



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, July 23, 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 - June 25, 2015
5. Case No. 15-90000002
VARIANCE/5216 Riverside Drive

A request for a variance from Chapter 18, Section 4(b)(5.5) of the Land Development Code (LDC) to allow a 2-foot rear building setback in lieu of the required 5-foot side building setback required by the LDC. If the variance is approved, the property owners are proposing to construct a garage apartment.

Staff Contact: Tim Burman 386-506-5675/tburman@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 CITY CLERK FOR THE CITY OF PORT ORANGE, 1000 CITY CENTER CIRCLE, PORT ORANGE, FLORIDA 32129, TELEPHONE NUMBER 386-506-5563, WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING DATE. IF YOU ARE HEARING OR VOICE IMPAIRED, CONTACT THE RELAY OPERATOR AT

PLANNING COMMISSION MEETING MINUTES
CITY OF PORT ORANGE
1000 CITY CENTER CIRCLE
COUNCIL CHAMBERS
JUNE 25, 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 John Junco Commissioner Richard Barker Commissioner Lance Green
Also Present:	Matthew Jones, Assistant City Attorney Tim Burman, Planner Gwen Perney, Planner Theresa Gutierrez, Deputy City Clerk
Absent:	Commissioner Michael Arminio (excused) Commissioner Sonya Laney (excused) Commissioner Thomas Jordan (excused)

CONSIDERATION OF MINUTES

Motion made by Commissioner Crooks, seconded by Commissioner Junco, to approve the minutes of May 28, 2015. Motion carried 4 – 0 upon roll call vote.

5. Case No. 14-90000005
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

Gwen Perney, Planner, mentioned that the case no. for item no. 5 on the agenda is wrong. It should read Case No. 14-90000005 instead of 14-90000004.

Ms. Perney said the request is for a variance from the LDC to reduce the rear building setback from 25-foot to 15-foot. Circle K is proposing to demolish the existing store, fuel pumps, and construct a new convenient store. The current site is approximately .06 acres. Circle K is proposing to add additional acreage to the site with the new 4,400 square foot convenient store with eight (8) pumps. All of the sewer lines are in the same approximate location.

Staff is recommending denial of the variance request from Chapter 17, Section 27 LDC to allow a 15' side building setback in lieu of the 25' setback required by the LDC.

Commissioner Green asked who's sewer line is on the property. Ms. Perney said it is the City's sewer line.

Commissioner Green believes this will be a great improvement.

Commissioner Junco asked if there was a possibility they could do a quarter inch bend on the sewer lines so it curves slightly away from the building. Ms. Perney said they have underground stormwater. They will have to have a certain distance for the clearance for the fuel canopy.

Robert Grossman, P.E., Bowman Consulting, introduced himself to the Commissioners. Mr. Grossman addressed the commissioners concerns regarding the sewer lines.

Commissioner Junco said this was well presented. This will improve the site.

Commissioner Barker agreed with Commissioner Junco and Commissioner Green.

Chairman Crooks said he would love to see a new store there. This will clean up the corner.

Motion made by Commissioner Junco, seconded by Commissioner Green, to approve case no. 14-90000005 with Staff recommendations. Motion carried 4-0 upon roll call vote.

C. OTHER BUSINESS

6. Development Activity Report

Tim Burman, Planner, reviewed the development activity report.

7. Commissioner Comments

Commissioner Barker asked for an update on the construction of Mellow Mushroom. Mr. Burman said it will be open in December.

Commissioner Junco asked about the blue tarp covering an apartment building towards Winn Dixie place by Trailwood mentioned in the last meeting. Mr. Burman said the owner of the unit applied for a building permit to do repair work in 2014. Code Enforcement has been contacted.

Commissioner Green asked what is being built in front of the pavilion. Mr. Burman said Panda Express will be built along with a dental facility.

Commissioner Green is amazed on how many signs there are in Port Orange. He again mentioned the crooked sign at the post office.

Chairman Crooks mentioned the long wait time in Community Development. He would like to see better customer service when people are at the counter waiting. Mr. Burman said they recently lost one receptionist but will address the issue.

8. Staff Comments

There were none.

D. PUBLIC COMMENTS: None

E. ADJOURNMENT: 5:21 p.m.

Chairman Frank Crooks



STAFF REPORT
VARIANCE FROM CHAPTER 18, SECTION 4(b)(5.5), LDC
CASE NO. 15-90000002

REQUEST: Variance from the Land Development Code (LDC) to reduce the side building setback from 5 feet to 2 feet.

