



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, June 25, 2015

Time: 5:00 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. 14-90000004
VARIANCE/Circle K Store #8808
3664 Nova Road

A request for a variance from Chapter 17, Section 27 of the Land Development Code (LDC) to allow a 15-foot rear building setback in lieu of the required 25-foot rear building setback required by the LDC. If the variance is approved, Circle K Stores, Inc. is proposing to demolish the existing gas station and construct a new gas station.

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

C. OTHER BUSINESS

6. Development Activity Report
7. Commissioner Comments
8. Staff Comments

D. PUBLIC COMMENTS

E. ADJOURNMENT

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE BY THE **PLANNING COMMISSION** WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE HE OR SHE MAY NEED TO ENSURE AT HIS OR HER OWN EXPENSE FOR THE TAKING AND PREPARATION OF A VERBATIM RECORD OF ALL TESTIMONY AND EVIDENCE OF THE PROCEEDINGS UPON WHICH THE APPEAL IS TO BE BASED. NOTE: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE

Planning Commission Meeting

Thursday, June 25, 2015

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PLANNING COMMISSION MEETING MINUTES
CITY OF PORT ORANGE
1000 CITY CENTER CIRCLE
COUNCIL CHAMBERS
MAY 28, 2015

THE REGULAR MEETING OF THE PLANNING COMMISSION of the City of Port Orange was called to order by Chairman Frank Crooks at 5:00 p.m.

Pledge of Allegiance

Silent Prayer

ROLL CALL: Present: Chairman Frank Crooks
Commissioner Michael Arminio
Commissioner John Junco
Commissioner Sonya Laney
Commissioner Richard Barker
Commissioner Thomas Jordan

Also Present: Matthew Jones, Assistant City Attorney
Wayne Clark, Community Dev. Director
Tim Burman, Planner
Penny Cruz, Planner
Theresa Gutierrez, Deputy City Clerk

Absent: Commissioner Lance Green (excused)

CONSIDERATION OF MINUTES

Motion made by Commissioner Arminio, seconded by Commissioner Laney, to approve the minutes of March 26, 2015 with one change (adding Commissioner Jordan to the roll call). Motion carried 6 – 0 upon roll call vote.

5. Case No. 15-40000001

AMEND AND RESTATE A MASTER DEVELOPMENT AGREEMENT AND
CONCEPTUAL DEVELOPMENT PLAN/Town Park PCD

Located at the Northeast corner of S. Williamson Blvd. and Madeline Ave.

A request to approve the amended and restated Town Park PCD Master

Development Agreement (MDA) and Conceptual Development Plan (CDP).

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

Tim Burman, Planner, said the property is currently zoned Planned Commercial Development (PCD) and has an active Master Development Agreement (MDA) on it. It also has future land use as commercial. The active MDA allows usage such as a gym, restaurant, office, retail, etc. The applicant is requesting to update the list of permitted uses for the PCD by adding commercial usage consistent with the comprehensive plan and commercial land use designation such as retail, nursing homes, and convenient stores with fuel operation. The applicant is also modifying the conceptual development plan (CDP). The current concept plan is geared more towards of a church complex. They are requesting to update the concept plan.

The applicant has also added a statement in the MDA which states that within three (3) years of the approval of the MDA, the church building will either be renovated or demolished. The proposed development site will be accessed from Madeline Ave. and South Williamson Blvd. Both roads are in the jurisdiction of Volusia County. The access approval will be approved by Volusia County at the time of the site plan.

Staff recommends approval of the amended and restated MDA and CDP to the Town Park PCD, subject to:

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

Commissioner Arminio asked about the three (3) year request for development. He asked if they have a plan to use the church building. Mr. Burman said it was the proposal from the applicant.

Commissioner Junco asked about the specific uses. He said the church structure has been deteriorating and needs engineering review.

Paul Momberger, Zev Cohen and Associates, representing the property owner, Rainbow Development LLC, said they do not have a specific plan. The conditions of the church building would have to be analyzed. The potential for redevelopment for the building is unknown. Mr. Momberger does not believe keeping the building is the best option. He would like to see medical usage of some sort with some commercial uses at the location.

Commissioner Arminio asked why the actual structure is not in the concept plan. Mr. Momberger said the concept plan was just a diagram to describe the setbacks and things of that nature. Commissioner Arminio asked about the retention. Mr. Momberger said the retention will potentially be moved to the other side. There are compensating storage requirements.

Commissioner Jordan questioned the three (3) year request.

Ann Wagoner, citizen, introduced herself to the Commissioners. She showed concern with the traffic. She does not want convenient stores. She believes it will be very dangerous to the community.

Heidi Fleming, citizen, said she does not want to see any alcohol selling in this area. The increased speeding traffic is dangerous to the homeowners.

Alan Aghan, citizen, believes that the applicant came with no preparation with knowing what they want to do. Mr. Aghan hopes the commissioners will request from the applicant a formal plan before approval.

Dorothy Ethridge, citizen, believes the applicant came with no real plans. She showed concern on the retention pond.

Carole Hodak, citizen, showed concern with the permitted uses.

Tyrone Presley, citizen, showed concern in regards to his property. He thinks it's a mistake to give someone a blanket approval not knowing what it will be about. He believes the Town Park community is not interested in additional crime which he believes this will attract.

William Ethridge, citizen, said he does not want to see a gas station at the property.

Commissioner Arminio would not like to see gas stations going up for a permitted use. He asked if there was a way that they can eliminate some of the proposed uses. Mr. Burman said it will have to be a request made to the applicant.

Commissioner Laney believes the applicant has not brought specific plans or intentions because the expense.

James Wagoner, citizen, would not like to see a convenient store or gas station present at this location.

Brian Rerko, citizen, does not want to see a liquor store or gas station. He does not want to see more crime in the neighborhood.

Dean Curtz, citizen, showed concern with the crime. He request all potential future uses change to make sure they are including what other services in the community are going to be further drained.

Mr. Burman said the Planning Commission could recommend approval subject to some of the uses being removed. It will go forth to City Council because the applicant can still request the full uses.

Robert Wright, citizen, said the houses are being less valuable because of the commercial use.

John Russo, citizen, doesn't believe if it will be safe for a convenient store or liquor store to be put in.

Motion made by Commissioner Jordan, approve case no. 15-40000001 with Staff recommendations. There was no second to the motion.

Motion made by Commissioner Arminio and seconded by Commissioner Junco to approve case no. 15-40000001 with removing the proposed additional use convenient stores with or without fuel and motor vehicle service stations subject to Staff recommendations. There was no second to the motion.

Commissioner Jordan said he still has an issue with granting three (3) years for the project.

Commissioner Laney believes they need to eliminate the proposed special exceptions. Commissioner Barker agreed.

Motion made by Commissioner Arminio, seconded by

Commissioner Junco, to approve case no. 15-40000001 with removing the proposed additional uses of the convenient store with or without fuel and the motor vehicle service station and also subject to the resolution of the outstanding technical comments prior to review by City Council and reviewed by the City Attorney's Office as to the legal form on content. Motion carried 4-2 upon roll call vote with Commissioner Jordan and Chairman Crooks voting no.

