



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, October 22, 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. 15-20000001
SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE
AMENDMENT/Crane Lakes PUD Addition
1780 Taylor Road

A request to amend the Future Land Use (FLU) map to change the FLU designation of ±5 acres from Volusia County Urban Low Intensity (ULI) to City of Port Orange Suburban Residential (2-4 units/acre).

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

6. Case No. 15-40000002
REZONING AND 1ST AMENDMENT TO THE AMENDED AND RESTATED
MASTER DEVELOPMENT AGREEMENT & CONCEPTUAL DEVELOPMENT
PLAN/Crane Lakes PUD
1780 Taylor Road and 1850 Crane Lakes Boulevard

A request to rezone ±5 acres from Volusia County R-2 to City of Port Orange Planned Unit Development (PUD) and approve the First Amendment to the Amended and Restated Crane Lakes PUD Master Development Agreement (MDA) and Conceptual Development Plan (CDP).

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

7. Case No. 15-25000004

LAND DEVELOPMENT CODE AMENDMENT/Chapters 12, 17, and 18

A request to amend Land Development Code (LDC) Chapters 12, 17, and 18. The proposed amendments include revising the parking requirement for the mini-warehouses use; adding mini-warehouse as a Special Exception use and office/warehouse facility as a permitted use with special development requirements in the Interchange Commercial Development (ICD) zoning district; and adding special requirements for the mini-warehouse Special Exception use and special development requirements for the office/warehouse facility use.

Staff Contact: Tim Burman (386) 506-5675/tburman@port-orange.org

8. Case No. 15-40000003

7TH AMENDMENT TO THE AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT/Port Orange Gateway Center PCD
3875 Yorktowne Boulevard

Amendment to the Amended and Restated Port Orange Gateway Center PCD Master Development Agreement (MDA) to remove the building size limit for only the City-owned property within the PCD.

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

C. OTHER BUSINESS

9. Development Activity Report

10. Commissioner Comments

11. 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 1-800-955-8771.

PLANNING COMMISSION MEETING MINUTES
CITY OF PORT ORANGE
1000 CITY CENTER CIRCLE
COUNCIL CHAMBERS
AUGUST 27, 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 Thomas Jordan
Commissioner Lance Green

Also Present: Matthew Jones, Assistant City Attorney
Tim Burman, Planner
Penny Cruz, Planner
Theresa Gutierrez, Deputy City Clerk

Absent: Commissioner Richard Barker

B. DISCUSSION/ACTION

4. Consideration of Minutes

Motion made by Commissioner Arminio, seconded by Commissioner Jordan, to approve the minutes of July 23, 2015. Motion carried 6 – 0 upon roll call vote.

5. Case No. 15-52000001

UPDATE TO APPROVED FINAL PLAT AND PLANS/Pinnacle II Subdivision
East of Williamson Blvd., north of Sterling Chase Subdivision

An update on the minor changes to the Pinnacle, Phase II Subdivision Final Plat and Plans approved in 2006.

Staff Contact: Tim Burman 506-5675/tburman@port-orange.org

Tim Burman, Planner, said this is a request to update on minor changes to the Pinnacle, Phase II Subdivision Plat and Plans. Staff is recommending approval of the proposed minor changes to the Pinnacle, Phase II Plat and Plans approved by City Council in 2006.

Commissioner Green asked if the developer as agreed to the changes. Mr. Burman said yes. They were the changes that were proposed to the City.

Motion made by Commissioner Arminio, seconded by Commissioner Laney, to approve case no. 15-52000001 with Staff recommendations. Motion carried 6-0 upon roll call vote.

6. Case No. 15-25000002
LDC TEXT AMENDMENT/Medical Marijuana Related Uses

Amendment to Chapters 2, 12, 17, and 18 of the Land Development Code (LDC) related to medical marijuana. The proposed amendments include adding definitions related to medical marijuana; adding parking ratio for medical marijuana uses; adding medical marijuana dispensaries as a Special Exception use in the Community Commercial zoning district; adding medical marijuana cultivation and medical marijuana processing facilities as Special Exception uses in the Commercial Industrial and Light Industrial zoning districts; and establishing special development requirements for these Special Exception uses.

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

Penelope Cruz, Planner, said the moratorium is about to expire in October. At this time, medical marijuana is allowed in Florida. The State of Florida will have five (5) dispensaries throughout the state. The 2016 election will be for the overall state wide medical marijuana. Due to the moratorium about to expire and with a pending 2016 vote, City Staff will be proposing the Land Development Code (LDC) Amendments. The City's LDC does not contain definitions or comprehensive regulations for the uses associated with medical marijuana because prior to the potential for the legalization of medical marijuana these were not lawful uses.

The LDC amendments include:

- a. Clearly defining medical marijuana cultivations, medical marijuana dispensaries, and medical marijuana processing facilities;
- b. Adding medical marijuana dispensaries as a Special Exception use in the Community Commercial (CC) zoning district;
- c. Adding medical marijuana cultivation and medical marijuana processing facilities as Special Exception uses within the Commercial Industrial (CI) and Light Industrial (LI) zoning districts;
- d. Adding medical marijuana related uses to the list of prohibited home occupations; and
- e. Adding parking requirements for medical marijuana related uses.

Staff is recommending approval of the amendments to Chapter 2, 12, 16, 17, and 18 of the LDC regarding uses related to medical marijuana.

The special exception proposed requirements include:

1. Posting signs prohibiting loitering on the property (applies to dispensary)
2. No on-premises sales (applies to cultivation and processing facility)
3. No on premise consumption, unless administered by a licensed physician (applies to all)
4. No on-premises consumption of alcohol (applies to dispensary)
5. 1,000-foot separation from a school, house of worship, day care facility, public park, drug treatment facility, half-way house, or another medical marijuana related use (applies to all)
6. Hours of operation limited from 7:00 a.m. to 9:00 p.m. (applies to dispensary)
7. No delivery to patients (applies to all)
8. Site must be lighted so that all areas are clearly visible at all times during business hours (applies to all)
9. Display state registration and all required licenses, the name of the owner responsible for compliance with state and city law (applies to all)
10. Compliance with other laws (applies to all)

Commissioner Jordan asked why the hours of operation are so late. Ms. Cruz said there are other facilities such as Walgreens that are open later.

It appears that there are about six (6) locations within the City where there could potentially have a dispensary.

Commissioner Arminio asked if there is anything the City Staff could put into the code to require extra security due to the cash dealing with the dispensaries. Ms. Cruz said the Police Dept. had been contacted. Usually, the dispensary will have their own security.

Commissioner Laney showed concern regarding the overall moral of the City of Port Orange with bringing dispensaries to the City. She does not want the City to start looking like US-1.

Commissioner Junco asked if they could combine the dispensaries with a pain management clinic. Ms. Cruz said not right now.

Commissioner Green asked about the parking requirements. Ms. Cruz said they had to add parking standard which would be handled like retail. Commissioner Green suggested home delivery with the medical marijuana. He believes it would reduce the amount of possible crime in the area.

Commissioner Green asked if the Planning Commission could extend the moratorium until we know what the law is. Matthew Jones, Assistant City Attorney, advised the Board that moratoriums beyond a year are disfavored unless there are a severe circumstance. This is the safest approach the Board could recommend at this time.

Motion made by Commissioner Arminio, seconded by Commissioner Junco, to approve case no. 15-25000002 with Staff recommendations. Motion carried 6-0 upon roll call vote.

C. OTHER BUSINESS

6. Development Activity Report

No discussion was held regarding the Development Activity Report.

7. Commissioner Comments

There have been two (2) site plans submitted for Waffle House. One will be located off of Nova Rd. and the other is located off of Taylor Rd.

Commissioner Green asked about the Goodwill sign. He does not like how much signage was approved. Commissioner Laney agreed.

A preconstruction meeting was held on August 26, 2015 regarding the construction on Murphy Oil.

Commissioner Laney mentioned that the Community Development/Building Department received a fantastic recommendation and nice words at a rotary meeting. A local contractor indicated that the departments went above and beyond to get their project open.

8. Staff Comments

There were none.

D. PUBLIC COMMENTS:

There were none.

E. ADJOURNMENT: 5:41 p.m.

Chairman Frank Crooks



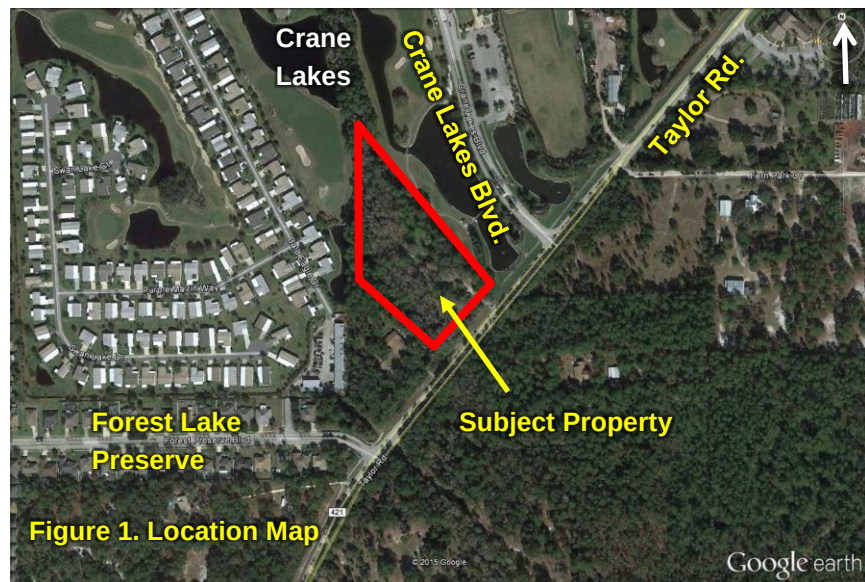
STAFF REPORT

Small-Scale Comprehensive Plan Future Land Use
Amendment/Crane Lakes Addition
CASE NO. 15-20000001

REQUEST:	Change the Comprehensive Plan Future Land Use (FLU) designation for ± 5 acres from Volusia County <i>Urban Low Intensity (ULI)</i> to City of Port Orange <i>Suburban Residential</i> (2-4 units/acre).
LOCATION:	1780 Taylor Rd. (Figure 1 - Location Map)
OWNER/APPLICANT:	CLGC Enterprises, LLC
STAFF RECOMMENDATION:	Approval
STAFF CONTACT:	Penelope Cruz, Principal Planner (386) 506-5671
PLANNING COMMISSION DATE:	October 22, 2015

INTRODUCTION

The proposed amendment is to change the Future Land Use (FLU) designation for ± 5 acres from Volusia County *Urban Low Intensity (ULI)* to City of Port Orange *Suburban Residential* (2-4 units/acre). The ± 5 -acre amendment area is located on the north side of Taylor Road, southwest of the existing entrance to Crane Lakes.



DISCUSSION

The following discussion will examine the proposed amendment, the impacts of the proposed amendment, and the existing environmental conditions.

PROPERTY OVERVIEW

The property is currently developed with a single-family home and various accessory structures. The property owner has applied to annex the subject property into the City of Port Orange, change the Future Land Use (FLU) to a City designation, and rezone the property to add it into the Crane Lakes Planned Unit Development (PUD). If approved, the property owner intends to develop the property with 8 mobile home sites, a secondary access drive off Taylor Road for employees and service trucks, storage areas for materials associated with the golf course, and pickle ball courts for residents of Crane Lakes.

