



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, June 28, 2018

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. 18-20000005
18-3 LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT/COLONY IN THE WOOD
4000 S. Clyde Morris Blvd.

An amendment to the Comprehensive Plan Future Land Use (FLU) Map to change the FLU for ±24.7 acres from *Office/Residential Transition* to *Urban Medium Density Residential* (4-8 units/acre).

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

C. OTHER BUSINESS

6. Commissioner Comments
7. 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

PLANNING COMMISSION MEETING MINUTES
CITY OF PORT ORANGE
1000 CITY CENTER CIRCLE
COUNCIL CHAMBERS
MAY 24, 2018

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

Pledge of Allegiance

Silent Prayer

<u>ROLL CALL:</u>	Present:	Lance Green Mike Arminio Maria Mills-Benat John Junco Newton White, Chairman
	Absent:	Thomas Jordan Darrel "Bo" Bofamy
	Also Present:	Matthew Jones, Deputy City Attorney Robin Fenwick, City Clerk

DISCUSSION/ACTION

4. Consideration of April 26, 2018 Minutes

Robin Fenwick, City Clerk, advised of two minor typos that need to be corrected before the minutes are approved. Commissioners agreed to the changes.

Motion to approve the minutes from April 26, 2018 was made by Commissioner Arminio, and Seconded by Commissioner Green. Motion carried unanimously by roll call vote.

5. Case No. 18-20000004

SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE AMENDMENT/1660 ANITA ST.

A request to change the Comprehensive Plan Future Land Use (FLU) designation for ±0.57 acres from Volusia County *Urban Low Intensity* (ULI) to City of Port Orange *Rural Transition* (0-2 units/acre).

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

Chairman White opened both Item #5 and #6 to be discussed together.

6. Case No. 18-60000002 - REZONING/1660 ANITA ST.

A request to rezone ±0.57-acres from Volusia County A-2 (Rural Agriculture) to R-20 SF (single-family residential).

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

Penelope Cruz, Planner, provided details of both requests together. Staff recommended approval of both items.

Motion to approve Case No. 18-20000004 was made by Commissioner Arminio, and Seconded by Commissioner Mills-Benat. Motion carried unanimously by roll call vote.

Motion to approve Case No. 18-60000002 was made by Commissioner Mills-Benat, and Seconded by Commissioner Arminio. Motion carried unanimously by roll call vote.

OTHER BUSINESS

7. Commissioner Comments

Commissioner Green thanked Staff for their work with Sonny's BBQ, Circle K, and others to get their properties back up to code after the storms.

Commissioner Arminio asked how to get a light at Summertrees Road and Williamson Blvd. He'd also like Staff to look into the VIP Kennel sign as it is an obstruction. Tim Burman, Community Development Director, advised both issues would go through the County.

8. Staff Comments – There were none.

PUBLIC COMMENTS – There were none.

Planning Commission Meeting Minutes

May 24, 2018

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ADJOURNMENT: 5:52 p.m.