6. Case No. 15-25000001

LDC TEXT AMENDMENT/Chapter 17 - Light Industrial (LI) Zoning District

Amendment to Chapter 17 as part of the on-going effort to update the Land Development Code (LDC). The proposed amendments include increasing the building height from 45' to 60' and adding "laboratory, research, and development" as a permitted use.

Staff Contact: Penelope Cruz, Principal Planner (386) [506-5671](tel:506-5671)/pcruz@port-orange.org

Ms. Cruz said there are two (2) amendments. The first one is to increase the building height from 45 feet to 50 feet in the light industrial zoning district which is primarily in the Eastport area. The second is to add one (1) additional permitted use into the zoning district which would be lavatory and resource development.

Motion made by Commissioner Barker, seconded by Commissioner Junco, to approve case no. 15-25000001. Motion carried 6-0 upon roll call vote.

C. OTHER BUSINESS

7. Development Activity Report

Mr. Burman reviewed the Development Activity Report.

8. Commissioner Comments

Commissioner Junco mentioned there is a blue tarp covering an apartment building towards the Win Dixie place by Trail Wood. He would like Code Enforcement to look at it.

9. Staff Comments: There were none.

D. PUBLIC COMMENTS: There were none.

E. ADJOURNMENT: 6:00 p.m.

Chairman Frank Crooks



STAFF REPORT

VARIANCE FROM LDC CHAPTER 17, SECTION 27

Circle K Gas Station and Convenience Store

CASE NO. 14-90000005

REQUEST: Variance from the Land Development Code (LDC) to reduce the rear building setback from 25 feet to 15 feet

LOCATION: 3664 Nova Rd. (Exhibit "A" – Location Map)

OWNERS: Circle K Stores, Inc. and Arrington Developers of Florida, LLC

APPLICANT: Robert Grassman P.E., Bowman Consulting

STAFF RECOMMENDATION: Denial

STAFF CONTACT: Gwen Perney, Planner (386) 506-5673

PLANNING COMMISSION DATE: June 25, 2015

BACKGROUND:

Circle K Stores, Inc. is proposing to demolish the existing 2,400 square foot convenience store, fuel pumps and canopy and redevelop the property with a 4,400 square foot new convenience store with eight fuel dispensers along with associated site improvements on approximately 1.99 acres. The existing Circle K property is approximately 0.90 acres. Circle K is under contract to purchase an additional 0.68 acres from the property on the west side of the current site, as well as the adjacent 0.77 acre vacant property to the south.

Proposed building elevation:



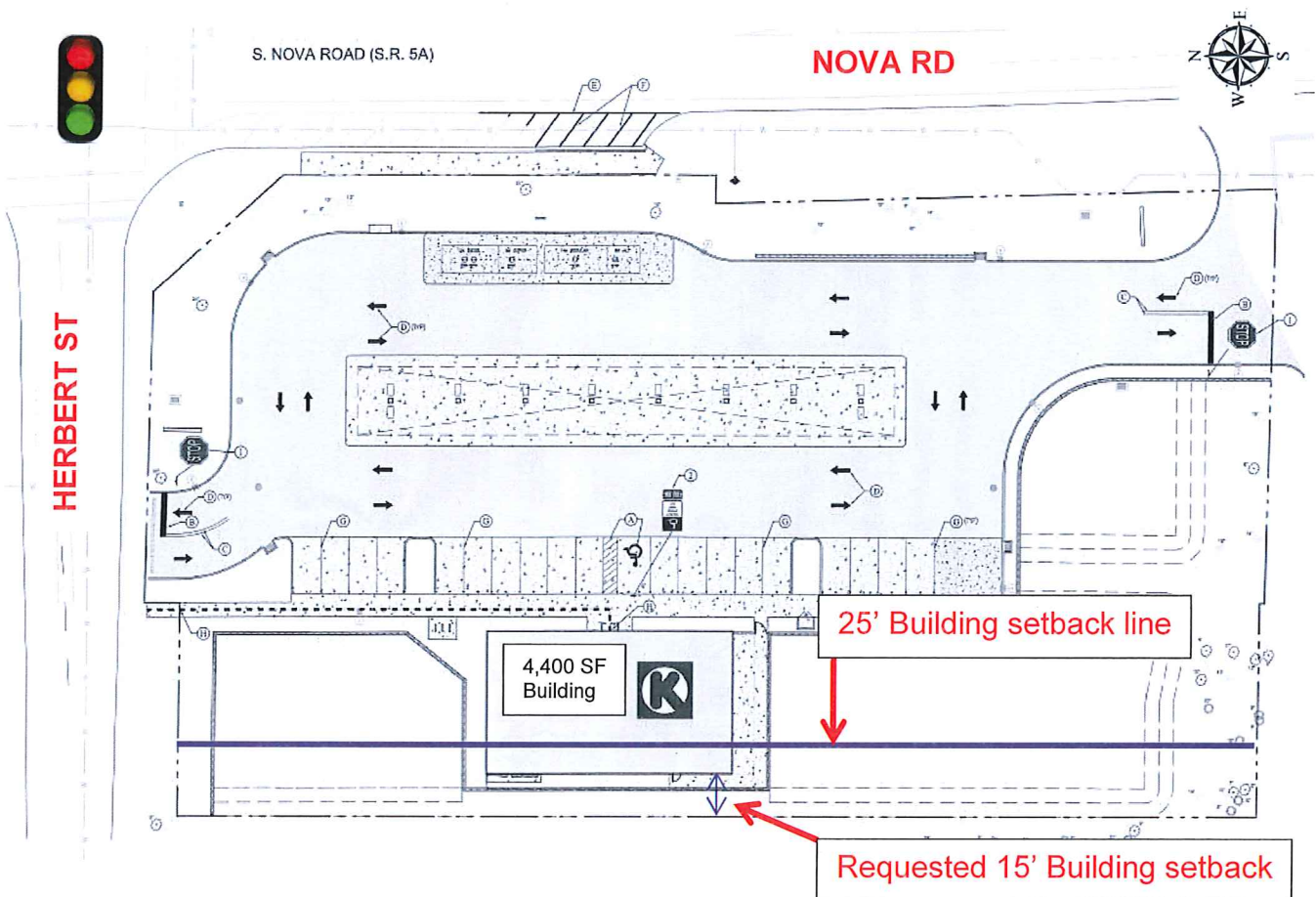
The redevelopment of the site will require approval of a site plan in order to verify compliance with the site development requirements in the Land Development Code (LDC). Required site improvements include, but are not limited to: paving and expansion of the parking facilities, stormwater retention, landscaping and buffers, irrigation, signage and architectural design. Staff has worked with the development team on identifying the necessary site upgrades and minimizing the number of variances being requested.

The visual appearance and traffic access at this corner are expected to improve with the demolition of the nearly 30 year-old facility and construction of the new store with associated site improvements. Additionally, it is a policy within the City's Comprehensive Plan (Future Land Use Element 2.8.3) that "new development and redevelopment shall be encouraged to go into existing developed areas as infill."

DISCUSSION:

Based on the proposed site plan submitted by the applicant, as shown in Figure 1, the applicant is requesting a variance to reduce the rear building setback from 25 feet to 15 feet [Chapter 17, Section 27, LDC].