Table 1. Surrounding Land Uses and Zoning

Direction	Existing Land Use	FLU Designation	Zoning District
North	Residential mobile home park/golf course	Suburban Residential	Crane Lakes PUD
South	vacant	Public/Institutional, Volusia County ULI	Volusia County RC and A-2
East	Residential mobile home park/golf course, vacant	Suburban Residential	Crane Lakes PUD
West	residential	Suburban Residential, Volusia County ULI	Forest Lake Preserve PUD, Volusia County A-2

The current adopted and proposed FLU designation for the subject property and the current FLU designation of the adjacent properties is identified on **Exhibit A**. The current zoning classification of the subject property (Volusia County A-2) and the adjacent properties is identified on **Exhibit B**.

PROPOSED AMENDMENT

The proposed amendment is to change the FLU designation for ±5 acres from Volusia County *Urban Low Intensity (ULI)* to City of Port Orange *Suburban Residential (2-4 units/acre)*. The following tables identify the current adopted and proposed FLU designations by acreage (Table 2) and maximum allowable density/intensity (Table 3).

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

	Current FLU (acres)	Proposed FLU (acres)	Net Change in FLU (acres)
Volusia County Urban Low Intensity (0.2-4 units/acre)	5	0	- 5
City of Port Orange Suburban Residential (2-4 units/acre)	0	5	+5
TOTAL ACREAGE	5	5	0

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

	Current FLU	Proposed FLU	Net Change in FLU
	[theoretical max dwelling units (DU)/sq.ft.]*		
Volusia County Urban Low Intensity (0.2-4 units/acre)	20	0	-20
City of Port Orange Suburban Residential (2-4 units/acre)	0	20	+20
TOTAL	20	20	0

*Based upon the theoretical maximum development potential allowed by the FLU. The Applicant is proposing 8 residential units per the First Amendment to the Amended and Restated Crane Lakes PUD MDA.

INFRASTRUCTURE IMPACT ASSESSMENT

In accordance with standard practice from the Florida Department of Economic Opportunity (DEO) and other review agencies, an impact comparison analysis of the

proposed amendment has been completed based upon the theoretical maximum development potential under the currently adopted future land use designation versus the proposed designation. The following seven public facilities and services were examined (Table 4):

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

Table 4. Impact Analysis (Theoretical Max.)

Development Variable	Current Future Land Use	Proposed Future land Use	Net Change
Residential Units	20	20	0
Population ¹	45	45	0
P.M. Peak Hour Trips/Daily Trips ²	20/190	20/190	0
Sanitary Sewer (gallons/day) ³	3,200	3,200	0
Potable Water (gallons/day) ⁴	3,600	3,600	0
Solid Waste (lbs./day) ⁵	144	144	0
Stormwater Drainage ⁶	-	-	-
Recreation/Open Space ⁷	0.3	0.3	0

Notes:

- | | |
|-------------------------|--|
| 1. Population: | 2.25 persons per household (per 2010 Census) |
| 2. Transportation: | 1.02 PM peak hour trip per unit; 9.52 daily trips per unit; Single-family (210), ITE Trip Generation Manual, 9 th 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 amendment results in no new impacts to public infrastructure because the current and proposed FLU designations allow the same theoretical maximum density.

TRANSPORTATION

There is no change in trip generation or Vehicle Miles Traveled (VMT) from the current to the proposed FLU designation. Based on the ITE Trip Generation Manual, 9th Edition, the projected maximum trip generation potential under the current and proposed FLU is 190 daily trips and 20 P.M. peak hour trips. There are no deficiencies on the existing and future roadway network in this area in the short term (2015) or the long-term (2025).

SANITARY SEWER

The City has available sewer capacity to accommodate the proposed land use change. The City's adopted level-of-service (LOS) standard for sanitary sewer is 160 gallons per

day per Equivalent Residential Unit (ERU) and 1/10 gallon per square foot per day of non-residential development. Using this standard, the current and proposed FLU designations would theoretically generate the same amount of waste water per day.

POTABLE WATER

The City has available well and Consumptive Use Permit (CUP) capacity to serve the proposed land use change (**Exhibit C**). The City's adopted LOS standard for potable water is 180 gallons per day per ERU and 1/10 gallon per square foot per day of non-residential development. Using this standard, the current and proposed FLU designations would theoretically demand the same amount of potable water per day.

SOLID WASTE COLLECTION

There is available capacity at the landfill to address the City's solid waste disposal needs. 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. The City's collection standard is 1,350 residential units per curbside collection crew, per day, a weight standard of 3.21 pounds per person per day, and 10 lbs. per 1,000 square feet of non-residential development per day. Using this standard, the current and proposed FLU designations would theoretically generate the same amount of solid waste.

STORMWATER DRAINAGE

There is no anticipated impact to the City's drainage system from the proposed land use change. 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 no impact to the City's recreation facilities with the proposed FLU amendment. According to the City's 2014 Concurrency Management Report, the City has an excess of 81 acres of parkland beyond the currently adopted level-of-service requirements for parkland.

SCHOOLS

In accordance with the county-wide school concurrency requirements, the proposed development of the subject property is exempt from the public school concurrency review because it is part of a 55+ age-restricted development.

ENVIRONMENTAL CONDITIONS

According to the environmental analysis prepared by Environmental Services, Inc. the vegetative communities on the site include upland hardwood and mixed-wetland hardwood. The upland hardwood area is located along the western edge of the property

and is consistent with a typical mix forested upland. The eastern upland area is where the existing single-family home is located is classified as developed. The mixed-wetland hardwood habitat is a hydric hammock located in the central portion of the property and bisects the uplands.

The environmental analysis for the site states that no endangered, threatened, or species of special concern were observed within the amendment area or within 25 feet of the property boundaries.

The ±5-acre amendment area includes approximately 1.74-acres of wetlands that traverse a somewhat north to south direction in the central portion of the property. After the environmental analysis was prepared, a second site visit by Environmental Services, Inc. determined that the wetland is no longer draining across Taylor Road to Spruce Creek as it used to, but rather, it pops off and does a 90° turn and goes south down the road. They also stated that the wetlands are of moderate quality based on the Uniform Mitigation Assessment Method (UMAM) for assessing the ecological functions provided by wetlands. Any wetland impacts will require permitting and appropriate mitigation through the St. Johns River Water Management District.

REVIEW CRITERIA AND STAFF FINDINGS

1. *Consistency with the City's 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 meets the locational criteria for the *Suburban Residential* FLU designation of being located in an area between collector and arterial roads and generally located within one mile of a neighborhood or community-level commercial node. All public facilities have adequate capacity to accommodate the proposed amendment.

2. *Compatibility with land use designations for adjacent parcels and neighborhoods.*

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 located adjacent to a principal arterial road (Taylor Rd.) and is surrounded by Crane Lakes Golf Course and mobile home park to the north and east, a single-family home to the west, and vacant land to the south (across Taylor Rd.)(see Table 1 – page 2).

3. *Impacts on public facilities/infrastructure/services.*

Staff finding: Based on the infrastructure impact analysis, all public facilities have adequate capacity to accommodate the proposed amendment. There is no net change in theoretical impacts between the current and proposed FLU

designation on roadways, potable water, sanitary sewer, solid waste, recreation, or public school facilities.

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 does not lie within the Hurricane Vulnerability Zone. The proposed amendment will not negatively impact the clearance time for evacuation of the population in the Hurricane Vulnerability Zone.

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

Staff finding: The proposed amendment will not encourage sprawl. The subject property is adjacent to existing development, with access to existing infrastructure. The amendment area has already been developed with a single-family home and is a request to change the FLU of the property to the City equivalent of the current Volusia County FLU designation.

PUBLIC INPUT:

In June 2015, staff notified the adjacent neighborhood HOA (Forest Lakes Preserve) regarding the proposed amendment and posted the property notifying the public of the proposed amendment.

STAFF RECOMMENDATION

Staff recommends **approval** of the request to change the FLU designation of ±5 acres from Volusia County *Urban Low Intensity (ULI)* to City of Port Orange *Suburban Residential* (2-4 units/acre), subject to the annexation of the property into the City of Port Orange.

ATTACHMENTS:

- Exhibit A – Current and Proposed Future Land Use
- Exhibit B – Current and Proposed Zoning
- Exhibit C – SJRWMD Potable Water Availability Worksheet