LOCATION: 5216 Riverside Drive

OWNERS: Christopher & Annette Kroha

APPLICANT: James S. Morris, P.A.

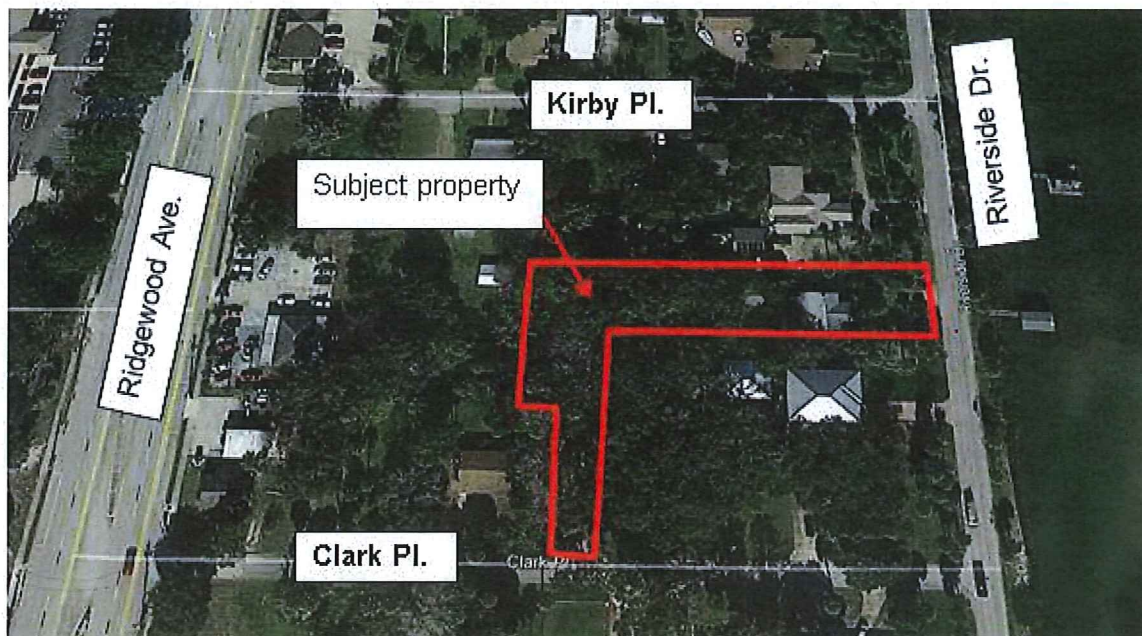
STAFF RECOMMENDATION: Denial

STAFF CONTACT: Tim Burman, Planning Manager 386-506-5675

PLANNING COMMISSION DATE: July 23, 2015

PROPERTY OVERVIEW:

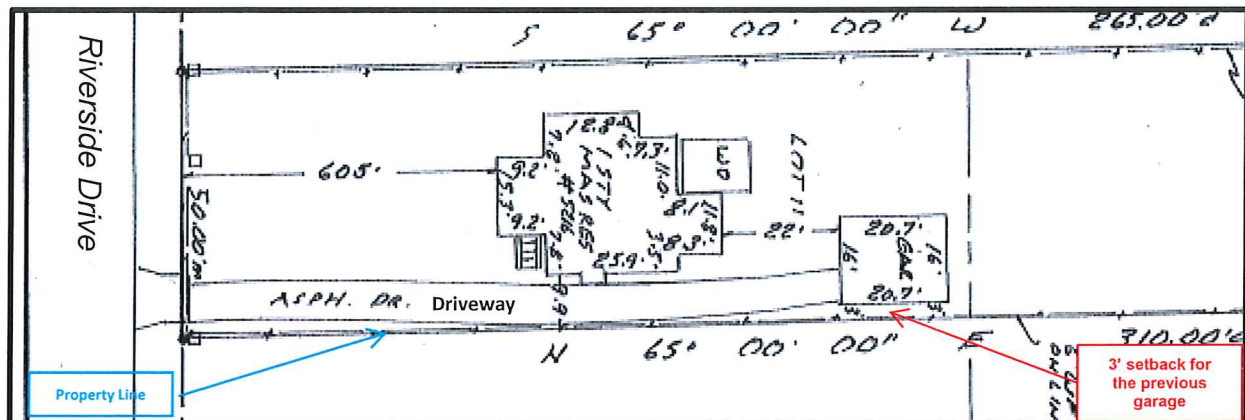
The subject property is located along Riverside Drive between Kirby Place and Clark Place (see Location Map). The property is 310 feet in length and has 50 feet of road frontage on Riverside Drive and 15 feet on Clark Place.