Chairman Newton White



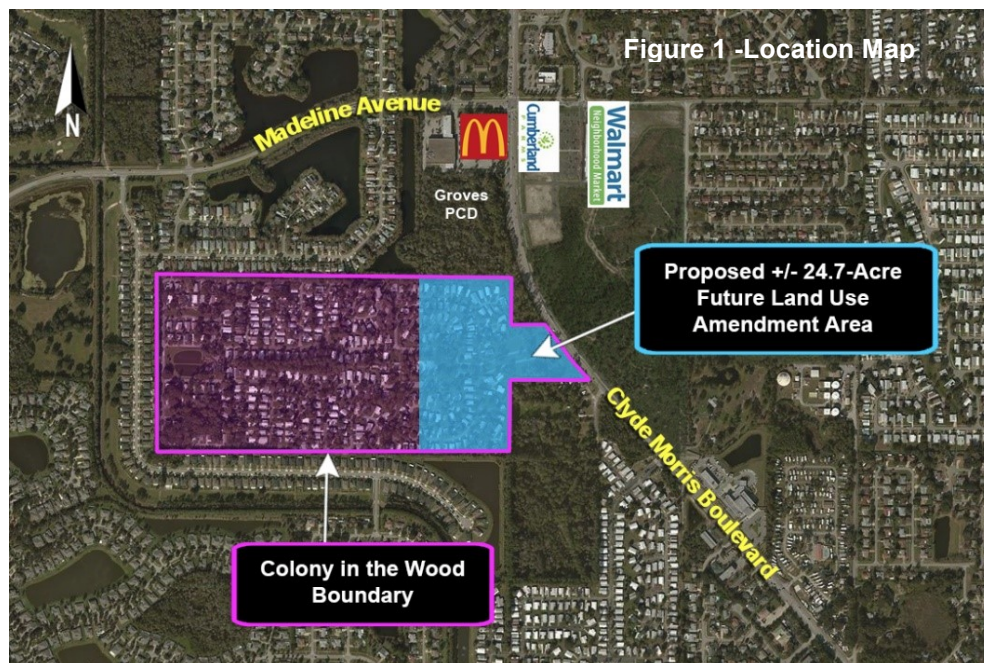
STAFF REPORT

18-3 Large-Scale Comprehensive Plan Amendment/
Colony in the Wood
CASE NO. 18-20000005

REQUEST:	Amend the Comprehensive Plan Future Land Use (FLU) Map to change the FLU for ± 24.7 acres from <i>Office/Residential Transition</i> to <i>Urban Medium Density Residential</i> (4-8 units/acre).
APPLICANT:	Atwell, LLC, c/o Dan Gibbs, P.E.
OWNER:	Shaddix Communities Ltd.
STAFF CONTACT:	Penelope Cruz, Interim Planning Manager (386)506-5671
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION:	June 28, 2018

INTRODUCTION

Atwell, LLC, applicant and agent on behalf of the owner, requests approval to change the Future Land Use (FLU) designation of approximately 24.7 acres of land from *Office/Residential Transition* to *Urban Medium Density Residential* (4-8 units/acre). The subject property is located at 4000 S. Clyde Morris Boulevard and is part of the Colony in the Wood Mobile Home Park. If approved, the applicant plans to apply to amend the Colony in the Wood Planned Unit Development (PUD) Master Development Agreement (MDA) to allow the addition of 17 mobile homes to the property.



DISCUSSION

The subject property is currently developed as a mobile home park with 385 mobile home sites. In 2010, the 81.9-acre mobile home park property was annexed into Port Orange and the FLU designation of the overall property (81.9 acres) was changed from Volusia County *Urban Medium Intensity* (4 to 8 units/acre) to City of Port Orange *Urban Medium Density Residential* (4-8 units/acre) (57.2 acres) and *Office/Residential Transition* (24.7 acres). The proposed FLU amendment is to change the front 24.7-acres of the 81.9-acre property to *Urban Medium Density Residential* (4-8 units/acre). The remaining 57.2 acres are not included in the proposed amendment and will retain the current *Urban Medium Density Residential* designation.

There are several existing trees present on the site. The property is within the 500-year and 100-year flood zone according to FEMA maps. There are no historical resources or significant wildlife habitats on the site. The site has been classified as predominantly Urban under Florida Land Use Cover and Form Classification System.

The subject property is surrounded by mobile home parks to the east and west, single-family and mobile home to the south, and commercial to the north. The surrounding existing land uses, Future Land Use designations, and Zoning classifications are identified in Table 1. The current and proposed Future Land Use (FLU) designations are identified on Exhibit 1. The current zoning classifications of the subject property and adjacent properties are identified on Exhibit 2.