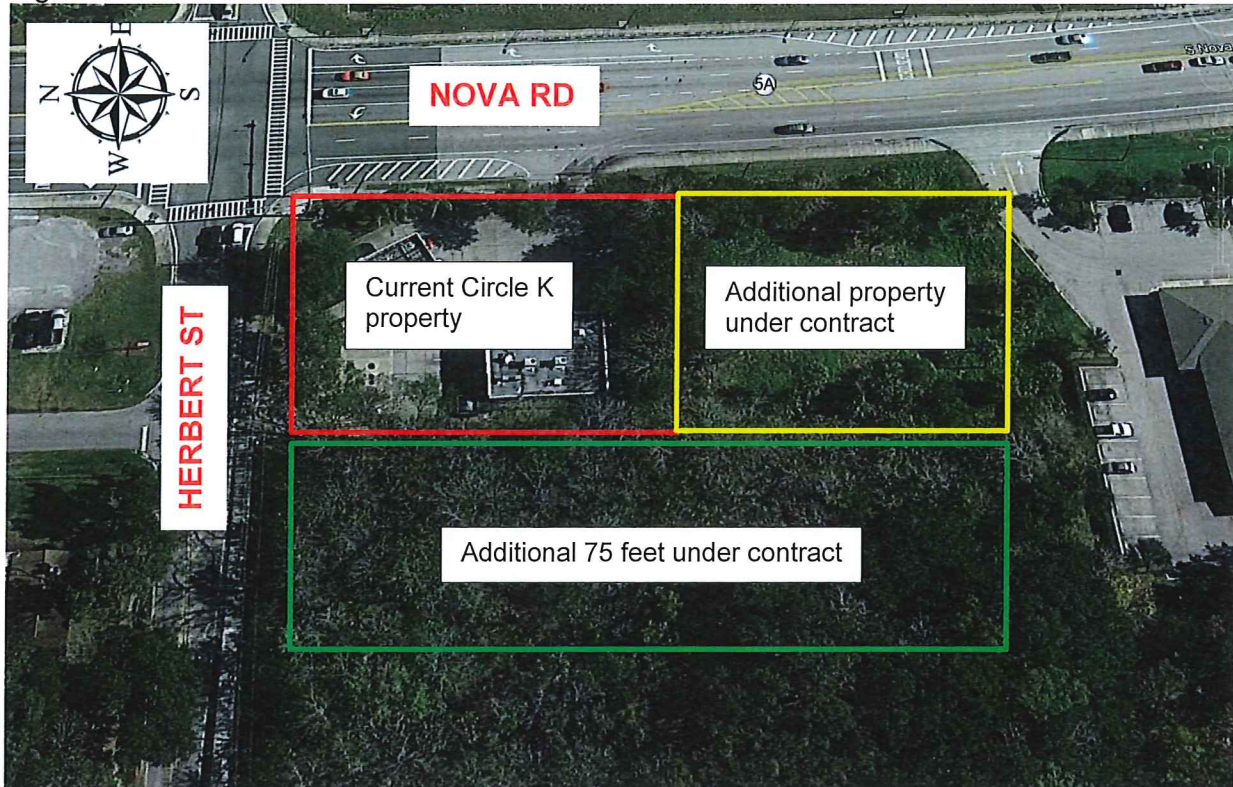
Figure 1. Location of requested variance.



The subject property is currently zoned "HC" (Highway Commercial) and adjacent to property that is zoned "R-3H" (High Density Multi-Family Residential). The minimum rear-building setback in this zoning district is 25 feet. The applicant is requesting a variance to allow a 15-foot rear-building setback. The applicant indicated in the letter of request (Exhibit "B"), that the reduced setback is necessary to accommodate the new building and site layout. Building setbacks are provided in the LDC to ensure adequate separation between buildings and to create space to provide required bufferyards. The adjacent property owner to the west has submitted a letter stating they have no objection to the variance being requested (Exhibit "C").

Prior to submitting the site plan, Circle K entered into a contract to purchase an additional 75 feet at the rear of the existing Circle K property (west side). The additional property was intended to accommodate the proposed site layout (Figure 2).

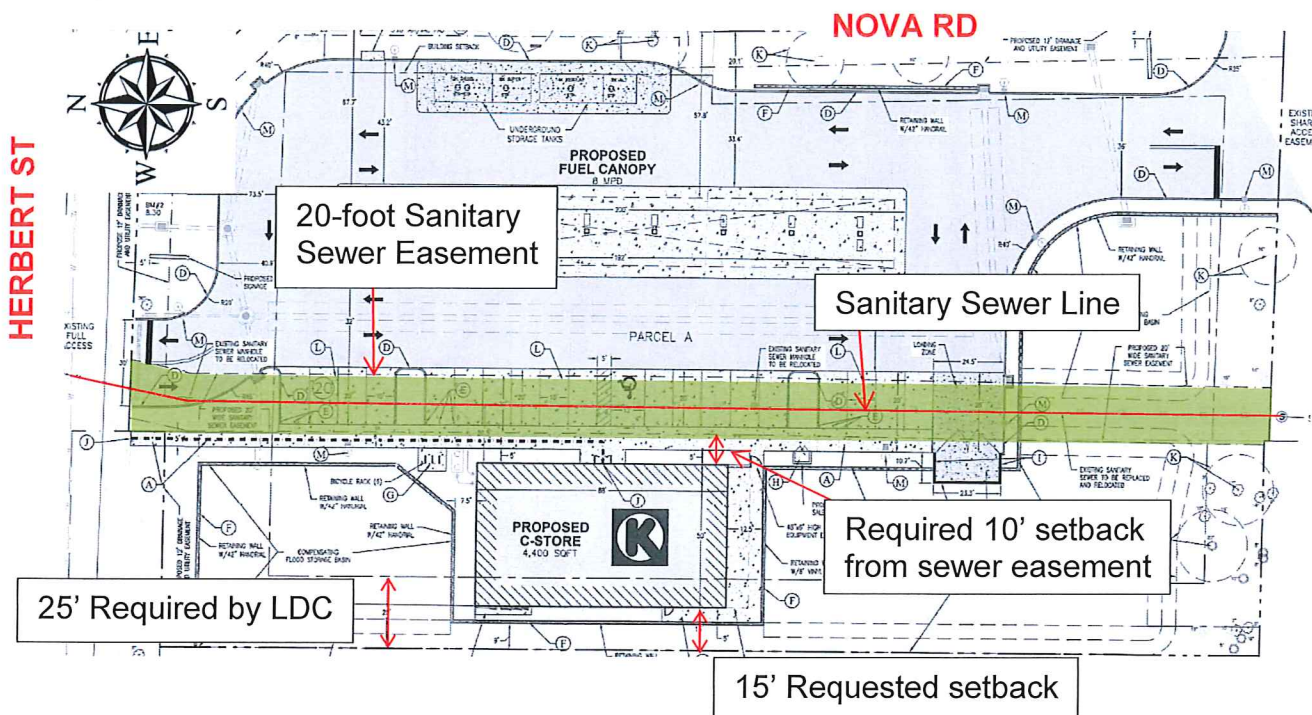
Figure 2. Aerial location of site



An existing 8" gravity sewer line with a 15-foot wide easement is currently located at the rear of the existing Circle K store. As part of the site plan for the new store, Circle K will be replacing the existing 8" clay sewer line with a new 8" PVC line. Due to the proposed western expansion of the Circle K property, the new sewer line will be located through the middle of the site instead of along the rear. During the review of the site plan, Public Utilities staff required the expansion of the existing 15-foot easement to a 20-foot easement and required that no buildings can be located within 10 feet of the new sewer easement line (Figure 3). The 10-foot setback from the expanded easement essentially added land to act as a buffer to the easement making the area that must be clear of buildings a 40-foot wide strip across the center of the site.

