLASSIFICATION TOTALS:

EXPENDITURES:

105,770.00

TRANSACTION TOTAL:
ESTIMATE COMPARISON:
(ACTUAL) SUMMARY TOTAL:

.00
127,312.00

105,770.00
4,920.00

4,920.00
100,850.00
.00

100,850.00
100,850.00

105,770.00-
21,542.00

ACCOUNT ACTIVITY LISTING

GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	NUMBER	DESCRIPTION	YTD/CURRENT ESTIM/APPROP	YTD/CURRENT ENCUMBRANCE	TRANSACTION AMOUNT	CURRENT BALANCE
FUND 001 GENERAL FUND										
001-0000-367.01-00						LICENSES / TREE MITIGATION	8,838	.00	8,838.00	.00
3574	11/14	AJ	08/04/14	0231197		HALIFAX MEDICAL CE			1,374.00	
						FJOHNSON 08/04/14 33				
2336	07/14	AJ	04/17/14	0150192		FLORIDA POWER AND			79,938.09	
						IKALISIAK 04/17/14 02				
4100	13/15	AJ	09/30/15	CE19492		Cor Tree Mitigatio			1,018.00	
						for 6057 Spruce Point				
4128	13/15	BA	09/30/15	BT10162		BudReso 15-79 To B				
						for Funds Rec. Tree Mit.				
3013	10/15	BA	07/18/15	BT10037		Bud Reso 15-36 Tre				
						Mitigation Funds	10,000			
2717	09/15	CR	06/22/15	0222608		TREE MITIGATION FROM FPL			10,000.00	
						SLINSENS 06/22/15 19				
2054	06/17	BA	03/17/17	BT170092		BUD RESO 17-10	8,838			
						TREE MITIGATION				
3	01/17	AJ	10/03/16	0000431		BADCOCK HOME FURNI			8,838.00	
						KCRENSHAW 10/03/16 22				
ACCOUNT TOTAL							19,856	.00	101,168.09	81,312.09-
FUND TOTAL							19,856	.00	101,168.09	81,312.09-
GRAND TOTAL							19,856	.00	101,168.09	81,312.09-