Location Map – 5216 Riverside Drive

DISCUSSION:

The applicant is requesting the variance to reduce the side-building setback from 5 feet to 2 feet to allow for the construction of a detached garage apartment behind an existing home. If approved, the variance would allow the garage apartment to encroach 3 feet into the required 5-foot side-building setback. According to the property owners' survey, the previous detached garage that was demolished in March 2015 had a 3-foot setback for 57 years. The variance request is to allow for the new garage apartment to have a 2-foot side-building setback.



March 2015 survey of the current house and previous garage.

The property owners purchased the property in 2014 with the intent of restoring the existing home built in 1925 to its original condition and building a new 16-foot X 50-foot garage with an apartment on the second floor. According to the applicant, the proposed garage apartment will be designed to match the architectural style of the existing home and replace the previous 16-foot X 20.7-foot garage that was demolished in March 2015.

According to the applicant, the property owners intend to expand the concrete pad of the previous garage and build a new garage apartment in the same general location. The proposed garage apartment will be accessed from driveways off Riverside Drive and Clark Place (Exhibit "A").

The subject property is zoned Neighborhood Preservation (NP) and garage apartments are permitted in this zoning district in addition to a single-family home but must comply with the following special development requirements:

1. The living area shall be a minimum of 480 square feet and a maximum of 800 square feet.
2. The proposed architectural treatment shall be consistent with the principal residential structure on the property.
3. The garage apartment structure shall meet the same side and rear yard-building setbacks as the principal residential structure on the property. *For the NP zoning district the building side setback is 5 feet and the building rear setback is 25 feet.*
4. Access to the street shall be provided by a stabilized driveway with a minimum width of ten feet.

Based on the building permit submitted by the property owners' contractor for the proposed garage apartment, a variance to reduce the side-building setback from 5 feet to 2-foot is necessary [LDC, Chapter 18, Section 4(b)(5.5)(3)].

According to the applicant; if the garage apartment is set back 5 feet from the north property line, the Riverside Drive driveway will not align with garage door opening and limit the homeowners' ability to drive a vehicle into the garage. The applicant further states that the proximity of the existing home to the driveway restricts vehicular maneuverability into the garage.



Existing driveway approaching existing slab.

REVIEW OF VARIANCE CRITERIA:

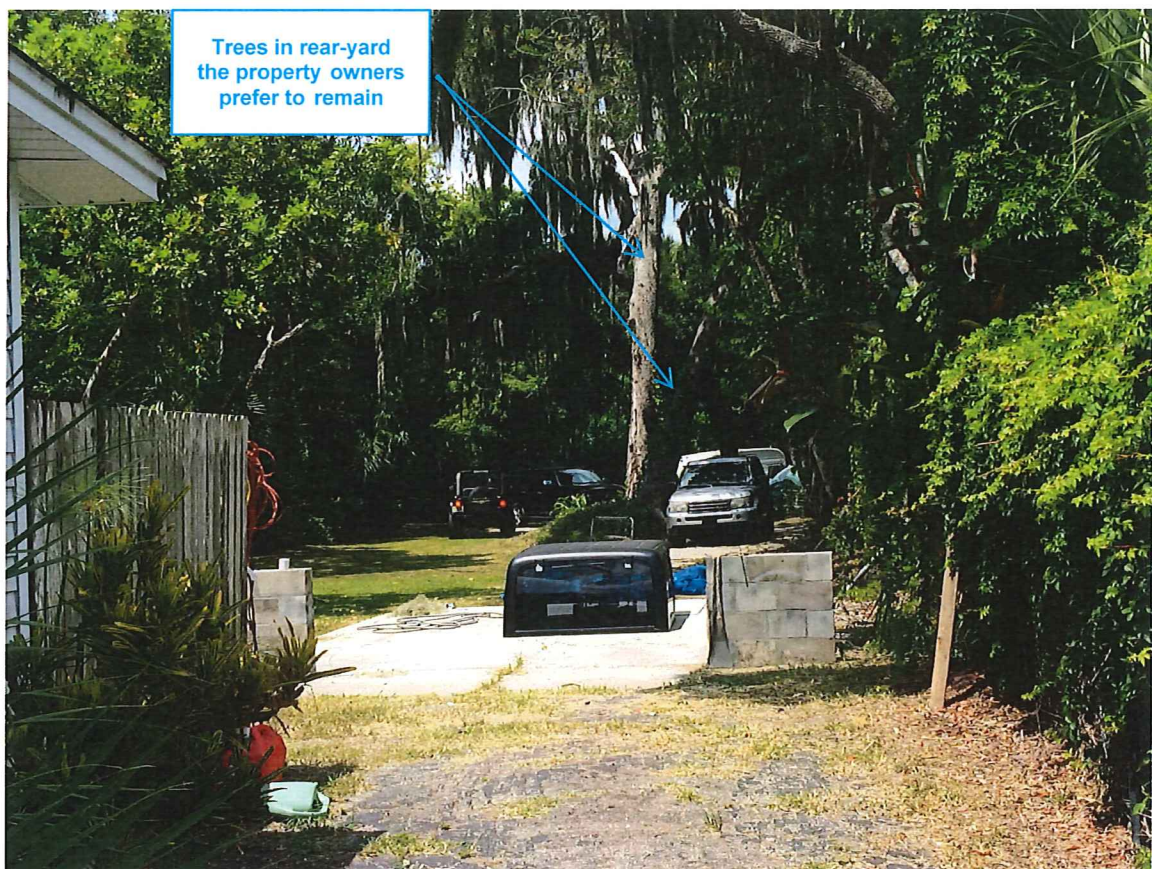
Chapter 19, Section 1, LDC, lists the review criteria that are used to determine whether a variance request should be granted. These criteria, accompanied by staff's analysis, are as follows:

- 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.*

This criterion typically refers to conditions such as steep slope of land, presence of a historic tree, odd lot shape, etc. that might make building within the setbacks

impractical. Although the lot has a unique “L” shape, there is sufficient room on the property to construct the garage to meet the side-building setback requirement and align the driveway to allow sufficient room to maneuver a vehicle past the existing house. This would require the garage apartment to be located further back from the rear of the existing house.

The applicant believes the narrow lot (50-feet) along with the proximity of the existing home and driveway restricts vehicular maneuverability into a garage located anywhere in the rear yard and this is a special condition that exists for this property. The property owners are also concerned that pushing the garage toward the rear property line may impact two trees that they want to remain. Based on the current layout of the garage, the trees are about 20 feet from the edge of the proposed garage.



Trees in rear-yard the property owners prefer to remain.

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

According to the applicant, the location of the home and driveway were established when the home was constructed in 1925. The current property owner purchased the property in August 2014. The applicant is concerned that the proximity of the driveway to the home restricts access to the rear yard and garage and believes this is a special condition and circumstance that is not a result of the property owners' actions.

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

When a new structure is constructed, it must comply with current development requirements of the Land Development Code (LDC.) The intent of the required building setback requirement is to minimize the impact on adjoining properties, ensure adequate separation between structures for air movement and light, and provide room on the subject property for maintenance and necessary repairs to the structure.

Although not their preference, the property owners could shift the proposed garage toward the center of the property to meet the setback requirement and relocate the proposed garage further back from the house to provide more room for a vehicle to maneuver around the corner of the house and enter the garage.

According to the applicant, the variance is necessary for the proposed garage to be aligned with the existing Riverside Drive driveway. The applicant states the placement of the garage 2 feet from the property line provides the necessary space for a vehicle to maneuver around the corner of the house and enter the proposed garage. The property owners' are concerned that shifting the garage apartment to the south 3 feet will not provide the necessary room to maneuver a vehicle around the corner of the house and enter the proposed garage.

The applicant also stated the 5-foot side-building setback would require the proposed garage to be shifted toward the center of the property and the property owners consider this a hardship. The property owners also want to retain as much of the rear yard as open space and their preference is to maintain the side setback of the previous garage. When designing the new garage, the property owners' maintained the original width of the previous garage to use as much of the existing slab as possible and minimize the loss of usable rear yard.

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

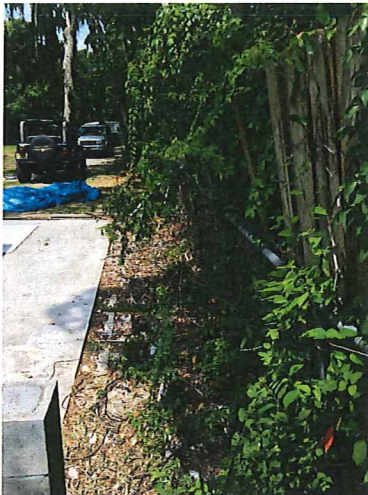
The garage apartment could be built to comply with the setback requirements of the LDC; however, this would require changes to the proposed location of the garage in the rear yard.