Table 1. Surrounding Land Uses and Zoning

Direction	Existing Land Use	FLU Designation	Zoning District
North	Groves Plaza; vacant commercial land	Commercial	Planned Commercial Development (Groves PCD)
South	Sunset Cove subdivision; Pickwick Village	Suburban Residential (2-4 units/acre); Urban Medium Density (4-8 units/acre)	Planned Unit Development (Sunset Cove PUD); Residential Mobile Home (RMH); Multi-Family Residential (R-3L)
East	Pickwick Village; unincorporated enclaves; proposed Bella Oaks townhomes; Clyde Morris Boulevard	Urban Medium Density (4-8 units/acre)	Residential Mobile Home (RMH); Multi-Family Residential (R-3L); Volusia County MH-1
West	Colony in the Wood	Urban Medium Density (4-8 units/acre)	Planned Unit Development

PROPOSED AMENDMENT

The proposed amendment is to change the FLU designation for ±24.7 acres from *Office/Residential Transition* to *Urban Medium Density Residential* (4-8 units/acre). The current FLU designation is a mixed-use category that allows for a distribution of uses within the 24.7-acres, with the cumulative mixture of uses totaling 100%:

1. 75% office and 25% residential (up to 10 units per acre);
2. 75% office and 25% commercial; or
3. 100% office.

The proposed FLU designation is a residential designation, compared to the current FLU designation which is a mixed-use designation that allows for office, commercial and residential uses. The following tables identify the current adopted and proposed FLU designations by acreage (Table 2) and maximum allowable density and intensity (Table 3).

Table 2. Current & Proposed Future Land Uses – Acreage by Category

	Current FLU (acres)	Proposed FLU (acres)	Net Change in FLU (acres)
Office/Residential Transition	24.7	0	-24.7
Urban Medium Density Residential (4-8 units/acre)	0	24.7	+24.7
Total Acreage	24.7	24.7	0

Table 3. Current & Proposed Future Land Uses – Density/Intensity by Category

	Current FLU (theoretical max units/sq.ft.)	Proposed FLU (theoretical max units/sq.ft.)	Net Change in FLU (theoretical max units/sq.ft.)
Office/Residential Transition			
<i>Scenario 1 (25% Residential*/75% Office**)</i>	62 units/ 1,210,424 sq.ft.	0	-62 units/ -1,210,424 sq.ft.
<i>Scenario 2 (25% commercial*/75% office**)</i>	403,475 sq.ft./ 1,210,424 sq.ft.	0	-1,613,898 sq.ft.
Urban Medium Density Residential (4-8 units/acre)	0	198 units	+198 units

*up to 10 units/acre

**1.5 Floor-area ratio for non-residential; The floor area ratio (FAR) is the relationship between the total amount of building floor area and the total area of the lot on which the building stands.

INFRASTRUCTURE IMPACT ASSESSMENT

In accordance with standard practice from the Florida Department of Community Affairs (DCA) and other review agencies, an impact comparison analysis of the proposed amendment has been completed based upon the theoretical maximum development potential under the current future land use designation versus the designation proposed. The following seven public facilities and services were examined:

1. Transportation
2. Sanitary Sewer
3. Potable Water
4. Solid Waste
5. Stormwater Drainage
6. Recreation
7. Schools

Table 4. Impact Analysis (Theoretical Max.)

DEVELOPMENT VARIABLE	CURRENT LAND USE		PROPOSED LAND USE	NET CHANGE	
	Scenario 1 (25% Residential/ 75% Office)	Scenario 2 (25% commercial/ 75% office)		Scenario 1	Scenario 2
Residential Units	62	0	198	+136	+198
Non-residential Buildable Sq. Ft.	1,210,424	403,475/ 1,210,424	0	-1,210,424	-1,613,898
Population ¹	140	0	446	+306	+446
Peak Hour Trips/Daily Trips ²	556,832/ 4,018,917	2,053,687/ 21,246,990	119/988	-556,713/ -4,017,929	-2,053,568/ -21,246,002
Sanitary Sewer (gallons/day) ³	130,962	161,390	31,680	-99,282	-129,710
Potable Water (gallons/day) ⁴	132,202	161,390	35,640	-96,562	-125,750
Solid Waste (lbs./person) ⁵	12,553	16,140	1,422	-11,131	-14,718
Stormwater Drainage ⁶	n/a	n/a	n/a	n/a	n/a
Recreation/Open Space ⁷ (acres)	1	0	3	+2	+3