According to the applicant, the 10-foot setback from the sewer line easement required the building to be moved further west than they had anticipated when they purchased adjacent land to accommodate the new development. The new sewer line is being shifted approximately 2 to 3 feet toward the center of the site in order to minimize the variance. The applicant states that the variance is being requested to accommodate the setback from the sewer line easement and to provide sufficient driveway width for the fuel tankers to maneuver around the fuel canopy. Additionally the applicant stated additional property can no longer be purchased on the west side of the site.

Figure 3. Location of sewer line and easement

**REVIEW OF VARIANCE CRITERIA:**

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

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

The site and building are similar in size to other gas station sites that have recently been constructed in the City (Table 1). The Circle K at the intersection of Spruce Creek Road and Nova Road was granted variances in order to reduce the building setback and landscaping buffer at the rear of the building (Case No. 13-90000003). The Spruce Creek & Nova Circle K property is approximately half the size of the subject property.

Table 1. Recent or under construction gas station acreage and building square footage for comparison

	Acres	Building SF
Circle K Spruce Creek	0.80	4,400
Wawa (Joy Luck)	1.88	5,600
Wawa (Dun/York)	1.85	6,100
7-11 Clyde Morris	1.34	3,030
Average	1.47	4,782
Proposed	1.99	4,400

The existing sewer line and the associated 10-foot building setback from the sewer line easement that runs through the property could be considered a special condition. Utilities are typically located on the perimeter of the site but with the western expansion of the property and new layout of the site, the pipe will now be located generally in the center of the site.

The pipe could potentially be moved to another part of the property or the building size decreased in order to shift the building 10 feet toward the center of the site in order to meet the 25-foot building setback. However, this would decrease the amount of space provided in the drive lanes in order for the fuel tanker trucks to maneuver around the fueling canopy. The sewer line also serves the tire store to the south and must remain connected to the sewer service.

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

The additional land for the sewer line easement setback that Public Utilities staff is requiring could be considered a special condition. However, the site layout could be reconfigured to accommodate the setback needed from the sewer line easement.

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

Literal interpretation of the LDC would not deprive the property owner of rights commonly enjoyed by other properties within the same zoning district. When a property is redeveloped, as part of the site development approval process, the property is required to be brought into compliance with the current development requirements of the LDC.

The intent of the required building setback is to ensure adequate separation between buildings to provide quality landscape design, to minimize the impact on adjoining property, and to maintain and enhance an attractive natural environment. The applicant could alter the size of the building in order to meet setback requirement.

According to the applicant, the need for the setback variance along the west side of the property is necessary to accommodate the proposed building and site layout. The applicant states the size of the proposed convenience store is necessary in order to accommodate customers who frequent the store to purchase items within the building.

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

The site could be redeveloped to comply with the requirements of the LDC; however, this would require changes to the proposed site design and building.

The development team has stated that to redevelop the site, the convenience store needs to have a specific amount of square footage and number of fueling pumps in order to best serve the surrounding area.

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

According to the applicant, the proposed layout will provide a safer layout for customers accessing the site and traffic flow within the site and the variance will not confer a special privilege because of the atypical sewer line location and the sewer line easement setback. The applicant believes the visual impact to the adjacent multi-family property created by the reduced setback will be minimal because required landscape plantings are proposed to be installed along the full length of the property behind the building. Additionally, a 6-foot tall PVC fence will be located on top of the retaining wall behind the building that will screen the mechanical equipment located behind the building.

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

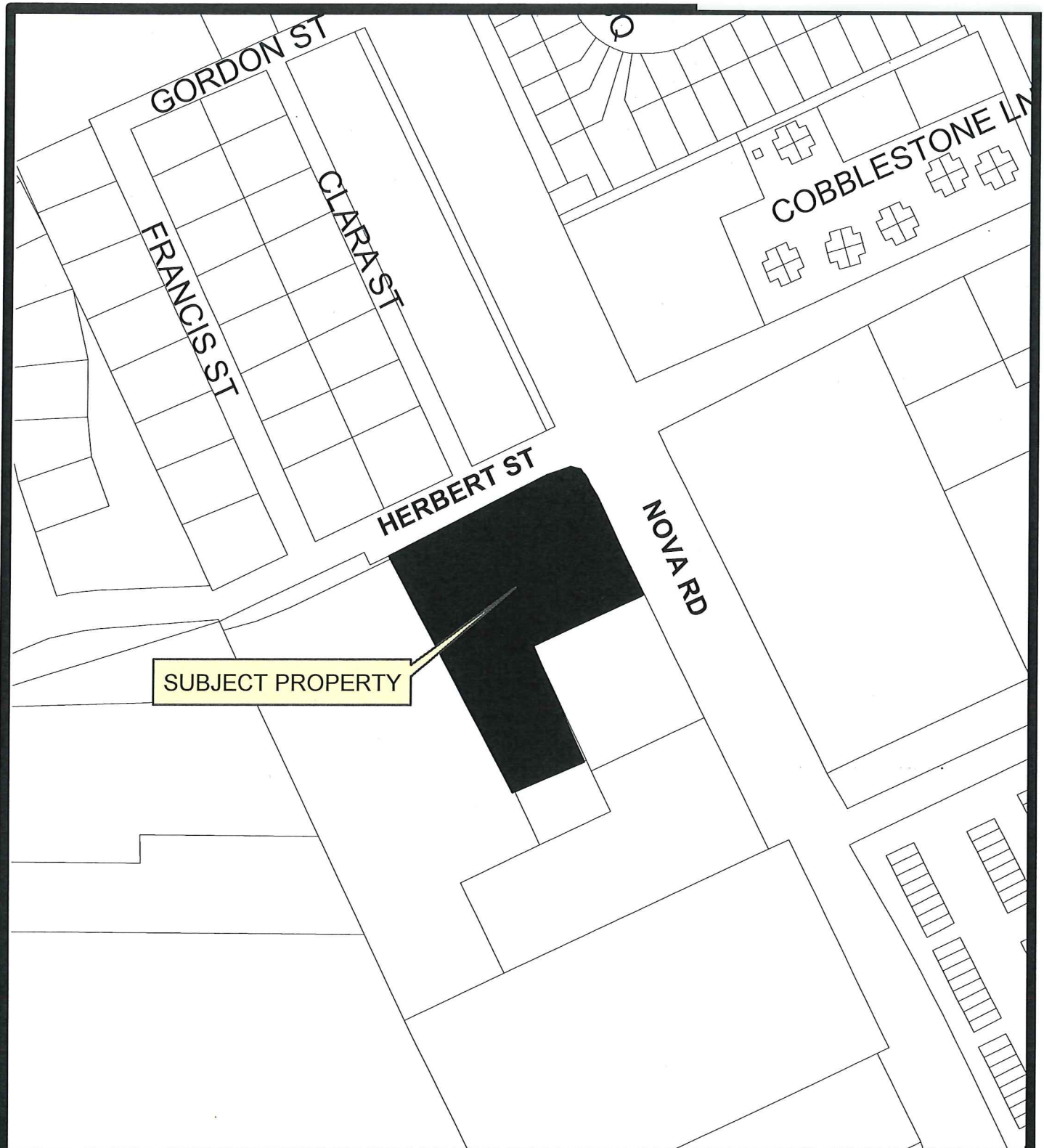
Building setbacks requirements are intended to provide adequate separation between buildings in order to minimize the visual appearance of the building from adjacent properties by providing room for landscaping and screening. The applicant states that the building will be effectively screened by landscaping provided in the required buffer as well as a 6-foot tall PVC fence mitigating the impact of the 10-foot setback reduction.