Although not their preference, the property owners could shift the proposed garage toward the center of the property to meet the setback requirement and relocate the proposed garage further back from the house to provide more room for a vehicle to maneuver around the corner of the house and enter the garage. However, this may require the removal of two trees in the rear of the property that the property owners prefer to remain.

The applicant stated the 2-foot setback is necessary to make reasonable use of the land. If the garage is setback 5-foot from the north property line, the property owners are concerned that they might not be able to maneuver their vehicle into the garage.

- e) *Granting the variance 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.*

The applicant believes the visual impact to the adjacent (north) residential property created by the reduced setback will be minimal because there is a two-story existing garage on the adjacent property and existing trees and vegetation. The applicant also stated that granting the variance would not be a special privilege because for the past 57 years there had been a garage 3 feet from the northern property.



Slab of previous garage



View looking north at adjacent property (5202 Riverside Drive)



View along north property line and structure on adjacent lot (5202 Riverside Drive)

- f) *The granting of the variance 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 setback requirements are intended to provide adequate separation between buildings in order to minimize the visual appearance of the structure from adjacent properties, ensure adequate separation between structures for air movement and light, and to provide room on the subject property for maintenance and necessary repairs to the structure.

The applicant states the garage apartment will not have a visual impact on the adjacent property and the new garage will have the same setback as the previous garage that had been on the site for 57 years.

According to the LDC, the purpose and intent of the Neighborhood Preservation (NP) zoning district is to preserve the character, housing mix and density of existing older mixed-use neighborhoods by providing for compatible infill development and redevelopment.

Based on the age of the homes and accessory structures along with the nonstandard lot configurations in the NP zoning district, there are possibly similar structures with setbacks less than 5 feet in the area. However, as in this case, if these structures are demolished and rebuilt, they must to comply with the requirements of the LDC, unless a variance is granted.

- 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 18, Section 4(b)(5.5) LDC to allow a 2-foot side-building setback in lieu of the 5-foot side-building setback required by the LDC.

ATTACHMENT:

Exhibit A – Letter of request from applicant.

JAMES S. MORRIS
ATTORNEY AND COUNSELOR AT LAW

June 18, 2015

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

**Re: 5216 Riverside Drive
Variance Request**

Dear Tim:

The applicants, Christopher Kroha and Annette Kroha, are the owners of the subject property. The subject property is an "L" shaped parcel with frontage and access from Riverside Drive and Clark Place (see attached site plan).

The Riverside frontage of the property is a fifty (50') foot wide (north/south) and 310 feet deep (east/west). The existing home is a vintage structure utilizing cut coquina block construction similar to other homes in this vicinity. The home was built in 1925 with non-period correct additions of frame construction added later to the western (back) side of the home. Those additions will be removed to restore the home to its original character.

The proposed caretaker quarters that is the subject of the variance is to be located in part on the foundation of a sixteen (16') foot wide garage which was setback two (2') feet from the north property line. Due to a hardship which is described below, the property owner seeks to obtain a variance for the caretaker quarters which in part will be built on and extend from the former garage foundation and maintain a two (2') foot setback rather than shift the planned construction three (3') feet further south to create the required five (5') feet side setback.

The variance criteria of the LDC are addressed 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 home on the subject property was built in 1925. It utilizes cut coquina construction for which Works Progress Administration (WPA) is well known. Photos of the home are attached. It is possible (although it's a tight squeeze) to drive west on the Riverside driveway located on the north side of the home to reach the front (east end) of the proposed caretaker quarters and drive a car into

JAMES S. MORRIS, P.A. ♦ P.O. BOX 291687 ♦ PORT ORANGE, FL 32129
750 OAK HEIGHTS COURT, UNIT 304 ♦ PORT ORANGE, FL 32127
386-310-8784 ♦ 386-310-8783 FAX ♦ JIM@JAMESMORRISPA.COM

the building from its east. Shifting the caretaker quarters south would severely limit or stop the ability of the homeowner to drive a car into the east end of caretaker quarters.

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

It does not. The geometry of the home location and the lot were established long ago. The homeowner recently purchased the property with the intent of restoring the home to its former quality and continuing the existing pattern of land use on the site.