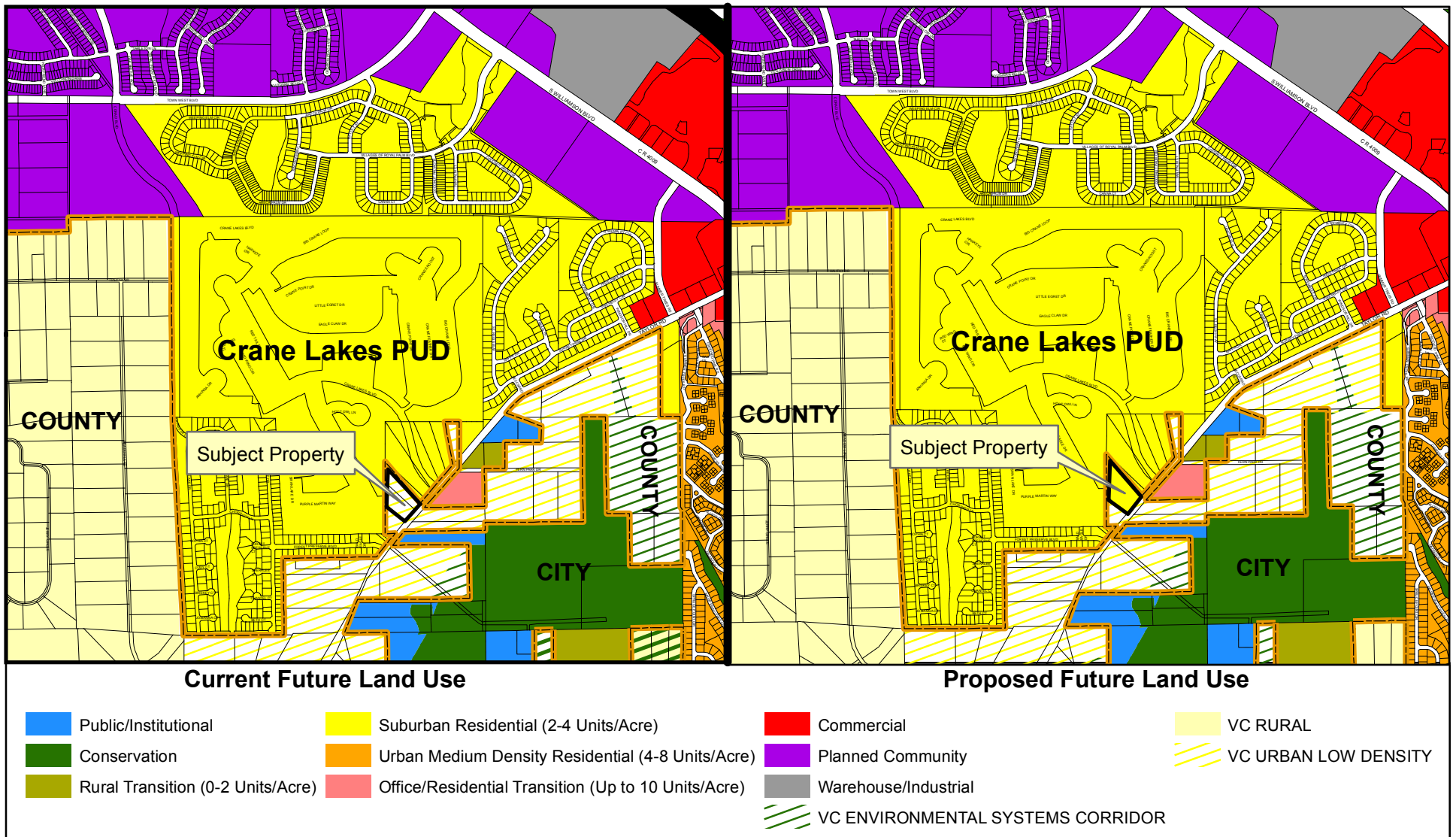


EXHIBIT A

CASE NO. 15-10000001, 15-20000001, and 15-40000002

DEPARTMENT OF COMMUNITY DEVELOPMENT



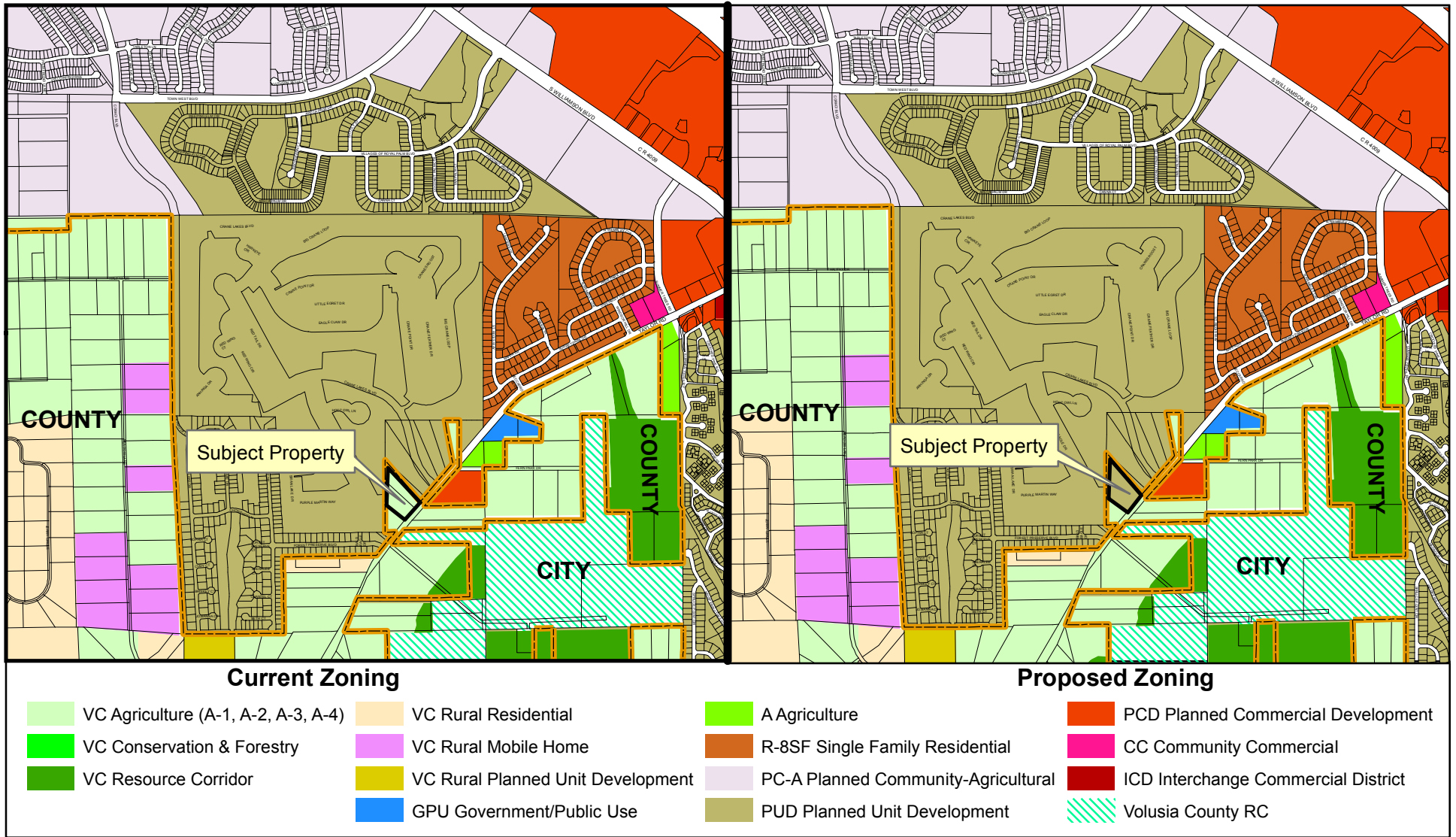


EXHIBIT B

CASE NO. 15-10000001, 15-20000001, and 15-40000002

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: October 12, 2015 Case No. 15-20000001

Contact name: Penelope Cruz 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: 0.05 MGD (Based on a estimated 257 ELUs that are permitted but unbuilt at 180 GPD/ELU.) Total committed capacity built and unbuilt is 7.01 MGD - based on 38,945 ELUs at 180 GPD/ELU.

4. Consumptive Use Analysis

Designate mgd ☒ or mgy ☐

A. Current year CUP allocation: 8.38

B. Consumption in the previous calendar year: 5.94

C. Reserved capacity ☐ or growth projection ☒ (check the one used): 0.18

D. Projected consumption by proposed comprehensive plan amendment areas: 0

E. Amount available for all other future uses (A - B - C - D = E): 2.26

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/



STAFF REPORT

Rezoning and 1st Amendment to the Amended and Restated
Crane Lakes PUD MDA and CDP
CASE NO. 15-40000002

REQUEST: Rezone ± 5 -acres from Volusia County R-2 to Planned Unit Development (PUD) and approve the First Amendment to the Amended and Restated Crane Lakes PUD Master Development Agreement (MDA) and Conceptual Development Plan (CDP)

APPLICANTS: Becks Farm, Ltd., Berrien H. Becks, Sr. and CGLC Enterprises, LLC, John Schnebly, Jr.

PROPERTY OWNERS: CGLC Enterprises, LLC; Becks Farm, Ltd.; Crane Lakes Golf Course, Inc.

STAFF RECOMMENDATION: **Approval**

LOCATION: 1780 Taylor Rd. and 1850 Crane Lakes Blvd.

STAFF CONTACT: Penelope Cruz, Principal Planner (386) 506-5671

PLANNING COMMISSION DATE: October 22, 2015

INTRODUCTION

The applicants propose to rezone ± 5 -acres from Volusia County R-2 to Planned Unit Development (PUD) and modify the Amended and Restated Crane Lakes PUD Master Development Agreement (MDA) and Conceptual Development Plan (CDP). If approved, the applicants intended to expand the Crane Lakes PUD. The PUD currently consists of 806 mobile home sites, a golf course, and is accessed off Taylor Road. The proposed improvements in the ± 5 -acre expansion area include a secondary access drive off Taylor Road for employees and service trucks, eight mobile home sites, storage areas for materials associated with the golf course, and pickle ball courts.

The Crane Lakes PUD is located on the west side of Taylor Road, between the Forest Lakes Preserve and The Vineyards subdivisions. The ± 5 -acre expansion area is located on the north side of Taylor Road, west of Crane Lakes Boulevard (Figure 1 - Location Map).

Table 1

	Acres	Mobile Homes
Current PUD	200	806
PUD Expansion	5	8
Total PUD	205	814



CONSISTENCY WITH COMPREHENSIVE PLAN

The applicant has applied to annex the property into the City of Port Orange and change the Future Land Use (FLU) designation from Volusia County *Urban Low Intensity (ULI)* to City of Port Orange *Suburban Residential (2-4 units/acre)*. The proposed rezoning and amendment to the MDA and CDP are consistent with the type of land use and intensity allowed by the City of Port Orange FLU designation.

General infrastructure capacity for the proposed use of the property was evaluated with the FLU amendment (Case No. 15-20000001). A detailed review of water, sewer, reclaimed water, stormwater, and traffic will occur when the site plan is submitted.

DEVELOPMENT PROPOSAL

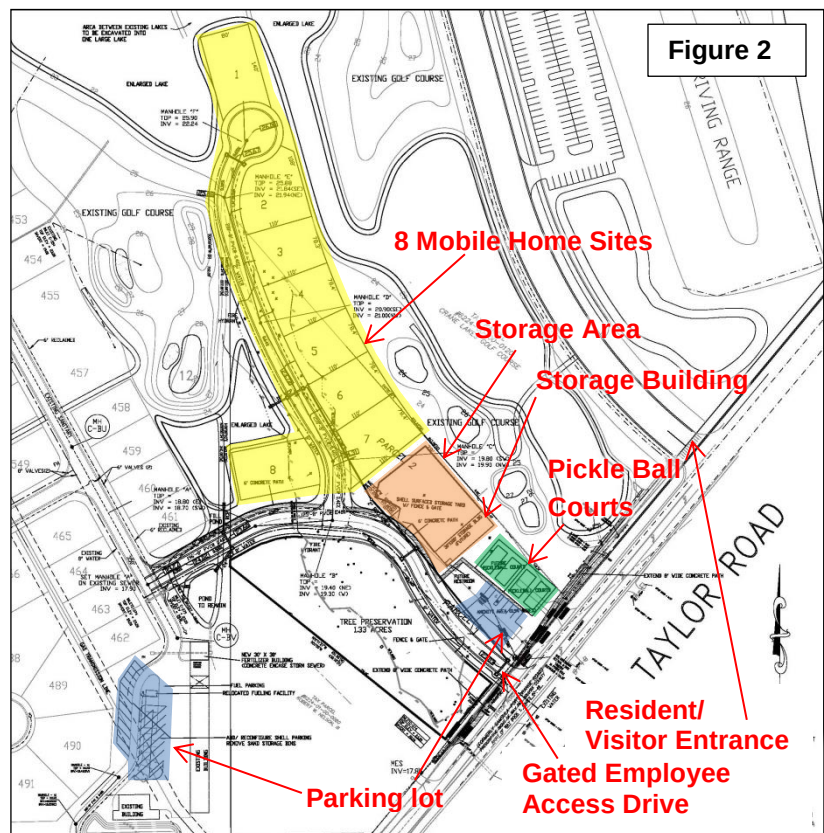
If approved, the First Amendment to the Amended and Restated Cranes Lakes PUD MDA and CDP will provide the regulatory framework for the development of 8 mobile home sites, a secondary access drive off Taylor Road for employees and service vehicles, storage areas for materials associated with the golf course, and pickle ball courts for residents of Crane Lakes. The following discussion will focus on the significant aspects of the proposed MDA and CDP.

General Site Layout

The Conceptual Development Plan (CDP) for this amendment shows the general location of potential buildings and infrastructure (Figure 2 and Exhibit C of the MDA). The general locations of the buildings and site improvements associated with this amendment will comply with the requirements of the Land Development Code (LDC) and the MDA at the time of site plan review.

Parking and Project Access

The proposed development will comply with the parking requirements of the LDC. The total number of parking spaces and the design of the parking lots will be reviewed with the submittal of the site plan. Residents and visitors of Crane Lakes will enter and exit via the existing Crane Lakes Boulevard access point. Employees and service/maintenance vehicles will enter and exit via the gated second driveway located approximately 500 feet southwest of Crane Lakes Boulevard (Figure 2). Taylor Road in



this area is under Volusia County jurisdiction. Specific technical requirements for access must be approved by Volusia County during the site plan review.

Roadway and Sidewalks

All roadways within the property will remain private, consistent with the overall PUD. The 8-foot sidewalk along Taylor Road will also be extended along the frontage of the annexation property.

Traffic

A slight increase in the number of vehicular trips is likely as a result of the proposed development of this property. Based on the ITE Trip Generation Manual, 9th Edition, the proposed development could generate an additional 5 p.m. peak hour trips and an additional 11 daily trips. According to the latest traffic counts for Taylor Road, there is sufficient roadway capacity for the traffic that could be generated by the proposed development of the subject property. The site plan submittal for this property will be required to comply with the concurrency management requirements in the City's LDC.