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

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

RECOMMENDATION:

Based on the findings of this report, Staff recommends denial of the variance request from Chapter 17, Section 27 LDC to allow a 15-foot side building setback in lieu of the 25' setback required by the LDC.



CASE No. 14-90000005
LOCATION MAP
CITY OF PORT ORANGE
DEPARTMENT OF COMMUNITY DEVELOPMENT





June 5, 2015
Project # 010133-01-002

City of Port Orange
1000 City Center Circle
Port Orange, FL 32129

RE: Variance Request for Circle K #8808; 3664 Nova Rd.

To whom it may concern,

Circle K Stores Inc. intends to re-develop the current site referenced above with the combination of new property currently under contract and existing land currently owned. We are proposing to build our 4,400 sf prototype building and 8 pumping stations, an increase of 2,000 sf & 6 pumping stations, respectively. The convenience store industry has changed dramatically over the last several years and customers expect an experience allowing them a clean, maneuverable, friendly, and convenient visit. Visits are no longer centered on gasoline alone and the customers expect enhanced architecture and expanded offering to satisfy their needs. In addition, being on a hurricane evacuation route, this proposed facility will have the ability to operate without power through a generator hookup connection.

The property will overall experience immense improvements but will require the need for two variances which we would like to formally request at this time. The abutting rear property owner is in support for these variances. After a detailed analysis and consideration of our proposed changes we feel we have met the necessary hardships required by the City of Port Orange. Our variances, hardships, and explanations are detailed below:

1. **Decrease the rear yard setback to 15 ft. from the required 25 ft.** Circle K is proposing to demolish our current facility and build our 4,400 sf building into the required setback on the rear side of the property. ± 0.68 acres of the rear parcel is being purchased to be able to accommodate for the redevelopment of the site and the adjacent property owner supports of the redevelopment. The specific hardship we are facing is the inability to purchase additional property or to place the building further from the property line due to the presence of an existing sewer main located in front of the proposed building location. The existing city owned clay pipe will be replaced with a PVC pipe to improve the condition, functionality, and connectivity. As a whole, we feel the community will benefit from an expanded building due to the increased offering we can provide. The granting of this variance will in no way cause detriment to the public or undermine the purpose of the intended code as we will not be encroaching on any other development or cause any safety issue with regard to ingress/egress.

- 2. Decrease the rear landscaping buffer to 9 ft. from the required 10 ft.** Due to the site limitations which necessitated the request for a variance to the building setback and the associated functionality required for the project, we are also requesting a reduction of the landscape buffer from 10 ft. to 9ft. More specifically, the back of the building is used to house the electrical and phone panels, meter, maintenance door, and ladder for roof maintenance and inspections. It is generally more appropriate for these items to be placed on areas of the building which are obscured from public view, however it is necessary to provide safe and convenient access for emergencies and maintenance. In order to achieve those goals a 5 ft. sidewalk has been located adjacent to the building. By itself the sidewalk would not necessitate a variance, however the particular constraints on this site due to its low elevation and location within the 100 year flood plain have also encumbered the site with retaining walls to avoid reducing the amount of water stored on the site during a flood event. The retaining walls include safety rails, are concrete, and are immediately adjacent to the sidewalk within the landscape buffer. The granting of this variance will in no way cause detriment to the public or undermine the purpose of the intended code as we will not be encroaching on any other development or cause any safety issue with regard to ingress/egress.

The variances requested are only for the setback and buffer in the immediate vicinity of the building and not for the length of the entire property.

The variances requested will allow Circle K to continue to be a competitive c-store retailer in the City of Port Orange and will improve the overall visual appearance and public safety of the current site. We appreciate your consideration of the above requests and look forward to improving our store to better the City and its residents.

Sincerely,



Robert Grassman, P.E.
Project Manager
Bowman Consulting
rgrassman@bowmanconsulting.com

Arrington Developers of Florida, LLC

P. O. Box 340616

Tampa, FL 33694

April 17, 2015

City of Port Orange

Arrington Developers of Florida, LLC supports the request for the building set back variance submitted by Circle K Stores, Inc.

Sincerely,

A handwritten signature in black ink, appearing to read "Dale Lancaster". The signature is fluid and cursive, with the first name "Dale" and last name "Lancaster" clearly distinguishable.

Dale Lancaster, Member

CITY OF PORT ORANGE MONTHLY DEVELOPMENT ACTIVITY REPORT



Wawa – Dunlawton Ave. & Yorktowne Blvd.

CITY COUNCIL

allen green, mayor
drew bastian, vice mayor
bob ford, councilman
donald burnette, councilman
scott stiltner, councilman
david harden, interim city manager

PLANNING COMMISSION

frank crooks, chairperson
sonya laney, vice chairperson
michael arminio, commissioner
richard barker, commissioner
lance green, commissioner
thomas jordan, commissioner
john junco, commissioner