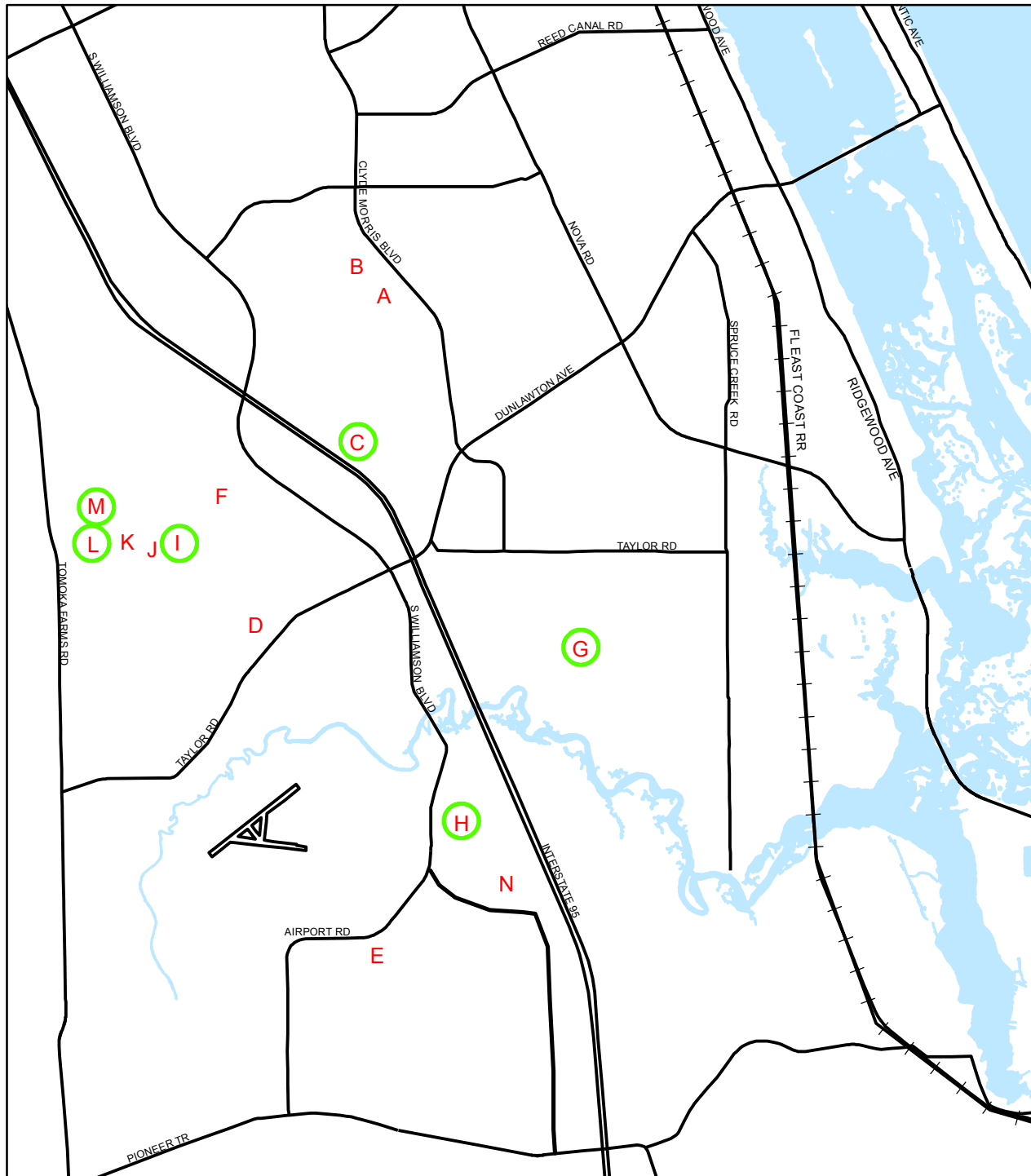
RESIDENTIAL DEVELOPMENT PROJECTS

UPDATE: JANUARY 4, 2018

- New Project
- Change In Status

Residential

- A Bella Oaks Townhomes
- B Colony In The Wood
- C Cornerstone Grove PUD
- D Crane Lakes Golf & Country Club
- E Golf Homes at Cypress Head
- F Hawks Preserve, Phase II
- G King's Landing
- H The Pinnacle PUD, Phase II
- I The Sanctuary at Westport
- J Westport 2B Tract C Amenity Center
- K Westport Reserve, Phase 2C
- L Westport Reserve, Phase 3
- M Westport Reserve, Phase 4
- N Woodhaven, Phase 1