Roadway Segment	Adopted Level-of-Service Standard	Maximum Capacity	Vehicles per Day	Remaining Capacity
Taylor Rd. (Tomoka farms Rd. to Spruce Creek Blvd.)	E	17,050	7,400	9,650 (57%)
Taylor Rd. (Spruce Creek Blvd. to Crane Lakes Blvd.)	E	17,050	10,400	6,650 (39%)
Taylor Rd. (Crane Lakes Blvd. to Summertrees Rd.)	E	17,050	14,200	2,850 (17%)
Taylor Rd. (Summertrees Rd. to Williamson Blvd.)	E	37,970	14,530	23,440 (62%)

Source: Volusia County 2014 Traffic Counts

Tree Preservation and Landscaping

The proposed development will comply with the tree preservation, landscaping and screening requirements of the LDC. This includes the preservation of 15% of the subject property for the protection of existing trees, the 25-foot buffer along Taylor Road, foundation plantings around buildings, and screening of storage areas, equipment, and parking areas.

Potable Water, Sanitary Sewer, and Reclaimed Water

The proposed development will comply with the requirements of the LDC for improvements related to water, sewer, and reclaimed water. Potable water, sanitary sewer and reclaimed water lines are available within the Crane Lakes development and along Taylor Road.

Stormwater Management

All stormwater will continue to be privately maintained. The drainage areas shown on the CDP will be required to provide adequate stormwater drainage for the ±5-acre addition and maintain stormwater drainage for the existing development. The City's 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 development of the subject property will be

required to address stormwater retention on the property in accordance with City standards.

Wetlands

The subject property includes approximately 1.74-acres of wetlands that traverse the central portion of the property. According to the environmental analysis prepared by Environmental Services, Inc. for the PUD amendment, the wetlands are of moderate quality based on the Uniform Mitigation Assessment Method (UMAM) for assessing the ecological functions provided by wetlands. Any wetland impacts will require permitting and appropriate mitigation through the St. Johns River Water Management District.

Architecture

The architecture of the non-residential buildings, accessory structures and screen walls will be designed with a common architectural theme and comply with LDC requirements. A formal review of the architecture design will occur during the site plan review process to verify compliance with the MDA and LDC.

RECOMMENDATION

Staff recommends **approval** of the rezoning to Planned Unit Development and the 1st Amendment to the Amended and Restated Crane Lakes PUD Master Development Agreement and Conceptual Development Plan, subject to the following:

1. Approval of the annexation,
2. Approval of the Future Land Use amendment,
3. Resolution of minor format comments prior to scheduling for review by City Council, and
4. Review and approval of the MDA and CDP by the City Attorney's Office for legal form and content.

ATTACHMENTS

- Exhibit A – Current and Proposed Future Land Use
- Exhibit B – Current and Proposed Zoning
- Exhibit C – 1st Amendment to the Amended and Restated Crane Lakes PUD Master Development Agreement and Conceptual Development Plan

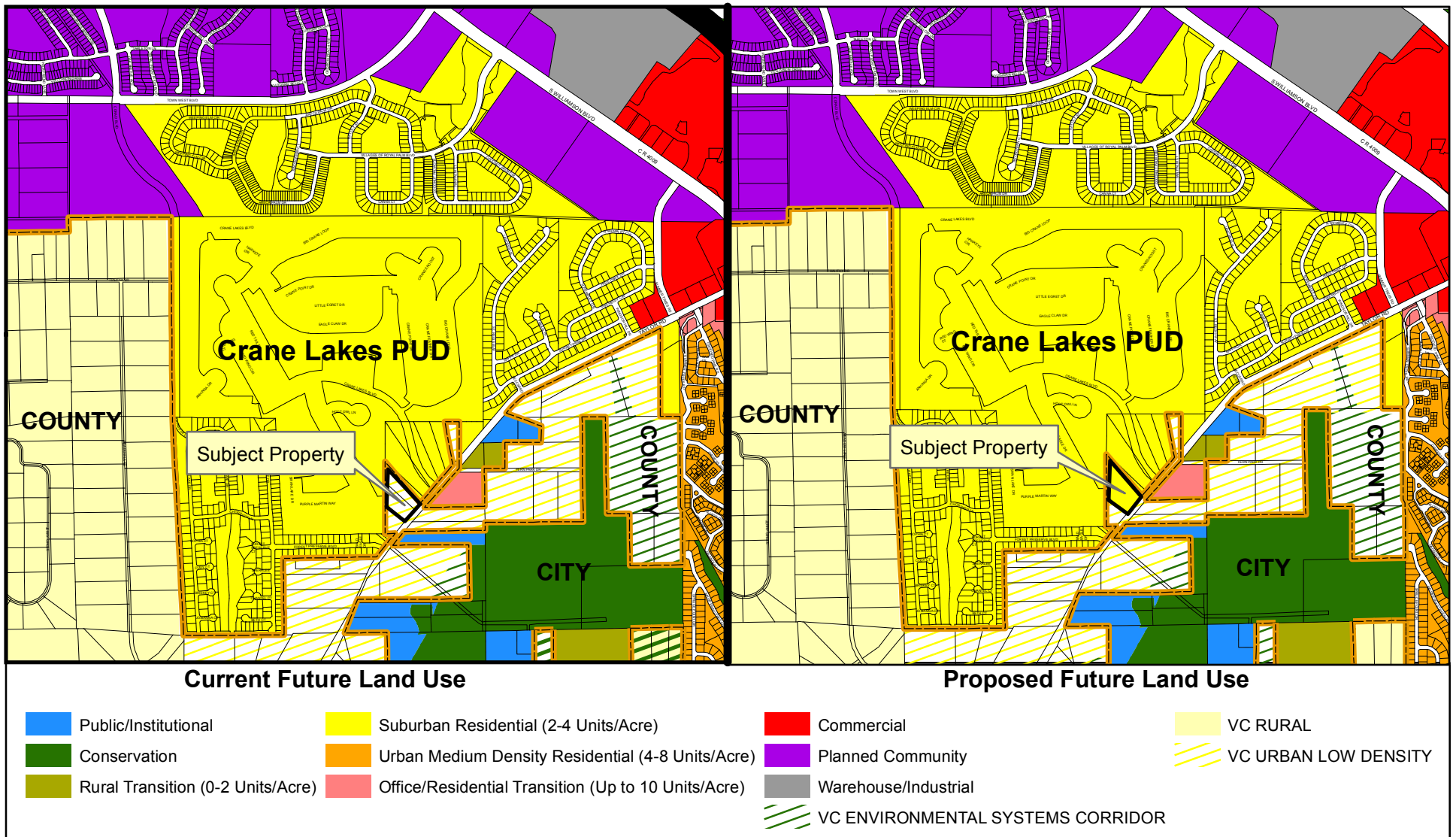


EXHIBIT A

CASE NO. 15-10000001, 15-20000001, and 15-40000002

DEPARTMENT OF COMMUNITY DEVELOPMENT



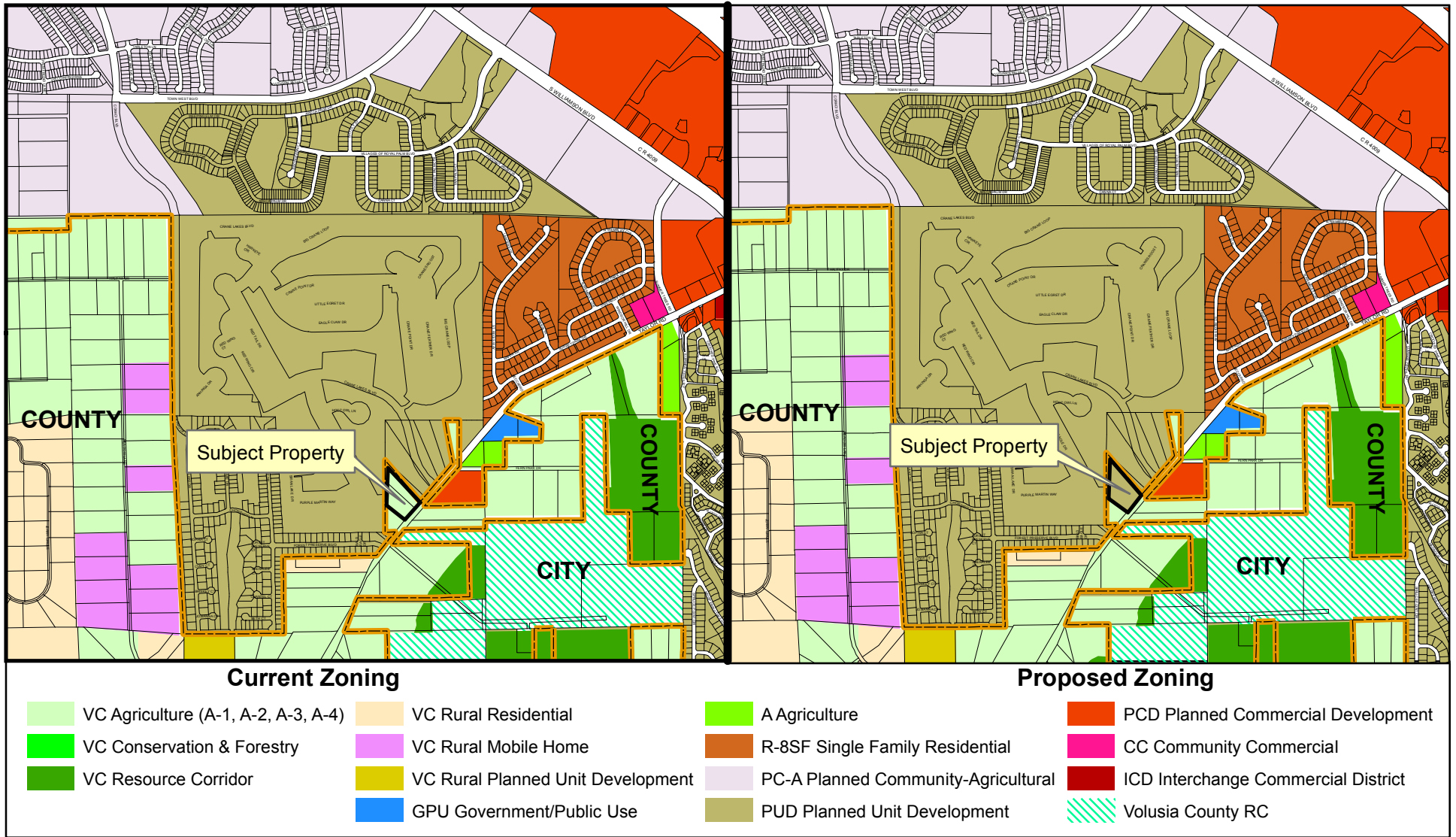


EXHIBIT B

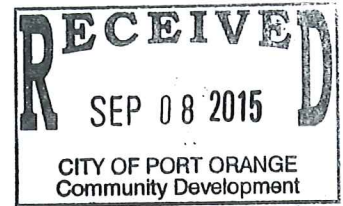
CASE NO. 15-10000001, 15-20000001, and 15-40000002

DEPARTMENT OF COMMUNITY DEVELOPMENT



Exhibit C

1st Amendment to the Amended and Restated Crane Lakes PUD
Master Development Agreement and Conceptual Development Plan



FIRST AMENDMENT TO THE AMENDED
AND RESTATED CRANE LAKES A RESIDENTIAL
PUD MASTER DEVELOPMENT AGREEMENT.

REVISED

This Agreement, is entered into by and between the City of Port Orange, a Florida municipal corporation whose address is 1000 City Center Circle, Port Orange, FL 32129 (hereinafter the "City") and Crane Lakes, Inc., a Florida Corporation, the general partner of Becks Farm, LTD, a Florida Limited Partnership whose address is 125 N. Ridgewood Avenue, Daytona Beach, FL 32114, (hereinafter the "Owner") shall constitute the first amendment to the Amended and Restated Crane Lakes a Residential PUD Master Development Agreement hereinafter referred to the First Amendment.