MAY 2015

RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT PROJECTS

MAY 2015

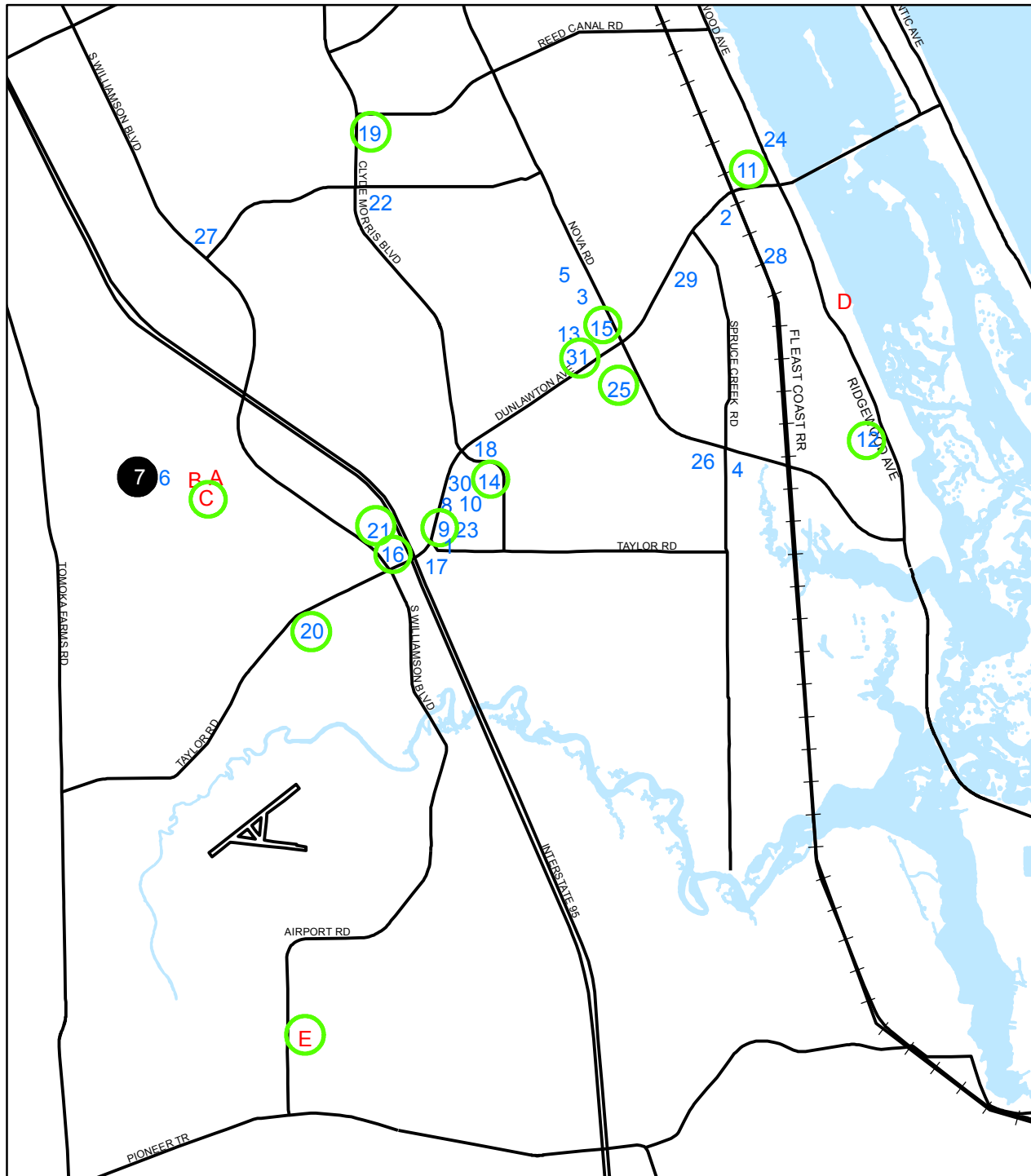
Residential

- A Hawks Preserve, Phase I
- B Hawks Preserve, Phase II
- C Port Orange Plantation IV-C
- D Riverbank Properties
- E Water's Edge, Phase XII

Non-Residential

- 1 Altamira Shopping Village
- 2 Atlantic Marine
- 3 Autozone
- 4 Circle K (Spruce Creek/Nova)
- 5 Circle K #8088 (Herbert/Nova)
- 6 Coraci Sports Park
- 7 Coraci Sports Park - Pop Warner Field
- 8 Culver's
- 9 Dunlawton Commons
- 10 Dunlawton Yorktowne - Unit 5
- 11 First United Methodist Church
- 12 Florida Truck Sales
- 13 FPL Magnolia Substation
- 14 Gaffka Scott Enterprises
- 15 The Half Wall
- 16 Heartland Dental
- 17 Mellow Mushroom
- 18 Murphy Oil
- 19 New Port, Lot 2 (Jimmy John's)
- 20 Our Savior's Lutheran Church
- 21 Panda Express
- 22 Palmetto Pointe Marketplace PCD
- Walmart Neighborhood Market grocery store
- 23 Port Orange Goodwill
- 24 Riverwalk Park, Phases 1A & 1B
- 25 Rossi Side Street Cafe
- 26 Spruce Creek Center
- 27 Town Park PCD
- 28 Virginia Industrial Park
- 29 Vystar Credit Union
- 30 Wawa Dunlawton-Yorktowne
- 31 Wawa Dunlawton

● New Project ○ Change In Status



RESIDENTIAL DEVELOPMENT PROJECTS

May 2015

 = addition to the development activity report

 = change of status to a particular project

MAP ID	Project	Location	Description	Status								Comments
				Under staff review	D. O. issued	Pre-con held	ABC completed	Const. Permit issued	Under construction	Final inspection	C.O. issued	
A	Hawks Preserve, Phase I / subdivision (fka Port Orange Plantation, Phase IV A & B)	E. side of Coraci Blvd, N. of Town West Blvd.	119 single-family lots on ±57 acres	X								Approved at 5/19/15 CC meeting
B	Hawks Preserve, Phase II, subdivision (fka Port Orange Plantation, Phase IV-D & E)	E. side of Coraci Blvd, N. of Town West Blvd.	75 single-family lots on ±23 acres	X								Approved at 5/19/15 CC meeting
C	Port Orange Plantation, Phase IV-C / subdivision	1548 McGinnis Ave. / north of Town West Blvd., between McGinnis Ave.& Peach Blossom Blvd.	49 single-family lots on 15.7 acres	X	X	X	-	X	X	X		2nd Final inspection held 5/22/15
D	Riverbank Properties, replat	NE corner of Katherine St. and Palmetto St.	3 single-family lots on 0.72 acres	X	X							On hold
E	Water's Edge, Phase XII / subdivision	East of Airport Rd., west of Calistoga Cir., north of Pioneer Trail	98 single-family lots on 36.2 acres	X	X	X	-	X	X	X		Final inspection held 5/22/15

Case No./
Planner

14-50000006
PGC

14-50000007
PGC

13-50000003
TPB

13-50000001
TPB

06-50000004
TPB

NON-RESIDENTIAL DEVELOPMENT PROJECTS

May 2015

 = addition to the development activity report = change of status to a particular project