RESIDENTIAL DEVELOPMENT PROJECTS

Update: January 4, 2018

 = addition to the development activity report

 = change of status to a particular project

MAP ID	Project	Location	Description	Status								Comments	Case No./ Planner
				Under staff review	D. O. issued	Pre-con held	ABC completed	Const. Permit issued	Under construction	Final inspection	C.O. issued		
A	Bella Oaks Townhomes / site plan	4068 Carlisle Dr.	138 townhomes on ± 18.33 acres	X								Awaiting 1st Resubmittal	17-80000011 GKP
B	Colony In The Wood / site plan	4000 Clyde Morris Blvd.	Connect existing sanitary sewer system into the City's sanitary sewer system	X								Under review	17-82000009 PGC
C	Cornerstone Grove PUD / subdivision	4750 Hidden Lake Dr.	64 duplex units on ±13 acres	X	X	X	X	X	X	X	-	Completed	17-50000002 BRK
D	Crane Lakes Golf & Country Club / site plan modification	1780 Taylor Rd.	Construction of a second driveway into the site, additional 8 mobile home lots, storage area for the golf course, pickle ball courts, and associated site improvements	X								DO pending recording of the SIA	16-82000003 PGC
E	Golf Homes at Cypress Head / site plan	6385 Airport Rd.	52 townhomes on ±6.62 acres	X	X							D.O. extension issued 5/03/17	15-80000009 GKP
F	Hawks Preserve, Phase II / subdivision (fka Port Orange Plantation, Phase IV D & E)	E. side of Coraci Blvd, N. of Town West Blvd.	66 single-family lots on ±23 acres	X	X	X	X	X	X			Under construction	16-52000002 PGC
G	King's Landing / subdivision	5931 Hensel Rd.	71 single-family lots on ±82.2 acres	X	X							D.O. issued 12/20/17	17-50000008 17-50000004 16-50000004 TPB
H	The Pinnacle PUD	Phase II, D. O. Modification	6000 Martin Rd.	64 single-family lots on ±29.72 acres	X	X	X	X	X	X	-	Completed	15-52000001 PGC
		Phase II, 2nd D. O. Modification	Amendment to the approved Plat & Plans to include 15 additional SF lots in Ph. 2	X	X	X	X	X	X	X	-	Completed	16-52000003 PGC

RESIDENTIAL DEVELOPMENT PROJECTS

Update: January 4, 2018

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MAP ID	Project	Location	Description	Status								Comments
				Under staff review	D. O. issued	Pre-con held	ABC completed	Const. Permit issued	Under construction	Final inspection	C.O. issued	
I	The Sanctuary at Westport, Phase 2A / site plan	5400 Coraci Blvd.	360 multi-family apartment units on ±33.63 acres	X	X	X	X	X	X	X		Final inspection held 12/27/17; Awaiting close-out documents
J	Westport Reserve, Amenity Center / site plan	5400 Estero Loop	820 SF amenity center with swimming pool, restrooms, and associated site improvements	X	X	X	X	X	X			Under construction
K	Westport Reserve, Phase 2C / subdivision	S. side of Town West Blvd., W. of Coraci Blvd., E. of Tomoka Farms Rd.	28 single-family lots on ±7.46 acres	X	X	X	X	X	X			Under construction
L	Westport Reserve, Phase 3 / subdivision	S. side of Town West Blvd., W. of Coraci Blvd., E. of Tomoka Farms Rd.	115 single-family lots on ±74.44 acres	X	X							Pre-construction meeting held 12/14/17
M	Westport Reserve, Phase 4 / subdivision	S. side of Town West Blvd., W. of Coraci Blvd., E. of Tomoka Farms Rd.	78 single-family lots on ±15.83 acres	X	X							Pre-construction meeting held 12/14/17
N	Woodhaven, Phase 1 / subdivision	N. side of Williamson Blvd. between Ashton Lakes, Sterling Chase, and I-95	178 single-family lots & 93 townhome lots on ± 116 acres	X	X	X	X	X	X			Under construction