WHEREAS, The Owner is the owner of certain real property (the "Property") located in Port Orange Florida more particularly described as **Exhibit "A"**.

WHEREAS, the City and Owner previously entered into the Amended and Restated MDA Agreement (the "MDA") recorded id Official Records Book 6030 Page3338, the Public Records of Volusia County Florida which included the Property.

WHEREAS, the Owner recently purchased an additional 5.07 acres of land immediately adjacent and contiguous to the Property more particularly described as **Exhibit "B"** and desires to incorporate this land into this Agreement (the "Annexed Property").

WHEREAS, the City and Owner agree to further amend the MDA Agreement by this First Amendment and incorporate the Annexed Property in to the development.

NOW THEREFORE, the City and the Owner hereby agree as follows:

1. This First Amendment complies with the City's Comprehensive Plan 2010-225.
2. MDA Agreement, Section 3 : This section shall be amended by adding the following paragraph:
 - C. In addition to the existing Conceptual Development Plan which has been complied with, the Owner shall be entitled to construct and develop the Annexed Property consistent with the conceptual plan attached hereto as "**Exhibit C**".
3. MDA Agreement, Section 4: This section shall be amended by adding the following paragraph:

Section 4(A)(3): The Annexed Property shall include uses as eight (8) single family residential lots, a screened storage yard and facility for the mobile home community and golf course, recreational facilities, parking and other infrastructure. All buildings, including but not limited to, the proposed storage buildings shall maintain and comply with

the architectural requirements of the Amended and Restated MDA or the LDC. All utilities serving the annexed property shall be designed and constructed according to City requirements and dedicated to the City upon completion and acceptance. Furthermore, all stormwater shall be maintained by the Master Association.

Section 4(D): The maximum number of dwelling units shall be amended from 810 to 814 units.

Section 4(D)(11): This section shall be amended by adding, *An additional monument sign consistent with the LDC shall be permitted at the entrance depicted on the conceptual plan (Ex. "C") for the Annexed Property.*

4. MDA Agreement, Section 7(B)(1): This section shall be amended by adding, *An additional ingress/egress shall be permitted approximately 500 feet southwest of the main entrance and as generally depicted on Exhibit "C". The additional ingress/egress shall be privately owned and maintained with an easement granted to the City for access of emergency vehicles and government services including maintenance and operation of public utilities.*

5. CONFORMANCE WITH LAWS

The Owner agrees:

1. To develop the Property and the Annexed Property according to all regulations of the City to the extent those regulations are not inconsistent with the Plan for the Property.
 2. To be bound by all City codes and ordinances that are not in conflict with the provisions of the Amended and Restated MDA.
 3. Unless otherwise provided for in this First Amendment, the Amended and Restated MDA shall govern.
6. ENFORCEABILITY: If any provision of this Amendment is held by a court of competent jurisdiction to be invalid or otherwise unenforceable, such holding not affect the validity or enforceability of any other provision of this Amendment unless the holding so states.
 7. PRIOR AGREEMENTS: This Amendment represents the complete understanding by and between the parties with respect to the development and continued use of the subject Property and the Annexed Property. Any change or modification to this Amendment shall be in writing and signed by the City and the Owner(s).
 8. POLICE POWER: Nothing contained in this Amendment shall be construed as a waiver of or contract with respect to the regulatory and permitting authority of the City as it now or hereafter exists under applicable laws, rules and regulations. Further, nothing contained in this Amendment shall be construed as a waiver of the attempted waiver by the City of its sovereign immunity under the constitution and laws of the State of Florida.

9. EFFECTIVE DATE AND EXPIRATION.

(A) This Agreement shall be effective upon recording by the City at the Owner's expense in the public records of Volusia County, Florida. The Second Reading of the Ordinance for re-zoning of any land to the PUD district shall not take place until the Owner has provided an executed copy of the MDA to the City Clerk addressing all issues discussed prior to the scheduled Second Recording. 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.

(B) Development of the Property as shown in the First Amendment to the Amended and Restated Crane Lakes PUD shall commence within five (5) years from the effective date of this Agreement and it shall be completed within ten (10) years from the effective date unless it is extended by mutual agreement of the parties. Failure to comply with the established schedule shall cause the Agreement to lapse. The term "Development" shall have the meaning as set forth in the LDC.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have executed this Amendment to the MDA Agreement by and through their duly authorized representatives, on the respective dates below.

WITNESSES:

**CITY OF PORT ORANGE, a Florida
Municipal Corporation**

Printed Name

By: _____
Allen Green, Mayor

Printed Name

Printed Name

Attest _____
Robin L. Fenwick, CMC, City Clerk

Printed Name

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by Allen Green, Mayor of the CITY OF PORT ORANGE, FLORIDA, a Florida Municipal Corporation, on behalf of the City. He is personally known to me and did not take an oath.

Notary Public

(Notary Seal)

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by Robin L. Fenwick, CMC, City Clerk, of the CITY OF PORT ORANGE, FLORIDA, a Florida Municipal Corporation, on behalf of the City. She is personally known to me and did not take an oath.

Notary Public

(Notary Seal)

OWNER:

WITNESSES:

Becks Farm, LTD, a Florida Limited Partnership

Printed Name: _____

By: Becks Farm , LTD, a Florida Limited Partnership

Printed Name: _____

By: Crane Lakes, Inc., a Florida Corporation,
its general partner

By: _____
Berrien Becks, Jr, President of Crane Lakes, Inc.

Date: _____, 2015

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 2015, by Berrien Becks, Jr, the President of Crane Lakes, Inc., a Florida Corporation, the general partner of Becks Farm, LTD, a Florida Limited Partnership. He ☐ is personally known to me OR ☐ produced _____ as identification.

Notary Public

(Notary Seal)

ZONING: PUD

ZONING: PUD

ZONING: PUD

ZONING: COUNTY A-2

ZONING: COUNTY A-2

ZONING: COUNTY MH-3

SCALE: 1" = 200 FEET

LEGAL DESCRIPTION (AREA ADDED TO PUD) ZONING: PUD

DESCRIPTION

PARCEL 1: COMMENCING AT THE NORTHWEST CORNER OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 32 EAST; THENCE SOUTH ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 752.09 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 45 DEGREES, 30 MINUTES, 20 SECONDS, EAST, A DISTANCE OF 659.23 FEET TO A POINT IN THE WESTERLY LINE OF SANSULA PORT ORANGE ROAD (NOW TAYLOR ROAD); THENCE SOUTH 39 DEGREES, 53 MINUTES, WEST ALONG THE WESTERLY LINE OF SAID SANSULA PORT ORANGE ROAD, A DISTANCE OF 200.0 FEET; THENCE NORTH 51 DEGREES, 09 MINUTES, WEST, A DISTANCE OF 439.18 FEET; THENCE NORTH 340.0 FEET TO THE PLACE OF BEGINNING.

PARCEL 2: COMMENCING AT THE NORTHWEST CORNER OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 32 EAST; THENCE SOUTH ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 524.53 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 41 DEGREES, 05 MINUTES, 20 SECONDS, EAST, A DISTANCE OF 813.09 FEET TO A POINT IN THE WESTERLY LINE OF THE SANSULA PORT ORANGE ROAD, NOW KNOWN AS TAYLOR ROAD; THENCE SOUTH 39 DEGREES, 53 MINUTES, WEST, ALONG THE WESTERLY LINE OF SAID TAYLOR ROAD, A DISTANCE OF 100 FEET; THENCE NORTH 45 DEGREES, 30 MINUTES, 20 SECONDS, WEST, A DISTANCE OF 659.23 FEET; THENCE NORTH 227.56 FEET TO THE PLACE OF BEGINNING.

PROJECT DATA

AREA TO BE ADDED TO PUD: 5.07 ACRES
NUMBER OF LOTS TO BE ADDED: 8 (TOTAL = 810 PER PUD)
RESIDENTIAL DENSITY/AREA ADDED = 158 UNITS/ACRE
PAVED AREA ADDED 173 ACRES
AREA IN LOTS 175 ACRES
TREE PRESERVATION AREA 0.771 AC (15%)
USES FOR AREA ADDED TO PUD
8 RESIDENTIAL MOBILE HOMES
2 PICKLEBALL COURTS WITH PARKING
3,000 SF. STORAGE BUILDING
MATERIAL STORAGE AREA FOR GOLF COURSE
TREE PRESERVATION
EXPANDED LAKE SYSTEM
RELOCATED EMERGENCY ACCESS DRIVEWAY
EXPANDED LAKE SYSTEM
MINIMUM LOT SIZE: 5500 SF PER PUD
MINIMUM LOT WIDTH: 55 FEET PER PUD

PUD NAME: CRANE LAKES
DEVELOPER: BECKS FARM, LTD.
125 N.D. RIDGEWOOD AVE.
DAYTONA BEACH, FL 32114
(386) 252-2000
ENGINEER: FINLEY ENGINEERING GROUP
5531 SOUTH RIDGEWOOD AVE., UNIT 1
PORT ORANGE, FL 32127
(386) 756-8676
SURVEYOR: SLIGER & ASSOCIATES, INC.
3921 S.D. NOVA ROAD
PORT ORANGE, FL 32127
(386) 761-5395
ENVIRONMENTAL: ENVIRONMENTAL SERVICES, INC.
124 N.D. NOVA ROAD, PHB 129
DAYTONA BEACH, FL 32174
(386) 566-2733

ZONING: PUD

ZONING: PUD

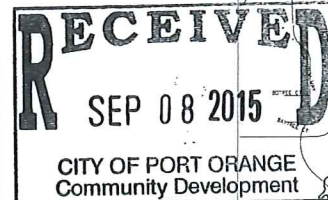
ZONING: PCD

TAX ID#6224-00-00-0050
H.H. HOLDINGS, INC.
303 N. CLYDE MORRIS BLVD
DAYTONA BEACH, FL 32114

ZONING: COUNTY A-2
TAX ID#6224-00-00-0080
SUNYA HARRIMAN
625 GEORGE HECKER DR.
SOUTH DAYTONA, FL 32128

ZONING: COUNTY A-2
TAX ID#6224-00-00-0090
VANCE BRYAN
1777 TAYLOR ROAD
PORT ORANGE, FL 32128

ALL OTHER ADJACENT LAND OWNED BY THE APPLICANT



REVISED VICINITY MAP SCALE: 1" = 2000'

ZONING: R-8SF

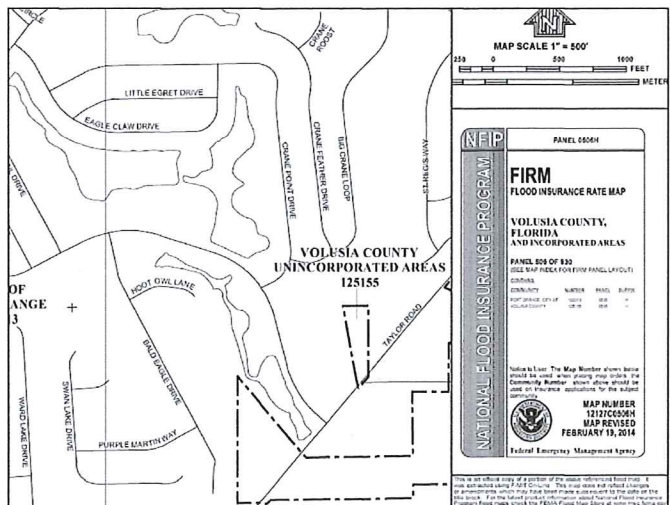
Map Unit Symbol	Map Unit Name
1	Basin of fine sand, depression, 0 to 1 percent slopes
13	Cassia fine sand
17	Daytona sand, 0 to 5 percent slopes
23	Fleming fine sand
24	Hopewell sand
31	Madison fine sand
51	Myakkae sand, wet fine sand, 0 to 2 percent slopes
52	Myakkae sand, depression
53	Palmdale fine sand, depression
54	Palmdale fine sand
55	Palmdale fine sand, depression
56	Spring-Hill sand, wet fine sand, 0 to 2 percent slopes
Total for Area of Interest	



SOILS MAP

LAND DEVELOPMENT CODE COMPLIANCE NOTE: COMPLIANCE WITH THE LAND DEVELOPMENT CODE OF THE CITY OF PORT ORANGE MAY NECESSITATE MODIFICATION OF THE CONCEPTUAL PLAN.
DRAINAGE PATTERN NOTE: ALL AREAS OF THE CRANE LAKES PUD HAVE THEIR STORMWATER RUNOFF DIRECTED TO A SERIES OF ON-SITE LAKES THAT DISCHARGE THROUGH THE CONTROL STRUCTURE SHOWN AT TAYLOR ROAD
FLOOD ZONE NOTE: ALL AREAS OF THE CRANE LAKES PUD LIE IN FLOOD ZONE 'X' AS SHOWN ON MAP NUMBER 12127C0506H DATED FEBRUARY 19, 2014.