- 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.**

It would. The property was purchased and developed to allow access from both Riverside Drive and Clark Place. The garage built at the property was laid out to allow it to be accessed from Riverside and from Clark Place. The property should be able to continue the original access pattern in the same fashion as the Riverside houses south of the subject property. Allowing the pattern to continue also minimizes disturbance to the area.

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

It is. The distance of adjustment or variance is only three (3') feet.

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

It will not. The variance is negligible. The two homes immediately south of the subject property utilize a dual access pattern with the ability to reach on-site structures from Clark Place or Riverside Drive. The proposed caretakers structure will have approximately the same height and mass as the structure located immediately north of the subject.

- f. **The granting of the variance 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.**

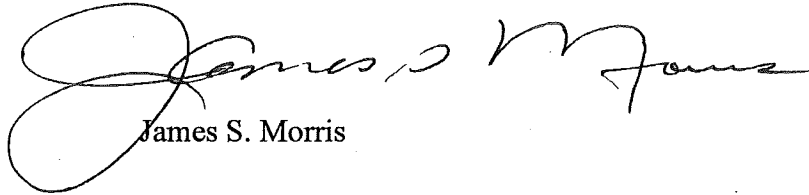
It will be in harmony with the intent of the Code for the reasons expressed above.

- 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 mater appointed in accordance with the act, or the order of a court as described in the act.**

Not applicable.

Best regards,

JAMES S. MORRIS, P.A.

A handwritten signature in black ink, appearing to read "James S. Morris", written in a cursive style.