Case No./
Planner

16-80000001
GKP

17-80000001
GKP

16-50000003
GKP

17-50000005
GKP

17-50000006
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17-50000001
PGC

NON-RESIDENTIAL DEVELOPMENT PROJECTS

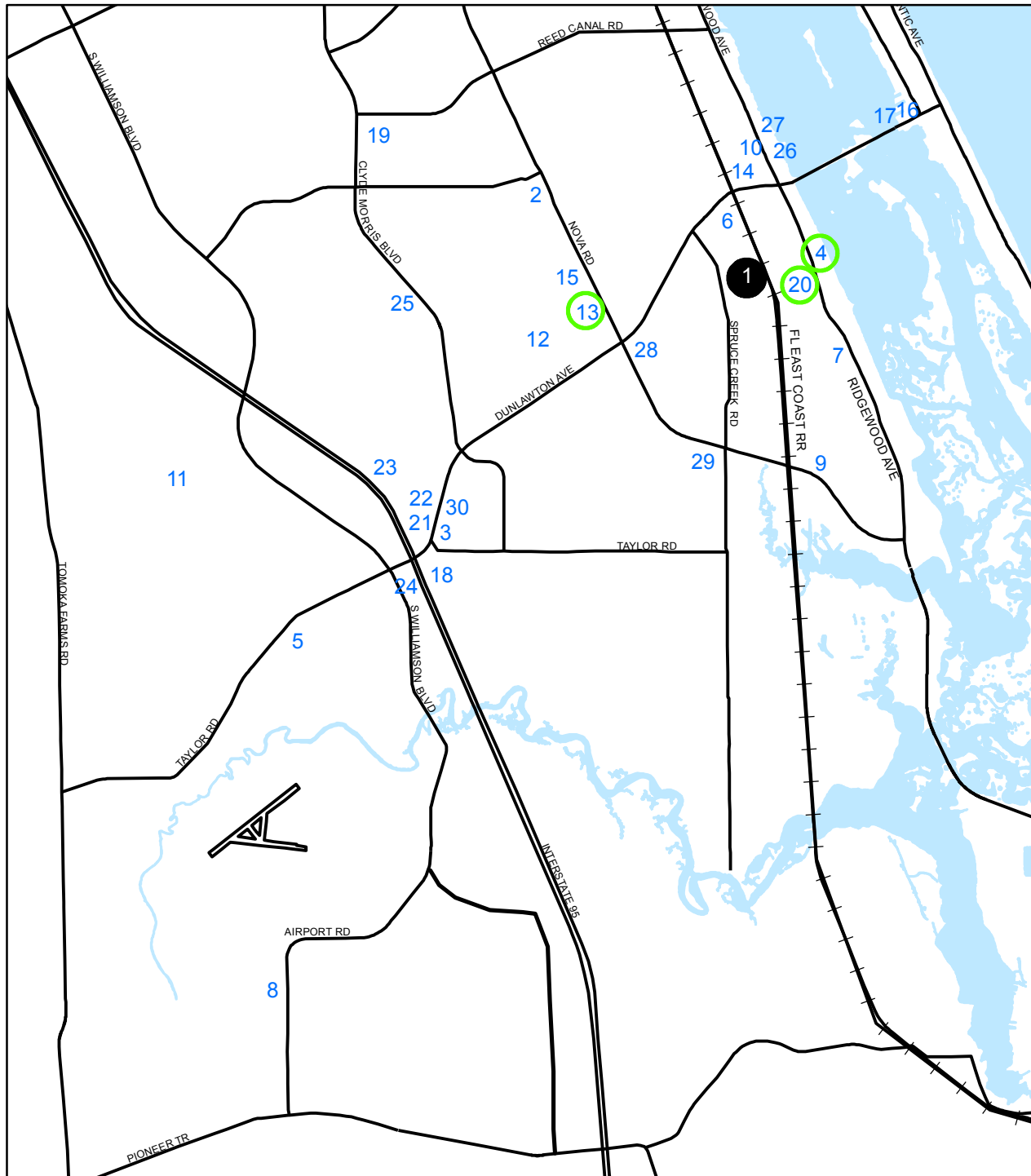
UPDATE: JANUARY 4, 2018

● New Project

○ Change In Status

Non-Residential

- 1 400 Oak Place
- 2 7-11
- 3 Altamira Shopping Village
- 4 All Aboard Flea & Farmer's Market
- 5 All Aboard Storage Taylor Road
- 6 Atlantic Marine
- 7 Auto Sales Lot
- 8 Benton House ALF
- 9 Briarwood Clubhouse
- 10 Charles Street Center
- 11 Coraci Sports Park - Pop Warner Field
- 12 Elite Plaza
- 13 Family Dollar
- 14 Gaff's Realty
- 15 Giuseppe's Steel City Pizza
- 16 Hunter Building
- 17 Jimmy Hula's
- 18 Journey's End
- 19 1st Addition Subdivision
- 20 Port Orange Self Storage
- 21 New Port, Lot 3
- 22 Port Orange Auto Pawn
- 23 Port Orange Gateway Center, Lot 3
- 24 Port Orange Gateway Center, Lot 3A
- 25 Port Orange Senior Housing
- 26 Preferred Storage Port Orange, Phase 1
- 27 Ravenwood Veterinary Hospital expansion
- 28 Riverwalk Condo & Point Restaurant
- 29 Riverwalk Public Trail & Park
- 30 Shoppes at Dunlawton Square
- 29 Spruce Creek Center
- 30 Vystar ATM Dunlawton Commercial Condo



NON-RESIDENTIAL DEVELOPMENT PROJECTS

Update: January 4, 2018

 = addition to the development activity report

= change of status to a particular project

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				Under staff review	D. O. issued	Pre-con meeting	ABC permit completed	Const. Permit issued	Under construction	Final inspection	C. O. issued		
1	400 Oak Place / site plan modification	400 Oak Pl.	1,800 SF addition to an existing storage/warehouse building with associated site improvements	X								Under review	17-82000011 GKP
2	7-11 / site plan	3500 Nova Rd.	3,010 SF convenience store with 12 fueling pumps and car wash with associated site improvements on 1.81 acres	X								Under review	17-80000010 GKP