ZONING: GPU



NO.	DATE	DESCRIPTION
1	6-18-15	PUD MODIFICATION
2	8-30-15	RESUBMIT PUD MOD.

FINLEY ENGINEERING GROUP
CERTIFICATE OF AUTHORIZATION NUMBER 8081
5531 South Ridgewood Avenue, Unit 1
Port Orange, Florida 32127
(386) 756-8676
EMAIL: JFINLEY@FINLEYENGINEERS.COM

9-4-2015
JERRY K. FINLEY
P.E. # 29909

CRANE LAKES
MODIFICATION OF P.U.D.

SHEET TITLE
CONCEPTUAL
PLAN
(OVERALL)

SHEET
1

LEGEND

- EXISTING CONTOURS
- EXISTING DRAINAGE SYSTEM
- PROPOSED DRAINAGE SYSTEM
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING WATER
- PROPOSED WATER
- EXISTING RECLAIMED WATER
- PROPOSED RECLAIMED WATER
- EXISTING ROADWAY
- PROPOSED ROADWAY
- EXISTING MOBILE HOME LOTS
- PROPOSED MOBILE HOME LOTS
- SPECIMEN TREE TO REMOVE
- SPECIMEN TREE TO REMAIN

SPECIMEN TREE SUMMARY

SPECIMEN TREES EXISTING = 60 (12/ACRE)

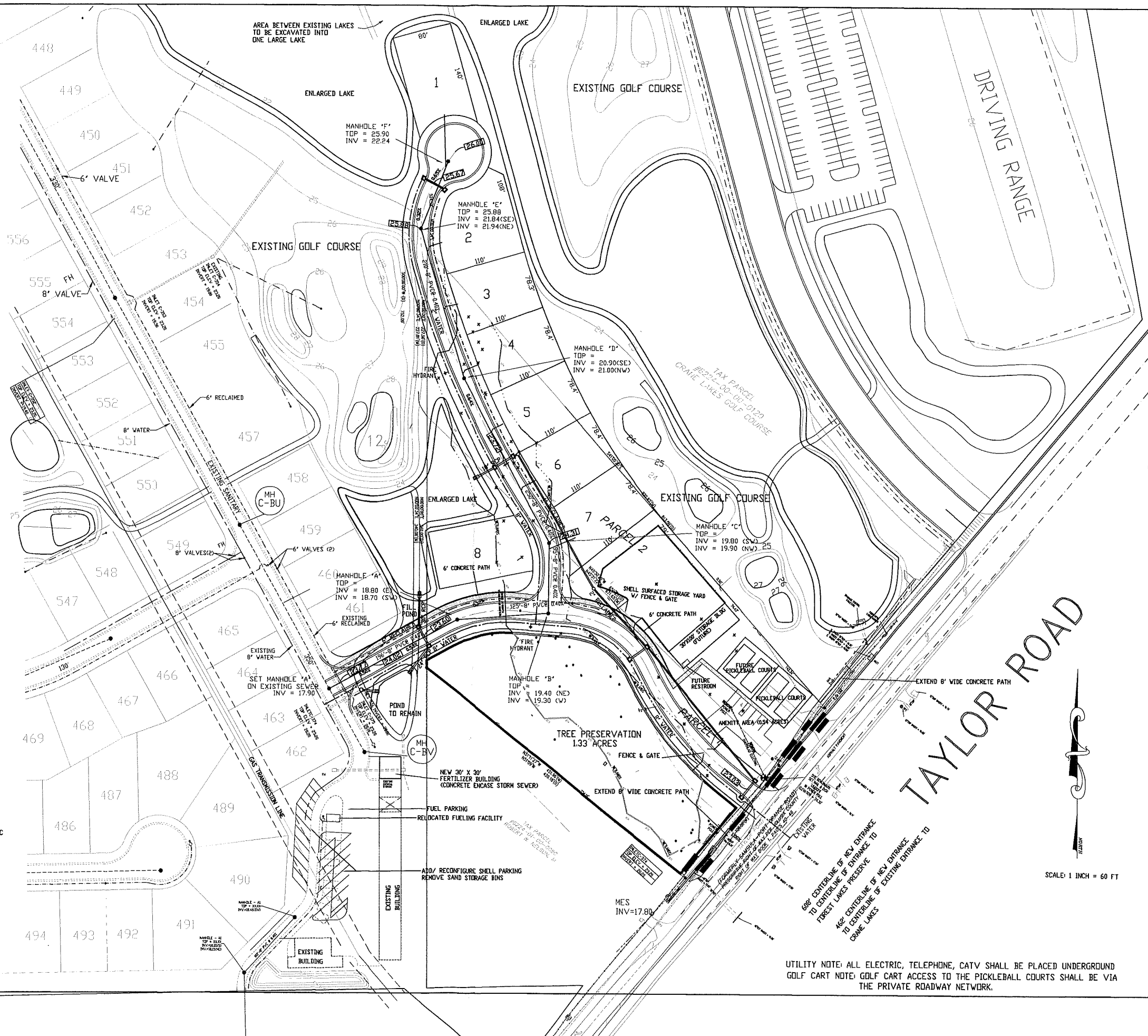
SPECIMEN TREES RETAINED = 23

TREE PRESERVATION AREA SUMMARY

AREA ADDED TO PUD: 5.07 ACRES

TREE PRESERVATION AREA REQUIRED = 15% X 5.07 AC = 0.761 AC

TREE PRESERVATION AREA PROVIDED = 1.33 AC



SCALE: 1 INCH = 60 FT

UTILITY NOTE: ALL ELECTRIC, TELEPHONE, CATV SHALL BE PLACED UNDERGROUND
 GOLF CART NOTE: GOLF CART ACCESS TO THE PICKLEBALL COURTS SHALL BE VIA THE PRIVATE ROADWAY NETWORK.

NO.	DATE	DESCRIPTION
1	8-31-15	RESUBMIT PUD W/DF
2		

FINLEY ENGINEERING GROUP
 CERTIFICATE OF AUTHORIZATION NUMBER 8081
 5531 South Ridgewood Avenue, Unit 1
 Port Orange, Florida 32127
 (386)756-8676
 EMAIL: JFINLEY@FINLEYENGINEERS.COM

9-4-2015
 JERRY K. FINLEY
 P.E. # 29809

CRANE LAKES
 MODIFICATION OF P.U.D.

SHEET TITLE
CONCEPTUAL PLAN

SHEET
2



STAFF REPORT

LDC TEXT AMENDMENT/Chapter 12, 17, and 18

CASE NO. 15-25000004

REQUEST:

To amend Chapter 12 of the Land Development Code (LDC) to revise the parking requirement for the mini-warehouses use; amend Chapter 17 to add mini-warehouse as a Special Exception use and office/warehouse facility as a permitted use with special development requirements in the Interchange Commercial Development (ICD) zoning district; and amend Chapter 18 of the LDC to add special requirements for the mini-warehouse Special Exception use and add special development requirements for the office/warehouse facility use.

APPLICANT:

Edward J. Speno, Preferred Realty, Inc.

STAFF RECOMMENDATION:

Approval

STAFF CONTACT:

Tim Burman, Planning Manager

PLANNING COMMISSION DATE:

October 22, 2015

DISCUSSION:

The applicant proposes to amend the Land Development Code (LDC) to add mini-warehouse and office/warehouse facility to the list of permitted uses in the Interchange Commercial Development (ICD) zoning district. The properties zoned ICD are generally located along Dunlawton Avenue and Taylor Road, near the I-95 interchange (Exhibit A). The applicant also proposed to revise the parking requirements for the mini-warehouse use.

The ICD zoning district currently allows uses such as office, medical office, restaurant without a drive-thru, restaurant with a drive-thru, sit-down restaurant, retail, convenience store with gas, bank, health/fitness club, and hotel.

Amendment #1: Add Mini-Warehouse as a Special Exception Use in the ICD Zoning District

According to the Land Development Code (LDC), the mini-warehouse use is defined as a self-service storage facility in a building consisting of individual self-contained units of varying size that are leased or owned for the storage of business and household goods, or for contractor's supplies.

Currently, mini-warehouse uses are a Special Exception use in most of the City's other commercial zoning districts (Community Commercial "CC", Highway Commercial "HC", and Ridgewood Development "RD"). The following table (Table 1) provides the current zoning districts where mini-warehouse uses are permitted.

Table 1: Zoning Districts for Mini-Warehouse Use

Commercial Zoning District	Permitted Use	Permitted Use with Special Development Requirements	Special Exception
Commercial Industrial (CI)	X		
Professional Office (PO)			
Office/Residential Transition (ORT)			
Mixed Use Center (MXC)			
Community Commercial (CC)			X
Highway Commercial (HC)			X
Ridgewood Development (RD)			X
Light Industrial (LI)			

According to the LDC, a Special Exception is a use that would not be appropriate without restriction, but if controlled as to number, area, location or relation to the surrounding area, would promote the public health, safety, and general welfare. All requests for Special Exception uses must be reviewed by the Planning Commission and approved by the City Council.

All Special Exception uses must address a set of standard review criteria (traffic generation, parking, landscaping, etc.)(Exhibit B) along with use specific criteria. The applicant has proposed four Special Exception criteria. Three of the criteria are those currently in the LDC to control the aesthetics and number of mini-warehouse facilities in the CC, HC, and RD zoning districts. The fourth criteria proposed is to require the self-storage facility to be a multilevel building and storage cubicles can only be accessible through an interior corridor. The proposed Special Exception criteria include:

1. Warehouse buildings shall be screened from any public rights-of-way by a six-foot high opaque fence or wall with a type 2 bufferyard planted along the street side of the fence or wall. Bufferyard requirements may be increased in accordance with Chapter 13 (Landscape) of the Land Development Code;
2. The proposed site shall be a minimum of two acres;
3. The proposed site shall front on an arterial roadway; and
4. Mini-warehouse buildings shall be designed as a multilevel building in accordance with Chapter 14 (Architecture) of the Land Development Code. Storage cubicles shall only be accessible through an interior corridor.

Amendment #2: Add Office/Warehouse Facility as a Special Exception Use in the ICD Zoning District

According to the Land Development Code (LDC), the office/warehouse facility use is defined as “an establishment where an office building will provide an attached warehouse to accommodate the office use. The building housing these two uses must be designed so that its appearance from a street will be that of an office building, and with any truck loading areas associated with the use not being visible from that street”.