MAP ID	Project	Location	Description	Status								Comments	Case No./ Planner
				Under staff review	D. O. issued	Pre-con meeting	ABC permit completed	Const. Permit issued	Under construction	Final inspection	C. O. issued		
1	Altamira Shopping Village	Commercial Subdivision Replat	1790 Dunlawton Ave.	5-lot commercial subdivision replat of +/- 27 acres	X							On hold	14-50000001 TPB
		Crosby Property / site plan	1736 Dunlawton Ave.	4,500 SF retail building on 1.24 acres with associated site improvements	X							On hold	14-80000014 TPB
2	Atlantic Marine / site plan		619, 621, 627, & 631 Lemon St. 630 & 632 Ruth St.	16,910 SF building for boat sales and boat repair and areas for outdoor boat storage for Atlantic Marine along with associated site and off-site improvements	X	X						DO Issued 3/26/15	14-80000006 TPB
3	Autozone / new construction		3750 Nova Rd.	8,000 SF building addition along with associated site improvements on 3.14 acres	X	X	X	X	X			Under construction	14-80000003 BP #14-3196 PGC
4	Circle K / new construction		4040 Nova Rd.	Demolition of existing gas station and construction of a new 4,400 SF convenience store and 10 fueling station positions under a canopy with associated laite improvements on 0.99 acres	X	X	X	X	X	X		Awaiting close-out documents	14-80000002 BP #14-2646 GKP
5	Circle K #8088 / new construction		3664 Nova Rd.	Demolition of existing gas station and construction of a new 4,400 SF convenience store and 16 fueling station positions under a canopy with associated site improvements on 1.99 acres	X							2nd resubmittal under review; Comments due 6/15/15	15-80000003 BP #15-2369 GKP
6	Coraci Sports Park, Phase 2 (multi-purpose field) / site plan modification		5200 Coraci Blvd.	Development of a 2nd multi-purpose recreation field including modification of a stormwater retention pond on ±2 acres	X	X	X	X	X			Under construction	14-82000004 GKP
7	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							SDRC scheduled for 6/17/15	15-82000002 GKP
8	Culver's Restaurant / new construction		1744 Dunlawton Ave.	4,316 SF restaurant with drive-thru with associated site improvements on 1.15 acres	X	X	X	X	X			Under construction	14-80000009 BP #14-5039 GKP
9	Dunlawton Commons / site plan		1760 Dunlawton Ave.	10,123 SF multi-tenant building with associated site improvements on 1.52 acres	X	X	X	X	X			Under construction	14-80000012 GKP
10	Dunlawton Yorktowne - Unit 5 / site plan modification		1770 Dunlawton Ave.	Modifications to an existing stormwater retention system on 4.4 acres	X	X	X	X	X			Under construction	14-82000009 TPB
11	First United Methodist Church / site plan modification		305 Dunlawton Ave.	Paving of an existing grass parking lot and associated landscaping and stormwater retention improvements	X	X						D.O. issued 6/1/15	15-82000001 TPB

NON-RESIDENTIAL DEVELOPMENT PROJECTS

May 2015

 = addition to the development activity report = change of status to a particular project

MAP ID	Project	Location	Description	Status								Comments	Case No./ Planner
				Under staff review	D. O. issued	Pre-con meeting	ABC permit completed	Const. Permit issued	Under construction	Final inspection	C. O. issued		
12	Florida Truck Sales / redevelopment	5536 Ridgewood Ave.	Redevelopment of a 0.68 acre commercial property into a car/truck sales lot with associated site improvements	X	X	X						Pre-construction meeting scheduled for 6/11/15	15-80000006 PGC
13	FPL Magnolia Substation / site plan & site plan modification	3760 Nova Rd.	Construction of an electrical substation with associated infrastructure improvements on a 4-acre portion of a 40.75 acre parcel.	X	X	X	X	X	X			Under construction	09-80000003 13-82000004 TPB
14	Gaffka Scott Enterprises, LLC (Gaff's Quality Meats) / site plan modification	5130 Clyde Morris Blvd.	7,515 SF two tenant commercial building with associated site improvements on 1.05 acres	X	X	X	X	X	X	X	X	Complete	14-82000001 BP #14-1198 PGC
15	The Half Wall / new construction	3770 Nova Rd.	7,090 SF stand-alone restaurant with associated site improvements on 0.78 acres	X	X	X	X	X	X			Under construction	15-80000004 BP #15-1834 GKP
16	Heartland Dental / new construction	5445 S. Williamson Blvd.	3,215 SF dental office with associated site improvements on 1.08 acres	X	X	X	X	X	X			Under construction	14-80000015 BP #15-0291 PGC
17	Mellow Mushroom / new construction	5790 Journey's End Way	6,484 SF restaurant with associated site improvements on 1.48 acres	X	X	X	X	X	X			Under construction	14-80000005 BP #14-4641 PGC
18	Murphy Oil / new construction	Subdivision	A replat to subdivide 0.97 acres from a 21.86 acre parent tract to create a new outparcel for a fueling station	X	X							D.O. issued 5/19/15	14-50000004 PGC
		Site Plan	1,200 SF gas station with 12 fueling stations and associated site improvements on 0.97 acres	X								D.O. pending recording of replat	14-80000008 PGC
19	New Port, Lot 2 (Jimmy John's) / new construction	3661 Clyde Morris Blvd.	Two 3,995 SF multi-tenant buildings with drive-thrus, with associated site improvements on 1.75 acres	X	X	X	X	X	X	X	X	Complete	14-80000001 BP #14-2119 GKP
20	Our Savior's Lutheran Church / site plan modification	1715 Taylor Rd.	4,481 SF classroom building addition to an existig church with associated site improvements	X	X	X	X	X	X	X		Under construction	14-82000007 BP #15-0432 GKP
21	Panda Express / new construction	5441 S. Williamson Blvd.	2,691 SF restaurant with drive-thru with associated site improvements on 1.07 acres	X	X	X						Pre-construction meeting held 5/27/15	15-80000002 BP #15-0518 PGC

NON-RESIDENTIAL DEVELOPMENT PROJECTS

May 2015

= addition to the development activity report

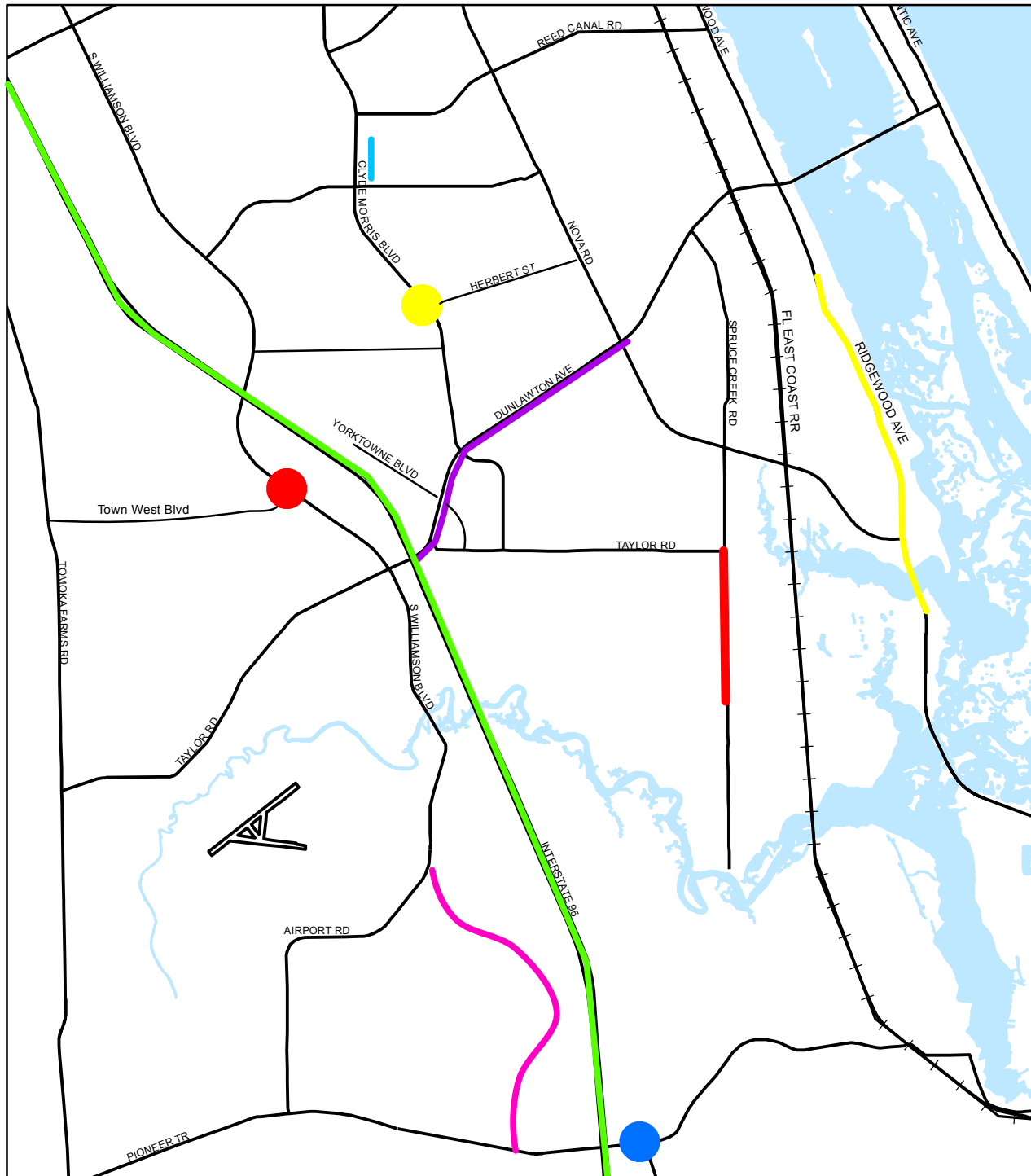
= change of status to a particular project