Notes:

1. Population: 2.25 persons per household (per 2010 Census)
2. Transportation: Mobile Home Park (240) 0.60 average rate PM Peak Hour, 4.99 Average Daily; Shopping Center (820) 3.71 PM Peak Hour; 42.70 Average Daily; Office (710) 0.46 PM Peak Hour, 3.32 Average Daily; ITE Trip Generation Manual, 9th Edition
3. Sanitary Sewer: 160 gallons per day per Equivalent Residential Unit; 1/10 gallon per square foot per day of non-residential development
4. Potable Water: 180 gallons per day per Equivalent Residential Unit; 1/10 gallon per square foot per day of non-residential development
5. Solid Waste: 3.21 pounds per person per day; 10 lbs. per 1,000 square feet of non- residential development per day
6. Stormwater Drainage: LOS standard = 25-year, 24-hour event; Drainage system will be designed to meet the requirements of the Land Development Code.
7. Rec. & Open Space: 7 acres/1,000 persons (0.007 acres/person)

The current FLU designation is a mixed-use category that allows the following theoretical maximum impact scenarios:

1. 25% residential and 75% office (scenario 1); or
2. 25% commercial and 75% office (scenario 2).

The proposed FLU designation would decrease the theoretical maximum non-residential development and increase the theoretical maximum residential units allowed on the 24.7-acre property. *Overall, the amendment results in a net decrease in impacts to public infrastructure, except for recreation and open space.*

TRANSPORTATION

A Transportation Impact Analysis (TIA) has been prepared by LTG, Inc., and reviewed by staff. As indicated in the TIA, there is a significant decrease in the number of daily trips and P.M. peak hour trips from the current to the proposed FLU designation. The reduction is due to the non-residential uses not being allowed in the proposed FLU designation. According to the Institute of Transportation Engineers (ITE), residential dwelling units have a lower trip generation than office and commercial uses because office and

commercial uses can attract trips from a larger area. Based on the ITE Trip Generation Manual, 9th Edition, the proposed FLU designation could generate 119 P.M. peak hour trips, and 988 daily trips.

As with all development, the specific site development proposal for the subject property will be subject to concurrency regulations at the time of development, requiring adequate transportation facilities to be provided or to mitigate their impacts.

SANITARY SEWER

The City has available sewer capacity to accommodate the proposed FLU amendment. The City's adopted LOS standard is 160 gallons per day per Equivalent Residential Unit (ERU) and 1/10 gallon per square foot per day of commercial, industrial, or institutional development. Using these standards, the proposed land use would theoretically generate 31,680 gallons per day (gpd) of wastewater. This is a net decrease between the current and proposed FLU designations.

POTABLE WATER

The City has available potable water capacity (well and Consumptive Use Permit) to serve the proposed FLU amendment. The City's adopted LOS standard is 180 gallons per day per ERU and 1/10 gallon per square foot per day of commercial, industrial, or institutional development. Using these standards, the proposed land use would theoretically demand 35,640 gpd of potable water. This is a net decrease in demand between the current and proposed FLU designations. Even though the City may have the technical capability to pump 15 MGD from its wells, prohibitions within the City's 20-year Consumptive Use Permit (CUP) issued by the St. Johns River Water Management District (SJRWMD) significantly limit the amount of water that is permitted to be withdrawn. The City's CUP allows for an average daily withdrawal of 8.74 MGD and a maximum daily withdrawal of 13.28 MGD in 2018. Actual average daily flow during the 2017 calendar year was 6.01 MGD. When reviewing future land use amendments, the following is considered to determine the amount of permitted water capacity available for all other future uses: the current year CUP allocation, consumption in the previous calendar year, reserved capacity, and projected consumption. Based upon these measures, the City still has available CUP capacity (Exhibit 3).