James S. Morris

JSM/kw

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

JUNE 2015

RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT PROJECTS

JUNE 2015

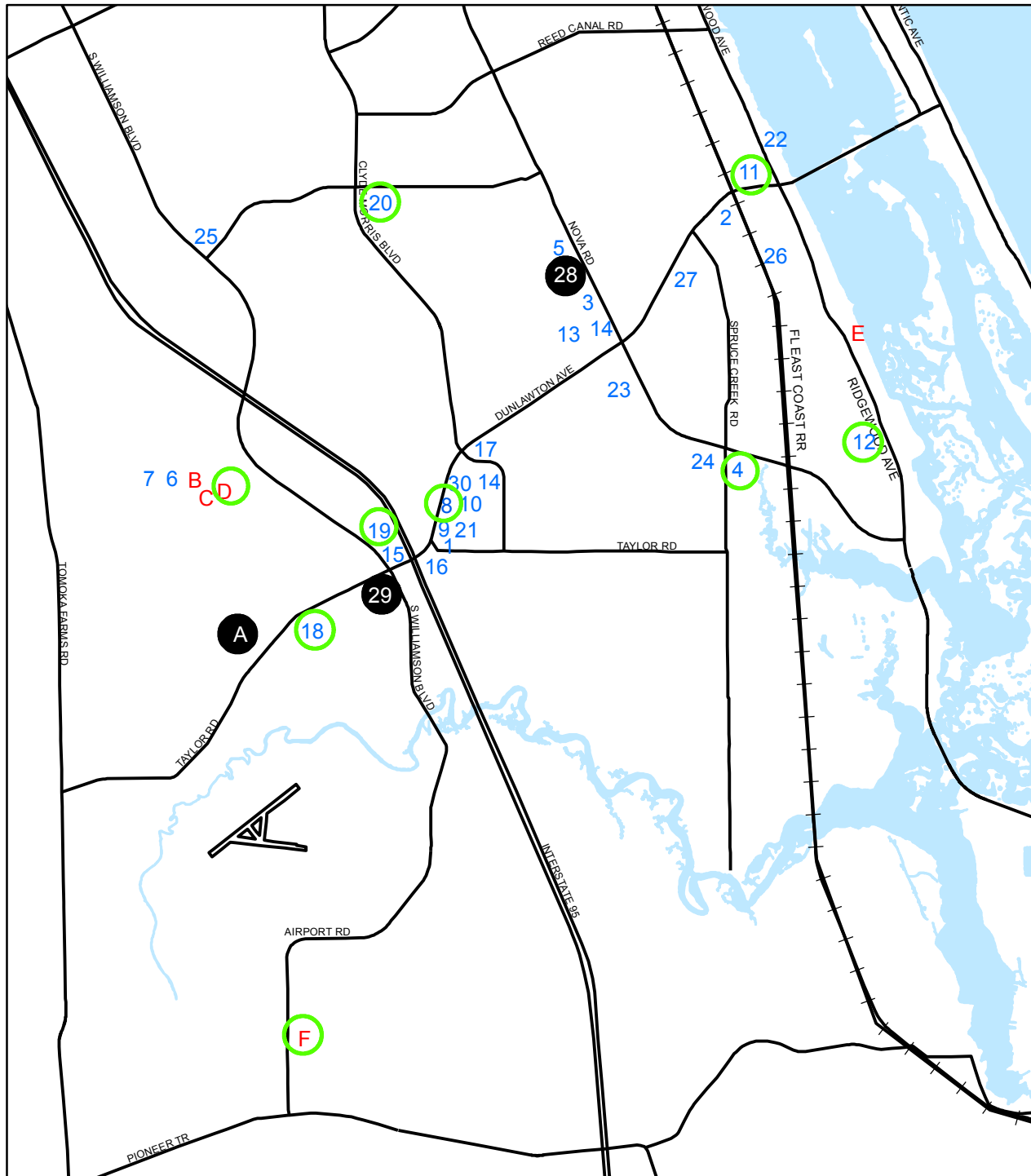
Residential

- A Crane Lakes PUD
- B Hawks Preserve, Phase I
- C Hawks Preserve, Phase II
- D Port Orange Plantation IV-C
- E Riverbank Properties
- F 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 The Half Wall
- 15 Heartland Dental
- 16 Mellow Mushroom
- 17 Murphy Oil
- 18 Our Savior's Lutheran Church
- 19 Panda Express
- 20 Palmetto Pointe Marketplace PCD
- Walmart Neighborhood Market grocery store
- 21 Port Orange Goodwill
- 22 Riverwalk Park, Phases 1A & 1B
- 23 Rossi Side Street Cafe
- 24 Spruce Creek Center
- 25 Town Park PCD
- 26 Virginia Industrial Park
- 27 Vystar Credit Union
- 28 Waffle House - Nova Rd.
- 29 Waffle House - Taylor Rd.
- 30 Wawa Dunlawton-Yorktowne

● New Project ○ Change In Status



RESIDENTIAL DEVELOPMENT PROJECTS

June 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	Crane Lakes PUD	1780 Taylor Rd.	Annexation, FLU Amendment, and MDA amendment to develop 8 new mobile home lots, second driveway, service area, storage area, and recreation area	X								DRC held 7/08/15
B	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
C	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
D	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	X	Complete
E	Riverbank Properties, replat	NE corner of Katherine St. and Palmetto St.	3 single-family lots on 0.72 acres	X	X							On hold
F	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	X	Complete

Case No./
Planner

15-10000001
15-20000001
15-40000001
PGC

14-50000006
PGC

14-50000007
PGC

13-50000003
TPB

13-50000001
TPB

06-50000004
TPB

NON-RESIDENTIAL DEVELOPMENT PROJECTS

June 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	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	X	Complete	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							D.O. pending S.I.A. approval and easement vacation	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	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							Under review	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	X	X	Complete	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	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	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	X	X	X	X		Under construction	15-82000001 TPB

NON-RESIDENTIAL DEVELOPMENT PROJECTS
June 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	X	X	X			Under construction	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	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
15	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
16	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
17	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
18	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
19	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	X	X	X			Under construction	15-80000002 BP #15-0518 PGC
20	Palmetto Pointe Marketplace PCD (Walmart Neighborhood Market grocery store) / new construction	Rezoning MDA & CDP	Rezoning of ±17.7 acres from PUD to PCD; Establish a master development agreement and conceptual development plan	X	X	-	-	-	-	-	-	Approved on 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	X							Approved on 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 recording of the Plat	14-80000007 TPB