3	Altamira Shopping Village	Commercial Subdivision Replat	1790 Dunlawton Ave.	5-lot commercial subdivision replat of +/- 27 acres	X							On hold	14-50000001 TPB
		Crosby Property / site plan	1736 Dunlawton Ave.	4,500 SF retail building on 1.24 acres with associated site improvements	X							On hold	14-80000014 TPB
4	All Aboard Flea & Farmer's Market / site plan modification	5005 Ridgewood Ave.	±1,900 SF covered pavilion for sales with associated site improvements	X	X	X						Pre-construction meeting held 12/26/17	17-82000006 GKP
5	All Aboard Storage Taylor Road PCD	MDA & CDP	1763 Taylor Rd.	Master Development Agreement and Conceptual Development Plan to establish the framework to construct a storage facility	X							Awaiting resubmittal	17-40000004 GKP
		Site Plan		3-story 30,000 SF storage building and 7,440 SF covered boat/RV storage structure on 6.62 acres with associated site improvements	X							Awaiting resubmittal	17-80000012 GKP
6	Atlantic Marine / site plan modification	520 Dunlawton Ave.	3,600 SF covered structure with storage space on 1.19 acres	X	X	-	-	X	X			Under construction	17-82000008 TPB
7	Auto Sales Lot / redevelopment	5164 Ridgewood Ave.	800 SF auto sales building with associated site improvements on 0.76 acres	X	X							DO extension issued 10/11/17	16-80000008 GKP
8	Benton House Senior Living and Memory Care Facility PUD / site plan	812 Airport Rd.	± 46,000 SF 80-bed assisted living facility with associated site improvements on 4.88 acres	X	X	X	X	X	X			Under construction	17-80000002 BP #17-4079 PGC
9	Briarwood Clubhouse / site plan	5644 Regency Blvd.	Demolition of an existing clubhouse and swimming pool and construction of a ± 5,900 SF clubhouse and swimming pool with associated site improvements	X	X	X	X	X	X			Under construction	17-80000003 BRK