SOLID WASTE COLLECTION

There is available capacity at the landfill to address the City's solid waste disposal needs. The City's collection standard is 1,350 residential units per curbside collection crew, per day, and a weight standard of 3.21 pounds per person per day. The proposed land use would generate 1,422 pounds of garbage per day. This is a net decrease between the current and proposed FLU. Solid waste generated within the City of Port Orange is delivered to the Volusia County landfill, a 3,000-acre Class I landfill with a projected life span to the year 2050.

STORMWATER DRAINAGE

There is no anticipated impact to the City's drainage system from the proposed land use. Stormwater management in the City of Port Orange deals with both quality and quantity. The City's adopted LOS standard for stormwater is the 25-year, 24-hour storm event. More specifically, the stormwater facilities must be capable of treating and conveying the

runoff from such a storm without causing flooding of adjacent properties or polluting any receiving water bodies. In addition, the Comprehensive Plan and Land Development Code require that there be no net loss of stormwater retention function as a result of development. In other words, a given parcel must have the same ability to store and discharge water after development as it does before development occurs. Any future redevelopment of the property will be required to address stormwater retention on the property in accordance with these City standards.

RECREATION AND OPEN SPACE

There is available capacity at existing park facilities to accommodate the proposed FLU amendment. The proposed FLU designation would require 3 acres of parkland. According to the City's 2017 Concurrency Management Report, the City has an excess of 68 acres of parkland, so no additional parkland is needed.

SCHOOLS

Pursuant to the Volusia County School District criteria, the proposed FLU amendment and any future development of this property is exempt from School Concurrency review because it is an age-restricted community.

REVIEW CRITERIA AND STAFF FINDINGS

1. *The land use proposal is consistent with the goals, objectives, and policies of the adopted Port Orange Comprehensive Plan.*

Staff finding: The proposed FLU amendment is generally consistent with the pertinent Goals, Objectives, and Policies of the City's Comprehensive Plan. The proposed FLU category is compatible with adjacent parcels and reduces the allowable density of the property. All public facilities have adequate capacity to accommodate the proposed amendment.

2. *Amendments shall not result in incompatible land use designations for adjacent parcels or a neighborhood. Compatibility shall be determined by scale of development, intensity, density, and type of use, and the juxtaposition of uses.*

Staff finding: The proposed FLU amendment is compatible with the adjacent properties. Compatibility is defined in the Comprehensive Plan as a condition in which dissimilar land uses can co-exist in relative proximity to one another in a stable fashion over time, such that neither use is unduly negatively impacted by the other. The subject property is surrounded by mobile home parks to the east and west, single-family and mobile home park to south, and commercial to the north (see Table 1 – page 2).

3. *An amendment shall not result in negative economic, social, or other impacts to the City of Port Orange.*

Staff finding: All public facilities have adequate capacity to accommodate the proposed amendment and therefore there are no negative impacts.

4. *Whether the amendment increases the clearance time for evacuation of the population in the Hurricane Vulnerability Zone above twelve hours.*

Staff finding: The subject property is not located within the Hurricane Vulnerability Zone.