MAP ID	Project	Location	Description	Status								Comments	Case No./Planner
				Under staff review	D. O. issued	Pre-con meeting	ABC permit completed	Const. Permit issued	Under construction	Final inspection	C. O. issued		
22	Palmetto Pointe Marketplace PCD (Walmart Neighborhood Market grocery store) / new construction	Rezoning MDA & CDP	Southeast corner of Clyde Morris Blvd. & Madeline Ave.	Rezoning of ±17.7 acres from PUD to PCD; Establish a master development agreement and conceptual development plan	X							Scheduled for 2nd reading at CC 6/16/15	14-65000001 TPB
		Subdivision Plat & Plans		Subdivision of ±17.7 acres into 6 lots and 5 tracts	X							Scheduled for 2nd reading at CC 6/16/15	14-50000003 TPB
		Site Plan		42,000 square foot grocery store and 9,600 square foot commercial multi-tenant building with associated site and off-site improvements on 17.7 acres	X							On hold; Pending approval of MDA/CDP and Plat & Plans	14-80000007 TPB
23	Port Orange Goodwill / new construction	1752 Dunlawton Ave.	22,342 SF retail building with associated site improvements on 2.94 acres	X	X	X	X	X	X			Under construction	14-80000011 BP #14-5118 GKP
24	Riverwalk Park / new construction	Phase 1A	3431 Ridgewood Ave.	Kayak/canoe launch, trail, over-water boardwalk, restroom/trailhead and bridge, along with associated site improvements	X	X						D.O. issued 6/08/15	15-80000001 PGC
		Phase 1B		Playground, splash park, picnic facilities, pavilions, shade structures, additional restrooms, concession building, portion of the boardwalk, event lawn, parking, and the southern portion of the 12' wide trailway, along with associated site improvements	X							Under review	15-80000005 PGC
25	Rossi Side Street Café / new construction	920 Village Tr.	2,450 SF restaurant with associated site improvements on 0.73 acres	X	X	X	X	X	X			Under construction	14-80000013 BP #14-4852 DP
26	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							DO issued 3/30/15	14-82000008 GKP
27	Town Park PCD / MDA & CDP Amendment	4015 S. Williamson Blvd.	2nd Amendment to the Town Park PCD. Amending the master development agreement and conceptual development plan to allow an ALF, medical offices, and retail uses	X								Tentatively scheduled for 1st reading at 7/07/15 CC meeting	15-40000001 GKP
28	Virginia Industrial Park / new construction	515 Virginia Ave.	7 building office/warehouse complex with associated site improvements	X	X	X	X	X	X			Under construction	01-80000019 TPB
29	Vystar Credit Union / new construction	750 Dunlawton Ave	4,500 SF bank with 5 drive-thru lanes on 2.5 acres with associated on-site and off-site improvements	X	X							DO issued 3/20/15	14-80000010 DP
30	Wawa Dunlawton-Yorktowne / new construction	1740 Dunlawton Ave.	6,119 SF convenience store with 16 fueling station dispensers with associated site improvements on 1.85 acres	X	X	X	X	X	X			Under construction	14-80000004 BP #14-2969 GKP
31	Wawa / redevelopment	1031 Dunlawton Ave.	Demolition of existing restaurant and construction of a 5,943 SF convenience store with 16 fueling pumps with associated site improvements on 1.87 acres	X	X	X	X	X	X	X	X	Complete	13-80000005 BP #14-0808 TPB

ROADWAY DEVELOPMENT PROJECTS

MAY 2015

- Dunlawton Avenue Resurfacing
- Herbert Street Turn Lane
- I-95 Widening
- Pioneer Trail at Turnbull Bay Road
- Ridgewood Avenue Resurfacing
- Southwinds Sidewalk
- Spruce Creek Road Sidewalk
- Town West Blvd. / Williamson Blvd. Signal
- S. Williamson Blvd. Extension



Project	Description	Jurisdiction	Status
Dunlawton Avenue (SR 421)	Resurfacing SR421 from Nova Road to I-95	FDOT	Substantially complete
Herbert Street Turn Lane	Add right turn lane WB at Clyde Morris Blvd.	City/TPO	Scheduled for construction in FY15
I-95 Widening	Construction to widen I-95 from SR44 to I-4/SR400 from 4 lanes to 6 lanes	FDOT	Under construction
Pioneer Trail at Turnbull Bay Road	Intersection improvement	Volusia County/TPO	Project out to bid. Scheduled for construction FY16
Ridgewood Avenue (US1)	Resurfacing US1 from Fleming Street to south of Rose Bay Bridge	FDOT	Under construction
Southwinds Sidewalk	Design of a 5-foot wide sidewalk on the west side of Southwinds Trail	City	Completed in May
Spruce Creek Road Sidewalk	Construct an 8'-wide sidewalk on the west side of Spruce Creek Rd. from Taylor Rd. to Central Park Blvd.	City/TPO	Under construction
Town West Blvd./Williamson Blvd. Signal	Installation of a 4-way traffic signal	City/Volusia County	Under construction
S. Williamson Blvd. Extension	Extension of Williamson Blvd. as a 4-lane divided roadway from Airport Rd. to Pioneer Trail	Developer/Volusia County	Out to bid; Scheduled for construction in 2015