NON-RESIDENTIAL DEVELOPMENT PROJECTS

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				Under staff review	D. O. issued	Pre-con meeting	ABC permit completed	Const. Permit issued	Under construction	Final inspection	C. O. issued		
10	Charles Street Center / redevelopment	3670 Ridgewood Ave.	Redevelopment of a 0.60 acre property including a 3,625 SF building and associated site improvements	X	X	X	X	X	X			Under construction	16-82000004 17-82000001 BRK
11	Coraci Sports Park, Pop Warner field / site plan modification	5200 Coraci Blvd.	Modifications to an existing football field including the construction of permanent grandstands with press box, storage facilities, restrooms, shelter pavilions, and associated site improvements	X	X	X	X	X	X			Awaiting close-out documents	15-82000002 BP #15-2549 GKP
			Modification to an existing site plan including the construction of a restroom facility to support the football/multi-purpose field and associated site improvements	X	X	X	-	X	X			Awaiting close-out documents	16-82000005 GKP
12	Elite Plaza / site plan	3821 Woodbriar Tr.	9,912 SF medical office building and associated site improvements on 1.5 acres	X	X	X	X	X	X			Under construction	16-80000011 BP #17-1584 GKP
13	Family Dollar / site plan	3730 Nova Rd.	8,320 SF retail building with associated site improvements on 1.72 acres	X	X	X	X	X	X			Under construction	17-80000008 BP #17-3976 GKP
14	Gaff's Realty / site plan	415 Dunlawton Ave.	5,570 SF multi-tenant building with associated site improvements on 0.74 acres	X								Under review	17-80000015 PGC
15	Giuseppe's Steel City Pizza / redevelopment	3658 Nova Rd.	Expansion of an existing 4,470 SF restaurant to 7,132 SF with associated site improvements on 1.42 acres	X	X							D.O. issued 11/22/17	17-80000005 PGC
16	Hunter Building / redevelopment	59 Dunlawton Ave.	Redevelopment of a 0.57 acre property including a 5,132 SF office/warehouse building and associated site improvements	X	X	X	-	X	X			Under construction	16-80000005 BP #16-2573 PGC
17	Jimmy Hula's / site plan	65 Dunlawton Ave.	3,700 SF restaurant with associated site improvements on 0.60 acres	X								Awaiting resubmittal	17-80000014 PGC
18	Journey's End	Journey's End South / subdivision	Subdivision of 6.7 acres into 2 commercial lots	X	X							DO issued 12/15/17	17-50000007 BRK
		Port Orange Self Storage / site plan	± 49,000 SF self-storage facility including one 3-story building, one 1-story building and covered parking with associated site improvements on 3.40 acres	X								Awaiting resubmittal	17-80000016 BRK

NON-RESIDENTIAL DEVELOPMENT PROJECTS

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				Under staff review	D. O. issued	Pre-con meeting	ABC permit completed	Const. Permit issued	Under construction	Final inspection	C. O. issued		
19	New Port, Lot 3 / site plan	3681 & 3685 Clyde Morris Blvd.	Two ± 3,900 SF multi-tenant commercial buildings with associated site improvements on 1.53 acres	X	X	X						Pre-construction meeting held 10/26/17	17-80000004 BP #17-2266 GKP
20	Port Orange Auto Pawn / site plan modification	5114 Ridgewood Ave.	Addition of display area, driveway improvements, and landscaping on .091 acres	X	X							D.O. issued 12/21/17	17-82000010 BRK
21	Port Orange Gateway Center, Lot 3	MDA Amendment	8th Amendent to the Port Orange Gateway Center PCD to create the framework to subdivide one outparcel from Lot 3	X								Ten. scheduled for CC 1/16/18	17-40000001 PGC
		Replat	Subdivision of one 2.06 acre outparcel from parent tract Lot 3 (18.5 acres)	X								Ten. scheduled for 1/16/18 CC	17-50000003 PGC
22	Port Orange Gateway Center, Lot 3A / site plan	1765 Dunlawton Ave.	10,250 SF multi-tenant retail building with associated site improvements on 2.06 acres	X								On hold	17-80000006 PGC
23	Port Orange Senior Housing / site plan	3875 Yorktowne Blvd.	54,820 SF assisted living facility (132 beds) with associated site improvements on 4.81 acres	X	X	X						Site clearing underway	17-80000009 BP #17-4476 GKP
24	Preferred Storage Port Orange, Phase 1 / site plan	5811 S. Williamson Blvd.	± 118,000 SF 5-story self storage building with associated site improvements on 7.42 acres	X								Awaiting resubmittal	17-80000013 GKP
25	Ravenwood Veterinary Hospital Expansion / site plan	4542 Clyde Morris Blvd.	Expansion of the veterinary hospital to include an 8,500 SF fenced dog run area, parking, and associated site improvements	X	X	X	X	X	X			Under construction	16-82000001 GKP