5. *Whether the amendment discourages the proliferation of urban sprawl.*

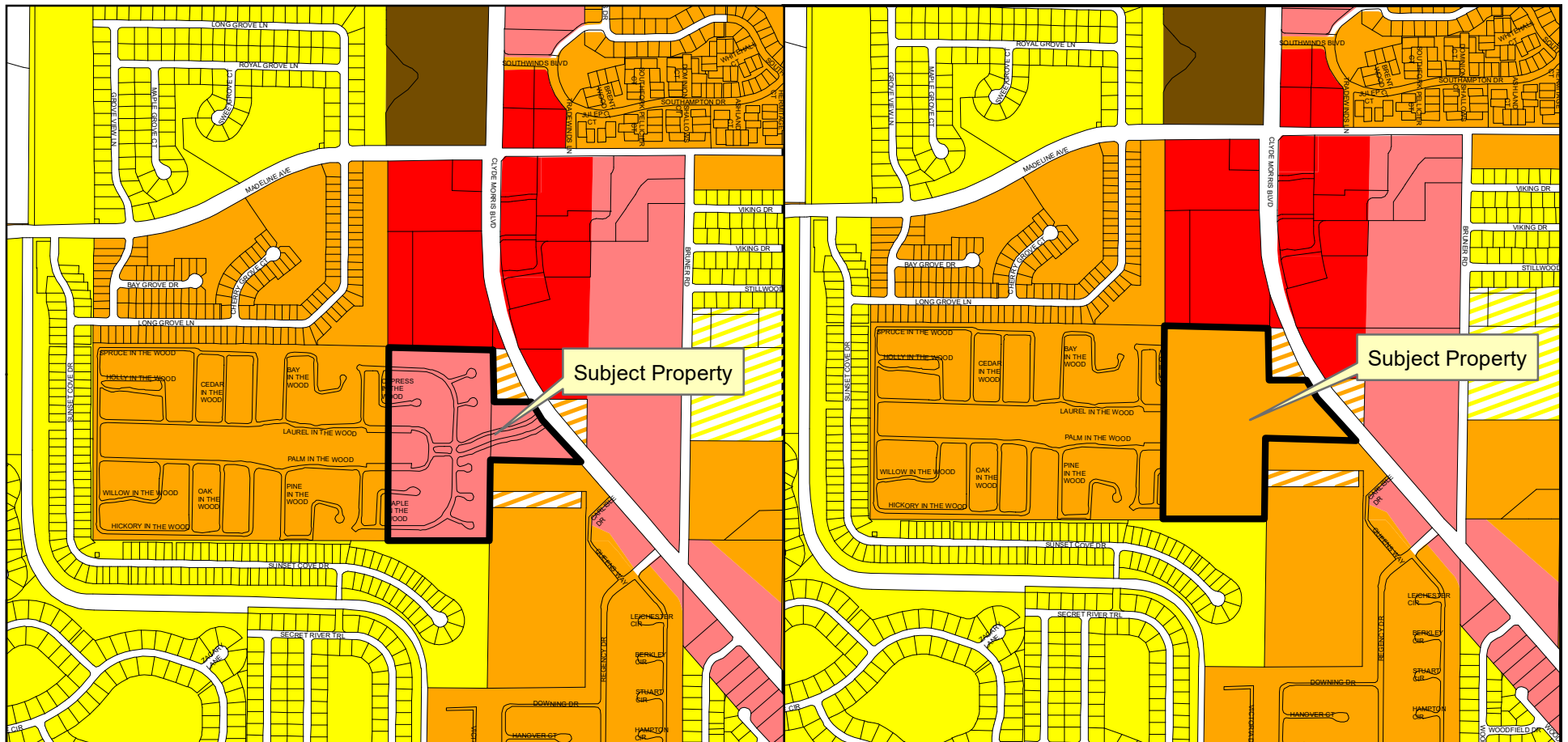
Staff finding: The proposed amendment will not encourage sprawl. The amendment area is part of an existing development, with access to existing infrastructure.

STAFF RECOMMENDATION

Staff recommends approval of the request to change the Future Land Use designation of approximately 24.7 acres of land from *Office/Residential Transition* to *Urban Medium Density Residential* (4-8 units/acre), and transmittal to the Florida Department of Community Affairs and other review agencies for review.