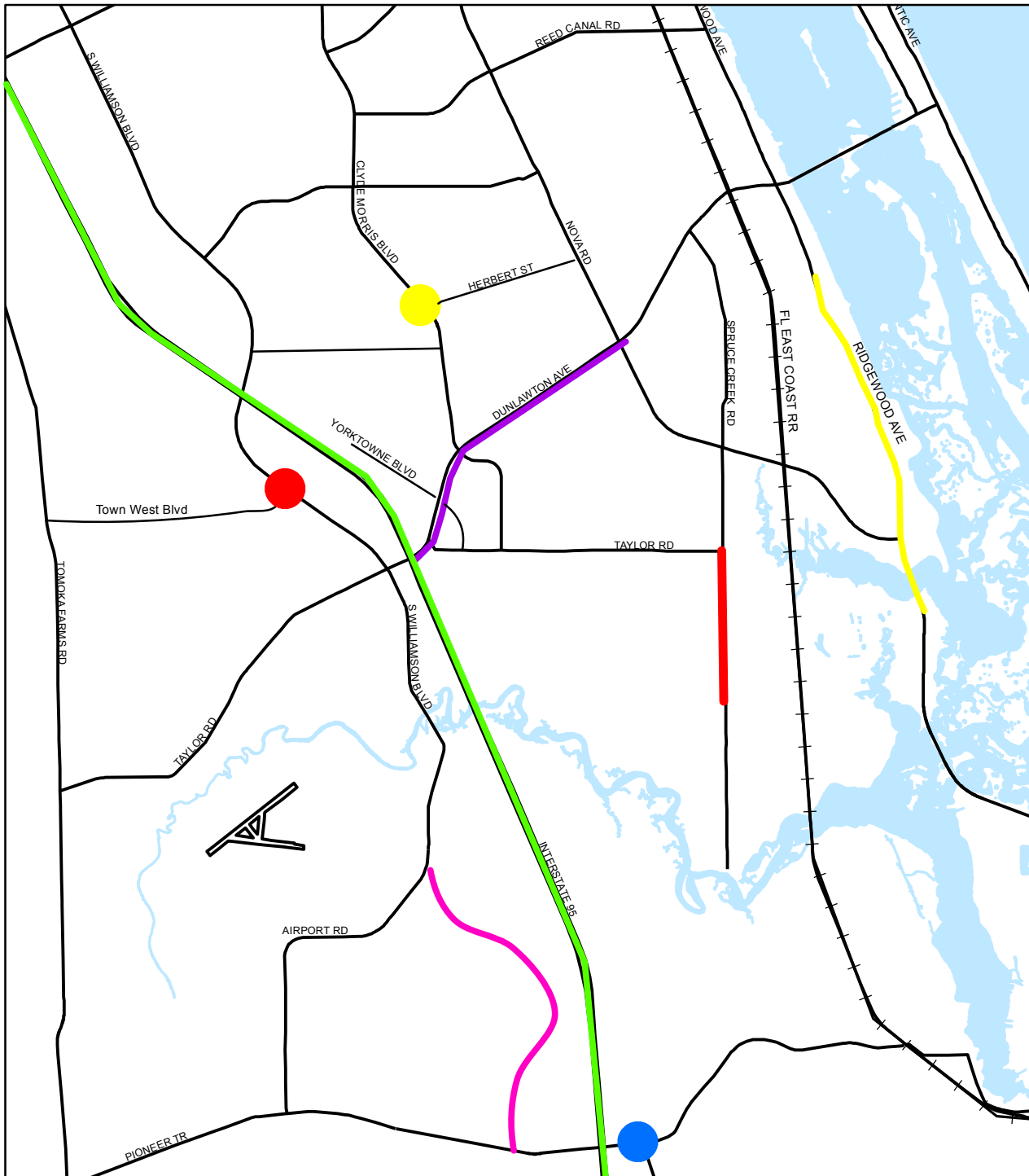
NON-RESIDENTIAL DEVELOPMENT PROJECTS

June 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		
21	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
22	Riverwalk Park / new construction	Phase 1A	Kayak/canoe launch, trail, over-water boardwalk, restroom/trailhead and bridge, along with associated site improvements	X	X	X						Pre-construction meeting held	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
23	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
24	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
25	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 <u>ALF, medical offices, and retail uses</u>	X								Tentatively scheduled for 1st reading at 7/21/15 CC meeting	15-40000001 GKP
26	Virginia Industrial Park / new construction	515 Virginia Ave.	7 building office/warehouse complex with associated site improvements	X	X	X	X	X	X	X		Final site inspection held 6/29/15	01-80000019 TPB
27	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
28	Waffle House Nova Rd. / new construction	3740 Nova Rd.	1,875 SF restaurant with associated site improvements on 0.80 acres	X								SDRC held 7/08/15	15-80000007 GKP
29	Waffle House Taylor Rd. / new construction	1633 A Taylor Rd.	1,875 SF restaurant with associated site improvements on 0.92 acres	X								SDRC held 7/08/15	15-80000008 GKP
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



ROADWAY DEVELOPMENT PROJECTS

JUNE 2015

-  Dunlawton Avenue Resurfacing
-  Herbert Street Turn Lane
-  I-95 Widening
-  Pioneer Trail at Turnbull Bay Road
-  Ridgewood Avenue Resurfacing
-  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
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