NON-RESIDENTIAL DEVELOPMENT PROJECTS

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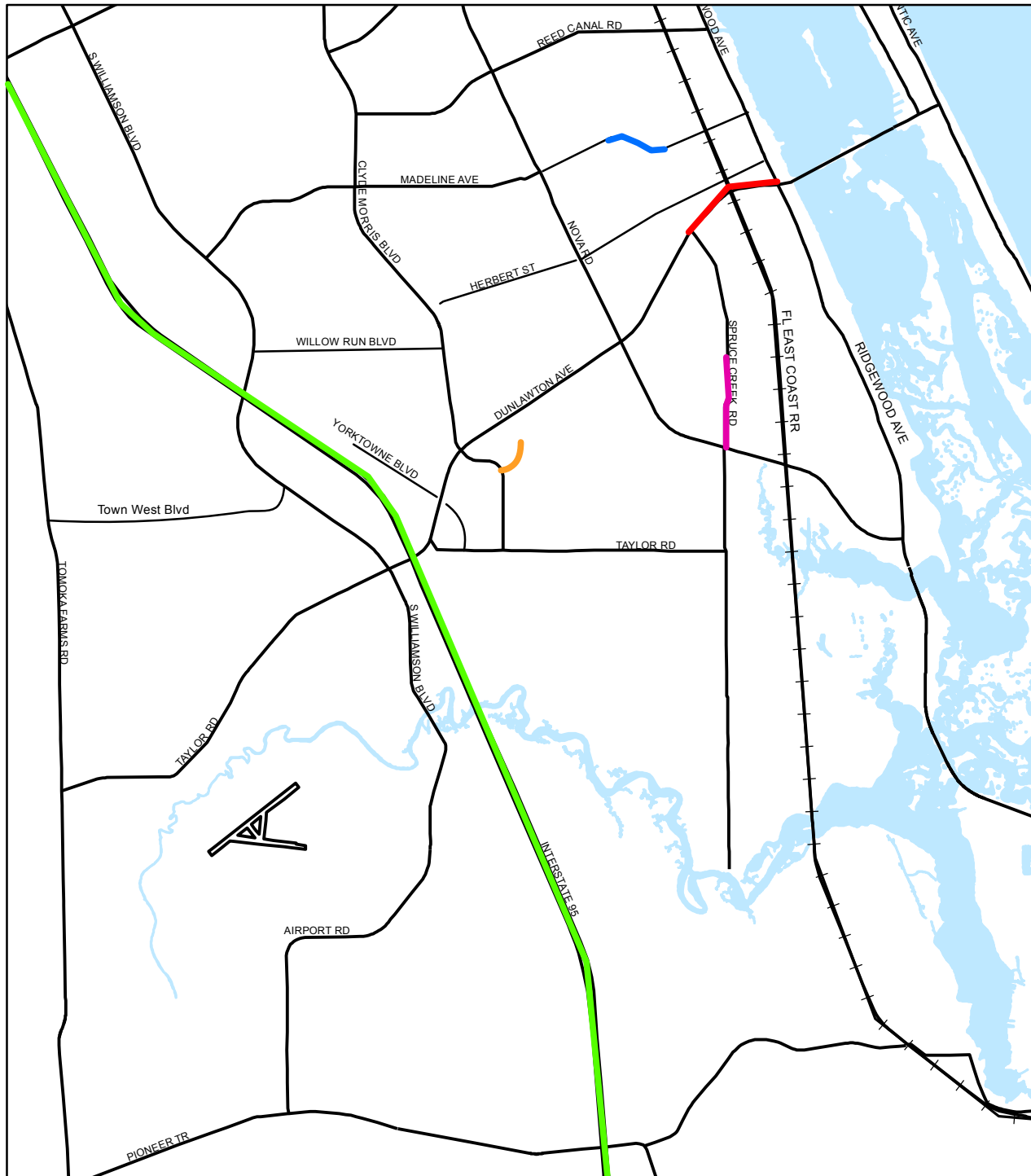
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				Under staff review	D. O. issued	Pre-con meeting	ABC permit completed	Const. Permit issued	Under construction	Final inspection	C. O. issued		
26	Riverwalk Condominium & Point Restaurant / site plan	East and West sides of Halifax Dr. between Ocean Ave. and Herbert St.	Development of 2 residential condominium buildings, a restaurant on the point, 58-slip marina, linear park with 20-foot wide path, multi-purpose dock building, off-site signage along Dunlawton and Ridgewood and associated site improvements	X								On hold	16-80000003 TPB
27	Riverwalk Public Trail & Park / site plan modification	3550 Halifax Dr.	Construction of a 20-foot wide public trail and park along with associated hardscape, drainage, utility, lighting, landscape and irrigation improvements	X								Awaiting resubmittal	17-82000004 TPB
28	Shoppes at Dunlawton Square / site plan modification	3813 Dunlawton Ave.	Installation of sewer and water lines	X								Awaiting resubmittal	17-82000007 PGC
29	Spruce Creek Center / site plan modification	4020 Nova Rd.	Modifications to a parking lot for an existing shopping center with associated site improvements on 3.99 acres	X	X	X	X	X	X	X		Awaiting final re-inspection request	14-82000008 GKP
30	VyStar ATM (Dunlawton Commercial Condo) / site plan modification	1750 Dunlawton Ave.	Installation of a drive-up ATM machine and associated site improvements	X	X	-	-	X	X			Under construction	17-82000005 GKP