ATTACHMENTS

- Exhibit 1 – Future Land Use Map
- Exhibit 2 – Current and Proposed Zoning Map
- Exhibit 3 – SJRWMD Potable Water Availability Worksheet



Current Future Land Use

- Suburban Residential (2-4 Units/Acre)
- Urban Medium Density Residential (4-8 Units/Acre)
- Urban High Density Residential (8-16 Units/Acre)
- Office/Residential Transition (Up to 10 Units/Acre)

Proposed Future Land Use

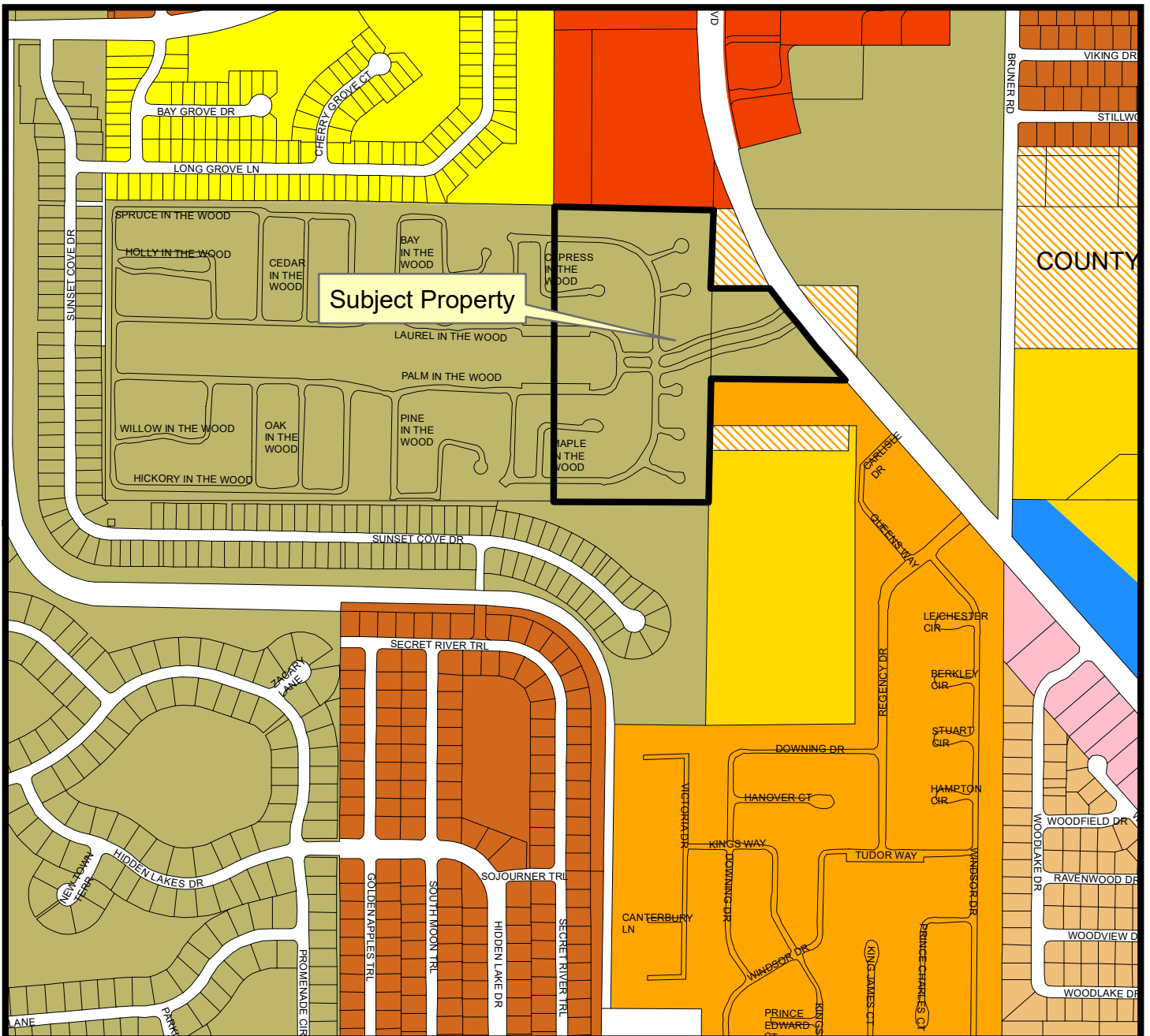
- Commercial
- Volusia County Urban Low Indensity
- Volusia County Urban Medium Indensity