Currently, the office/warehouse facility use is a permitted use with special development requirements in the Professional Office and Office/Residential Transition zoning districts. The following table (Table 2) provides the current zoning districts where mini-warehouse uses are permitted.

Table 2: Zoning District for Office/Warehouse Facility Use

Commercial Zoning District	Permitted Use	Permitted Use with Special Development Requirements
Commercial Industrial (CI)		
Professional Office (PO)		x
Office/Residential Transition (ORT)		x
Mixed Use Center (MXC)		
Community Commercial (CC)		
Highway Commercial (HC)		
Ridgewood Development (RD)		
Light Industrial (LI)		

The applicant has proposed to use the existing development requirements in the LDC for this use, with the exception of the special development requirement that prohibits retail uses and any form of manufacturing. Currently the ICD zoning district allows retail uses that could have some limited amount of associated manufacturing, such as furniture store, appliance store, kitchen cabinet sales facility, a home building material sales facility, etc...

The proposed development requirements for this use in the ICD zoning district include:

1. No commercial vehicles larger than a one-ton capacity shall be regularly parked on the site;
2. The building must be designed so that its appearance from a street will be that of an office or a commercial multi-tenant building, and with any truck loading areas associated with the use not being visible from that street;
3. A landscape buffer shall be provided based on a land use intensity factor of seven for access drives and other areas specifically designed to serve the warehouse facilities, and six for the remainder of the use; and
4. The proposed architectural treatment shall be compatible with surrounding developments with regard to building height and bulk, elevation design, colors and exterior finish materials. In particular, special architectural treatment shall be given to the warehouse elevations in order to maintain the appearance of general office development.

Amendment #3: Revise the Parking Ratio for Mini-Warehouse Facility

According to the applicant, the parking ratio of 1 parking space per 10 storage cubicles in the LDC for a mini-warehouse use is excessive. The last update to this parking requirement was 1996. The applicant has requested the parking ratio be amended to 1 parking space per 50 storage cubicles. The applicant's traffic engineer has provided documentation supporting the proposed parking ratio stating that it will provide sufficient

parking for a mini-warehouse facility based on the typical traffic generated by this use (Exhibit C). The Institute of Transportation Engineers (*ITE*) Trips Generation Manual, 9th edition indicates that over a 24-hour period about 104 vehicles will typically access a facility with 700 storage cubicles and a parking ratio between 1.05 to 1.96 spaces per 100 cubicles will provide sufficient parking. The proposed 1 parking space per 50 storage cubicles is consistent with the ITE and is on the higher end of the suggested range.

If approved, the following parking ratio would apply to any new mini-warehouse facility or existing facility that is expanded within the City.

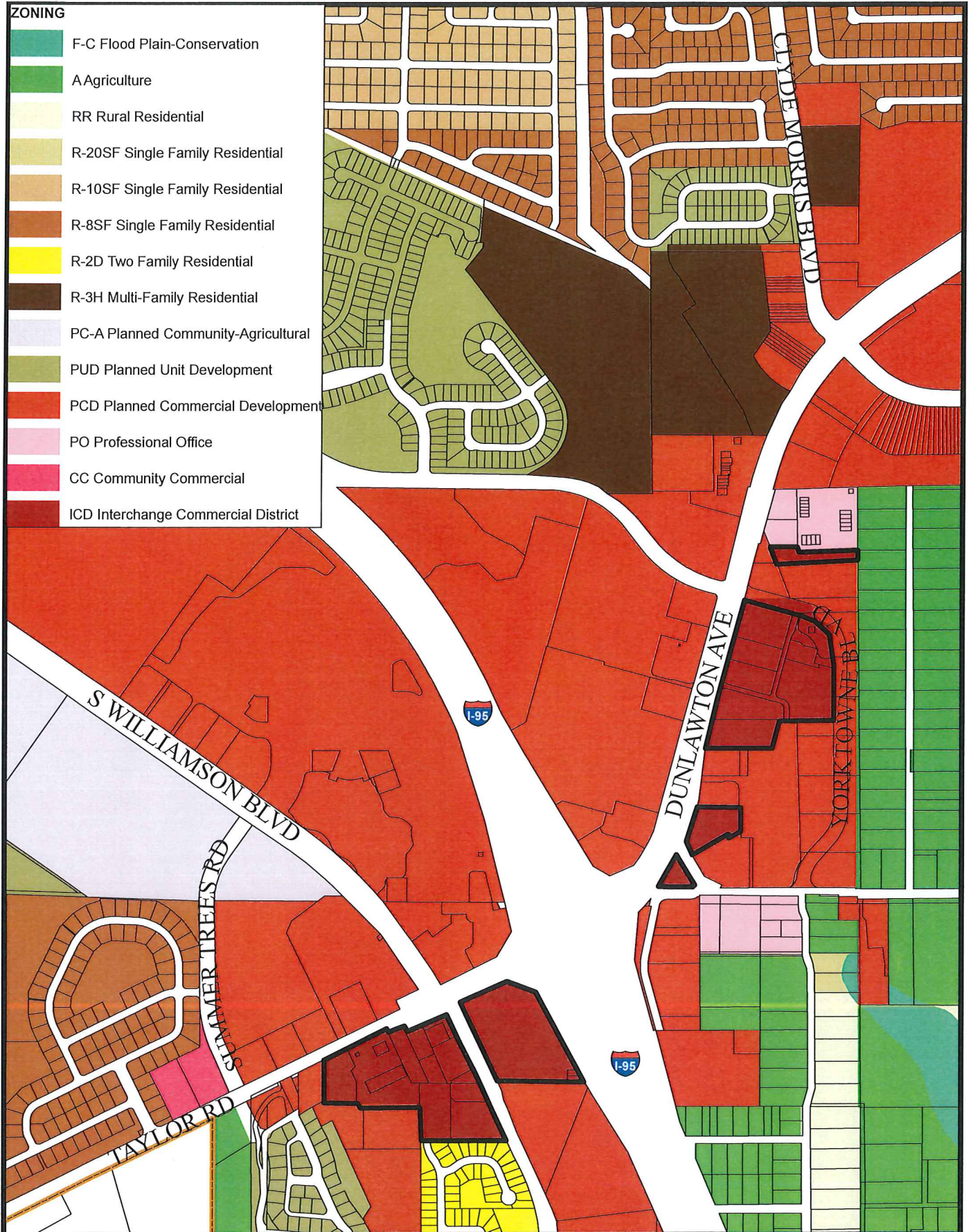
Proposed Parking Ratio:

- 1 space per 50 cubicles
- Facility with exterior access - continuous loading spaces clear of through traffic access to be provided in front of all exterior cubical doors.
- Facility with interior corridor access - loading space/area to be provided at all public entry doors and clear of through traffic access.

RECOMMENDATION:

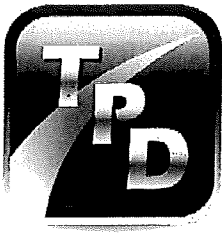
Staff recommends approval of the request to amend the Land Development Code.

EXHIBIT A



**Standard Review Criteria All Special Exception Uses Must Address
[LDC Ch 18, Sec 2(d)(2)]:**

1. Traffic generation and access for the proposed use shall not adversely impact adjoining properties and the general public safety;
2. Off-street parking, loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties, beyond that generally experienced in the district;
3. Required yards, screening or buffering, and landscaping shall be consistent with the district in general and the specific needs of the abutting land uses;
4. Architectural and signage treatments shall comply with the general provisions applicable to permitted uses in the district, to the greatest extent possible, and be sensitive to surrounding development; and
5. Size, location or number of special exception uses in an area shall be limited so as to maintain the overall character of the district as intended by this code.



TO: Tim Burman, Principal Planner
City of Port Orange

FROM: Turgut Dervish, P.E.

DATE: October 15, 2015

RE: **Mini-Warehouse Facility – Parking Considerations**
Port Orange, Florida

Dear Mr. Burman,

Traffic Planning and Design, Inc. (TPD) has conducted a parking generation review to establish an adequate parking demand for a proposed Mini-Warehouse facility consisting of 700 storage units in the City of Port Orange, Florida.

The City's parking standards ratio for a self-storage/mini-warehouse facility is 1 space per 10 storage units, which equates to 70 parking spaces for the proposed 700-unit facility. It is proposed that 14 parking spaces be provided for the proposed development. This parking supply equates to 1 space per 50 storage units. TPD have utilized *the ITE Trip Generation Manual, 9th Edition* and the *ITE Parking Generation, 4th Edition* to develop the parking demand for the proposed facility, as follows:

Proposed Parking Ratio Based on Parking Generation:

A review of available parking generation information published by *the Institute of Transportation Engineers (ITE)* was conducted to determine the adequacy of the parking spaces proposed for the self-storage facility. Based on *ITE's Parking Generation (4th Edition)*, Land Use Code 151 for Mini-Warehouse, ITE Parking Generation Report provides an average peak period parking demand of 1.35 vehicles per 100 storage units. Using this, which equates to approximately 1 vehicle per 50 storage units, the calculation for the proposed facility is as follows:

$$700\text{-unit} \times \frac{1 \text{ vehicle}}{50 \text{ storage units}} = 14 \text{ parking spaces}$$

Therefore, this ratio indicates a parking demand of 14 parking spaces is needed to accommodate this storage facility. The ITE parking generation worksheet are included in **Attachment A**.

Proposed Parking Ratio Based on Trip Generation:

In addition, the zoning of this property allows for other uses, such as retail and office. The following trip generation rates from the *ITE Trips Generation Manual (9th Edition)* indicate that the current approved land use for self-storage/mini-warehouse facility is expected to generate significantly less traffic as compared to traffic generated by other land uses. The ITE trip generation worksheets are included in **Attachment B**.

Table 1: Trip Generation Comparison

Use	ITE Code	P.M. Peak Hour Trip Rate	Daily Trip Rate	Multiplier
Mini-Warehouse	151	0.29	2.5	Per 1,000 SF
Medical/Dental Office	720	1.74	11.65	Per 1,000 SF
General Office	710	1.49	11.03	Per 1,000 SF
Restaurant without Drive-Thru	934	18.49	127.15	Per 1,000 SF
Restaurant with Drive-Thru	933	47.3	496.12	Per 1,000 SF
Specialty Retail	826	5.02	44.32	Per 1,000 SF
Convenience Store	851	62.57	845.6	Per 1,000 SF
Bank	912	24.3	148.15	Per 1,000 SF
Health/Exercise Club	492	4.06	32.93	Per 1,000 SF
Hotel	310	0.61	8.17	Per 1,000 SF

Source: ITE Trip Generation Manual, 9th Edition

Trip generation rates obtained from the 9th Edition of the *Institute of Transportation Engineers (ITE) Trip Generation Manual* were used to calculate the project trips. The following table summarizes the trip generation calculations for the proposed development.

Table 2: Trip Generation for Proposed Development

ITE Code	Land Use	Quantity (Units)	Daily		A.M. Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
151	Mini-Warehouse	700	0.25	175	0.02	7	7	14	0.02	7	7	14
Totals				175		7	7	14		7	7	14

The proposed development is estimated to generate 175 net daily trips, of which 14 will occur in the A.M. peak hour (7 entering/7 exiting) and 14 will occur in the P.M. peak hour (7 entering/7 exiting). Therefore, it is believed that the proposed 14 parking spaces will adequately serve the proposed development.