ROADWAY DEVELOPMENT PROJECTS

UPDATE: JANUARY 4, 2018

-  Dunlawton Streetlights
-  I-95 Widening
-  McDonald Road Sidewalk
-  N. Spruce Creek Road Sidewalks
-  Victoria Gardens Blvd. Sidewalk



Project	Description	Jurisdiction	Status
Dunlawton Streetlights (US1 to Spruce Creek Road)	Install streetlights along Dunlawton Ave. from US1 to Spruce Creek Rd.	TPO/FDOT	Awaiting FWHA & FDOT authorization
I-95 Widening	Construction to widen I-95 from SR 44 to I-4 / SR 400 from 4 lanes to 6 lanes	FDOT	Under construction / 74% Complete Est. completion 06/2018
McDonald Road Sidewalk	Construct an 5'-wide sidewalk on the south side of Madeline Ave., the west side of McDonald Rd., and the south side of Charles St. from Sugar House Dr. to 6th St.	City/TPO	Under construction
N. Spruce Creek Rd. Sidewalks (Nova Rd. to Angelina Ct.)	Construct 8'-wide sidewalks along both sides of Spruce Creek Rd. from Riverwood Shopping Center to Angelina Ct. on west side and from Nova Rd. to existing 8'-wide sidewalk south of Commonwealth Blvd. on east side	City / TPO	100% Design plans under review SJRWMD permit approved Volusia County ROW use permit under review
Victoria Gardens Blvd. Sidewalk	Construct an 8'-wide sidewalk along the east/south side of Victoria Gardens Blvd. from Clyde Morris Blvd. to Appleview Way	City	Under construction