Exhibit 1 - Future Land Use Map

DEPARTMENT OF COMMUNITY DEVELOPMENT





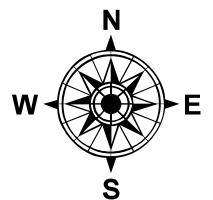
- | | |
|--|--|
|  GPU Government/Public Use |  RMH Residential Mobile Home |
|  R-10SF Single Family Residential |  PUD Planned Unit Development |
|  R-8SF Single Family Residential |  PCD Planned Commercial Development |
|  R-2D Two Family Residential |  PO Professional Office |
|  R-3L Multi-Family Residential |  Volusia County MH-1 |



Exhibit 2 - Zoning Map

CITY OF PORT ORANGE

DEPARTMENT OF COMMUNITY DEVELOPMENT





St. Johns River Water Management District Potable Water Availability Worksheet

This worksheet is for use by local governments submitting comprehensive plan amendments to determine the availability of potable water resources to serve proposed development. Instructions and St. Johns River Water Management District (SJRWMD) staff contact information are attached.

1. General Information

Date: June 2018 Case No. 18-20000005 (Colony in the Wood/18-3 CPA)
 Contact name: Penelelope Cruz/ Kenny Ho, P.E. Phone: 386-506-5671 E-mail: pcruz@port-orange.org
 Local government: City of Port Orange
 Potable water supplier: City of Port Orange

2. Infrastructure Information

Water treatment plant permit number: 3641044 Permitting agency: FDEP
 Permitted capacity of the water treatment plant(s): 15 million gallons a day (mgd)
 Total design capacity of the water treatment plant(s): 15 mgd
 Are distribution lines available to serve the property? Yes ☒ No ☐
 If not, indicate how and when the lines will be provided: _____

 Are reuse distribution lines available to serve the property? Yes ☒ No ☐
 If not, indicate if, how and when the lines will be provided: _____

3. SJRWMD Consumptive Use Permit (CUP) Information

CUP number: 8595 Expiration date: 6/1/22
 Total CUP duration (years): 20
 CUP allocation in last year of permit: 8.97 MGD (annual average)
 Current status of CUP: In compliance ☒ Not in compliance ☐
 Allocations to other local governments: Ponce Inlet as a whole sale customer; Daytona Beach Shores & Volusia County are partially served as retail customers; No specific water usage amount has been recorded or agreed for these local governments
 Reserved capacity: 0.12 MGD (Based on a estimated 672 ELUs that are permitted but unbuilt at 180 GPD/ELU.) Total committed capacity built and unbuilt is 7.24 MGD - based on 40,245 ELUs at 180 GPD/ELU.

4. Consumptive Use Analysis

	Designate mgd ☒ or mgy ☐
A. Current year CUP allocation:	<u>8.74</u>
B. Consumption in the previous calendar year:	<u>6.01</u>
C. Reserved capacity ☐ or growth projection ☒ (check the one used):	<u>0.18</u>
D. Projected consumption by proposed comprehensive plan amendment areas	<u>0.00</u>
E. Amount available for all other future uses (A - B - C - D = E):	<u>2.55</u>

If the amount in E is zero or a negative number, explain how potable water will be made available for future uses: Please note for "C" - the growth projection is based a historical growth rate of 0.15 MGD - 0.18 MGD calculated from monthly operating reports data (MORs, DEP form 17.1.122 (40)) of the City's Garnsey Water Plant.

This worksheet is available electronically at http://www.sjrwmd.com/programs/outreach/local_gov/