



STAFF DEVELOPMENT REVIEW COMMITTEE MEETING MINUTES

MEETING DATE: December 4, 2019
LOCATION: CITY HALL COMMUNITY DEVELOPMENT
2ND FLOOR CONFERENCE ROOM
CITY HALL, 1000 CITY CENTER CIRCLE

PROJECT REVIEW #1:
9:00AM- 9:01AM

APPLICATION: PCD Amendment/Fourth Amendment to the Journey's End Planned
Commercial Development Master Development Agreement and Conceptual
Development Plan
CASE NO.: 9-40000006
LOCATION: 5840 Journey's End Way

ATTENDING CITY STAFF REPRESENTATIVES
Penelope Cruz, Planning Manager

ATTENDING REPRESENTATIVES FOR APPLICANT

ATTENDING CITIZENS
N/A

COMMENTS/OTHER DISCUSSION ITEMS:

- See attached SDRC staff comments discussed at the meeting for more detailed information on the discussion item(s).

ACCEPTED

Melanie Schmotzer
Development Review Technician

12-4-19

DATE

SDRC MEETING DATE OF DECEMBER 4, 2019

PCD AMENDMENT/4TH AMENDMENT TO THE JOURNEY'S END (FKA THE
PEACOCK WAY) PCD CASE NO. 19-40000006
OUTSTANDING TECHNICAL COMMENTS AS OF NOVEMBER 27, 2019

**The comments below may be revised and/or supplemented following
staff discussion with the development team at SDRC meeting.**

PLANNING DIVISION REVIEW COMMENTS:

(Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org):

1. Add (MDA) after "Master Development Agreement" in the second sentence of the first whereas clause and capitalize the "e" in "exhibit" on the first line.
2. Break out the first whereas clause to list each amendment as a separate whereas clause each ending with (hereinafter "First Amendment") for each amendment accordingly.
3. After the "amendments" whereas clauses, add a new whereas clause to read as follows: Whereas, the property described in the First Amendment as Lot 4 and Lot 5 were platted in 2018 (Plat Book 59 Page 133) and what was described in the First Amendment as Lot 4 became and is now known as Lot 1 of the Journey's End South plat (hereinafter "Lot 1 South") and what was described in the First Amendment as Lot 5 became and is now known as Lot 2 of the Journey's End South plat (hereinafter "Lot 2 South"); and
4. Revise the next whereas clause as follows: Whereas, Owner is desirous of including into this an additional use on ~~Lot 4 of the subject property~~ Lot 1 South of the PCD to allow for the development of a hotel; and
5. Revise the next whereas clause as follows: Whereas, the City is desirous of entering into this Agreement with the Owner for the purpose of incorporating an additional use for ~~Lot 4~~ Lot 1 South of the ~~PCD Planned Commercial Development~~; and
6. Add Section 1 after the Now, Therefore clause to read as follows: 1. The premises states above are true, correct and form a material part of the Fourth Amendment.
7. Add Section 2 to read: 2. The Conceptual Development Plan attached hereto as Exhibit "B" shall govern Lot 1 South.
8. Add Section 3 (what was submitted as the second page of the Amendment) to read as follows: 3. Exhibit C "Permitted Uses and Dimensional Requirements" of the MDA and Paragraph 6, "Uses and Dimensional Requirement" of the First Amendment are hereby amended as follows:

~~Lot 4~~ Lot 1 South

Professional/Medical Office

Banks

Business Services

Financial Services

Retail Sales/Service

Restaurant -Type A

Hotels

9. Add Section 4 to read as follows: This Fourth Amendment shall become effective upon recording by the City of Port Orange at the Developer's expense in the public records of Volusia County, Florida. The second reading of the Ordinance shall not take place until the Developer has provided an executed copy of the MDA to the City of Port Orange addressing all issues discussed prior to the scheduled second reading. If there are no additional requirements, corrections, or conditions attached by the City Council at the second reading, the Agreement shall be signed by the Mayor and City Clerk and recorded upon approval by City Council.
10. Add Section 5 to read as follows: The MDA, as previously enacted, and the First Amendment, Second Amendment, and Third Amendment shall remain in full force and effect except with respect to those matters specifically amended by the Fourth Amendment.
11. Revise City signature page as shown in the attached example.
12. Please add page numbers.
13. On the Conceptual Development Plan:
 - a. Revise the Legal Description to only include the legal for Lot 1 of the Journey's End South plat.
 - b. Revise General Notes 4. Owners to remove "(Proposed Journey's End Subdivision – 1st Addition)".
 - c. Renumber General Notes after Surveyor to 5 and 6.
 - d. Revise the General Notes 4 (to be renumbered 6) reference to "The Subdivision Plans and Plat (1st Addition)" to be "the Journey's End South plat".
 - e. Add a general note that: To the extent actual buildings and other improvements are shown on the CDP, they are shown only for illustrative purposes and developers shall be permitted to relocate or reconfigure building, other improvements as uses so long as the changes are otherwise consistent with the MDA and shall be subject to review and approval of the site plan.

CITY ATTORNEY REVIEW COMMENTS: (Shannon Balmer, Assistant City Attorney (386) 506-5535/sbalmer@port-orange.org; or Matthew Jones, Deputy City Attorney (386) 506-5527/mjones@port-orange.org):

1. CAO joins Planning in their comments.

ENGINEERING DIVISION REVIEW COMMENTS: (Larry A. Roberts, Engineer (386) 506-5665 lroberts@port-orange.org; Lisa Epstein, Engineering Specialist (386) 506-5662 lepstein@port-orange.org; Valerie Duhl, Engineering Intern (386) 506-5664 vduhl@port-orange.org):

1. Show the location of the dumpster on the Conceptual Development Plan.
2. Provide fire truck access with a minimum 20' radii at parking lot aisle intersections.
3. **Advisory:** Add sidewalk to service emergency exits as required by Fire Code.
4. **Suggestion:** At all locations, use bollards in lieu of wheel stops which can be trip hazards.

5. **Suggestion:** Consider 7' wide sidewalk fronting hotel in lieu of bollards or wheel stops.
6. **Suggestion:** Consider upgrading proposed mulch path to sidewalk and stubbing to emergency exits. Our experience with existing mulch paths installed in the City are that they require great amounts of maintenance and quickly deteriorate.
7. **Suggestion:** Add sidewalk at south end of parking lot near hotel to serve west spaces.
8. **Advisory:** Route stormwater piping to discharge into the pond at farthest possible distance from the control structure.

BUILDING DIVISION REVIEW COMMENTS: Allan Tischler, Chief Building Official (386) 506-5627/atischler@port-orange.org):

1. **Advisory:** Review for applicable code requirements for proposed building will be performed at the time of permit submittal.
2. **Advisory:** Separate permit applications are required for: New Buildings, Light Poles, Fencing, Dumpster Enclosure and Signs. Contact the building division if there are any questions or concerns about permit requirements for work specifically mentioned.
3. **Advisory:** SDRS review does not include: Buildings, Accessory Structures, Signs, Light Poles, etc., unless otherwise noted in this report.
4. **Advisory:** Division of Hotels and Restaurant will need to be notified on the proposed building.
5. **Advisory:** Permits for wells and irrigation systems must be obtained from Volusia County.

PUBLIC UTILITIES DEPARTMENT REVIEW COMMENTS: (Junos Reed, P.E. Engineering & Construction Manager (386) 506-5754/jureed@port-orange.org; Gregg Marino, Engineering Intern (386) 506-5756/gmarino@port-orange.org):

1. **Advisory:** Final hydraulic (water and sanitary sewer) calculations will be used to determine if the existing pump station and infrastructure serving this project has adequate capacity to accommodate the additional flow from the proposed development. As such, there is a possibility that modifications to the pumping station and/or utilities serving the site may be required. Any modifications will be at owner and/or developer's cost with no cost participation to be provided by the City of Port Orange.

FIRE DEPARTMENT REVIEW COMMENTS: (Beau Gardner, Fire Marshal (386) 506-5905/bgardner@port-orange.org):
No comments provided.

PUBLIC WORKS REVIEW COMMENTS: (Alex Popovic, Engineering Intern (386) 506-5572/apopovic@port-orange.org; Kristine Martin, Engineering Inspector (386) 506-5597/kmartin@port-orange.org; Mick Neals, Solid Waste Manager (386) 506-5571/mneals@port-orange.org):
No comments.

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PUBLIC UTILITIES/RIGHT-OF-WAY REVIEW COMMENTS: (Linda Johnson, Right-of-
Way Agent (386) 506-5755/ljohnson@port-orange.org):
No comments.