Parking Recommendation:

The recommendations for the parking of the proposed self-storage facility are summarized herein:

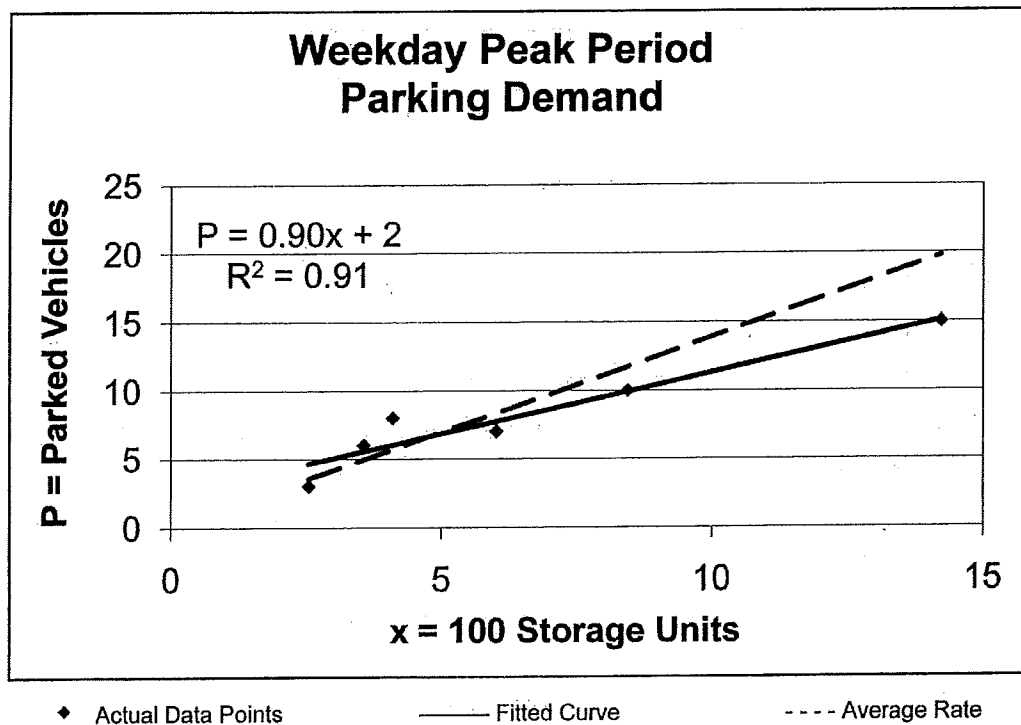
- It is recommended that the City approve the 14 parking spaces proposed for this site. This represents a peak parking demand ratio of 1 space per 50 storage units. It is believed that this parking demand will be sufficient to serve the proposed storage facility.
- For a facility with exterior access, it is recommended that continuous loading spaces clear of through traffic access to be provided in front of all exterior storage unit doors.
- For a facility with interior corridor access it is recommended that a loading space/area be provided at all public entry doors and clear of through traffic access.

ATTACHMENT A

Land Use: 151 Mini-Warehouse

Average Peak Period Parking Demand vs. 100 Storage Units On a Weekday

Statistic	Peak Period Demand
Peak Period	11:00 a.m.–12:00 p.m.; 4:00–5:00 p.m.
Number of Study Sites	6
Average Size of Study Sites	648 storage units
Average Peak Period Parking Demand	1.35 vehicles per 100 storage units
Standard Deviation	0.34
Coefficient of Variation	25%
Range	1.05–1.96 vehicles per 100 storage units
85th Percentile	1.66 vehicles per 100 storage units
33rd Percentile	1.17 vehicles per 100 storage units



ATTACHMENT B

Mini-Warehouse (151)

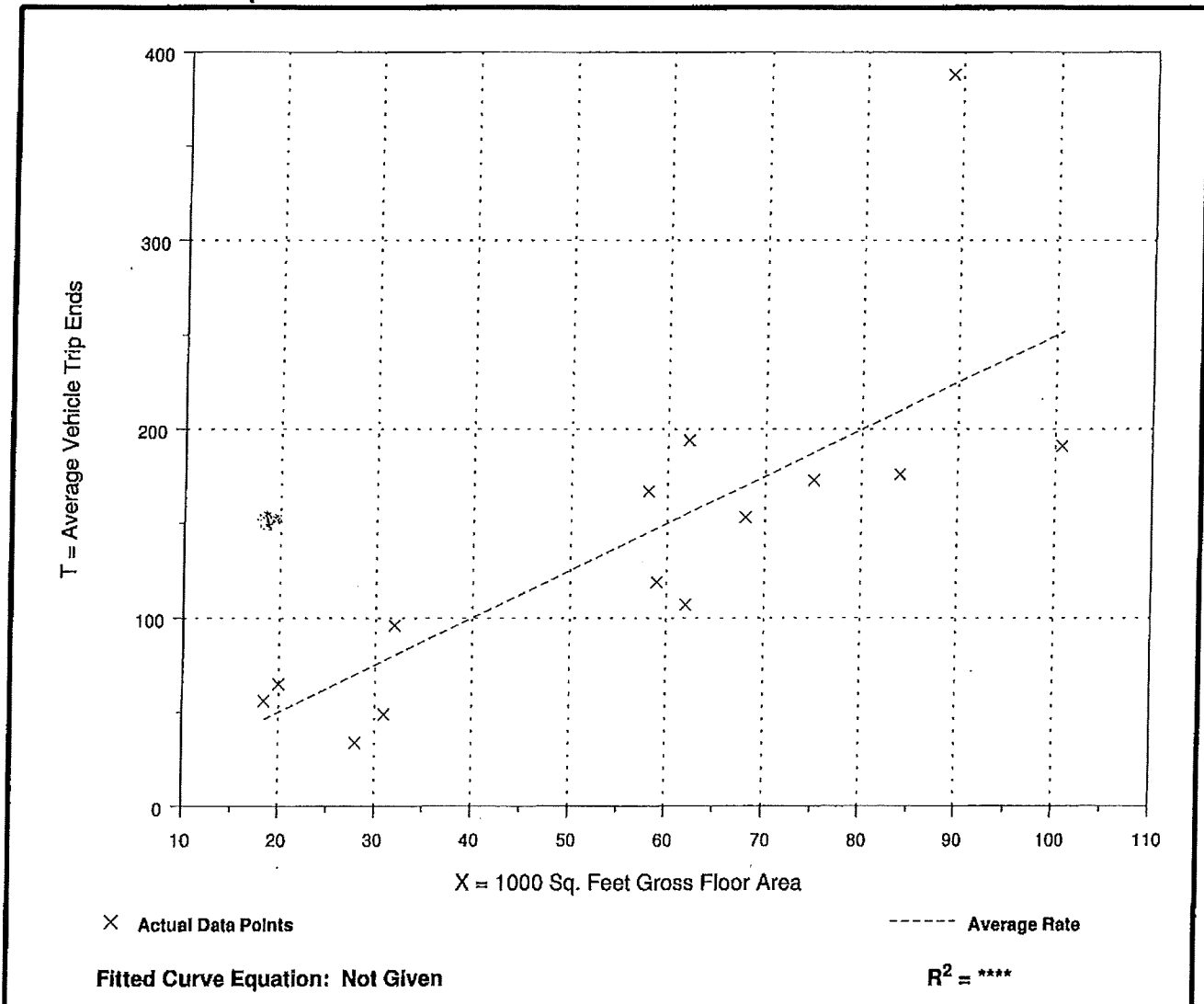
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday

Number of Studies: 14
Average 1000 Sq. Feet GFA: 56
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
2.50	1.21 - 4.36	1.78

Data Plot and Equation



Mini-Warehouse (151)

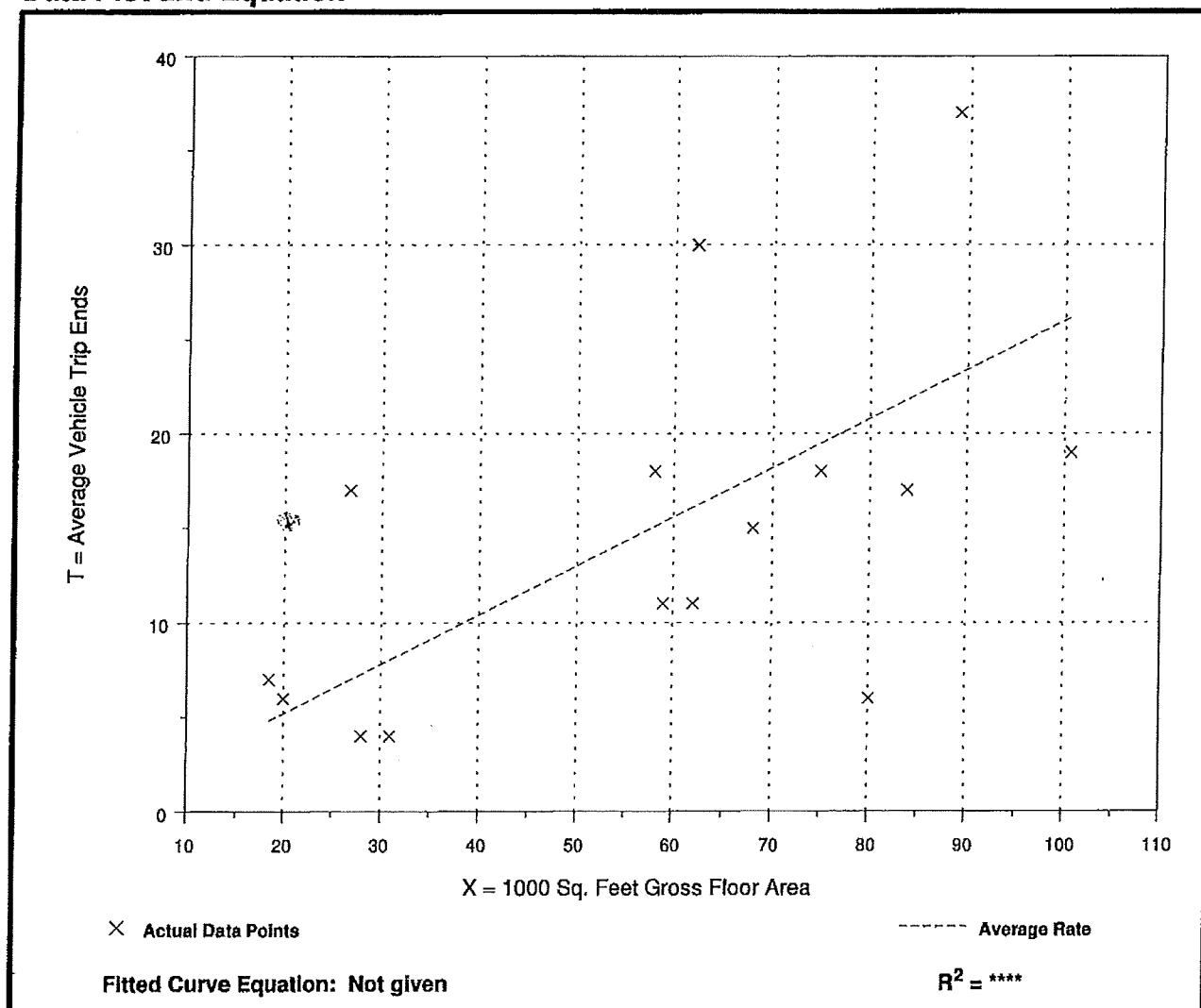
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 15
 Average 1000 Sq. Feet GFA: 57
 Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.26	0.07 - 0.64	0.52

Data Plot and Equation





STAFF REPORT

7th Amendment to the Amended and Restated
Port Orange Gateway Center PCD MDA
CASE NO. 15-40000003

REQUEST:	Approve the Seventh Amendment to the Amended and Restated Port Orange Gateway Center Planned Commercial Development (PCD) Master Development Agreement (MDA)
APPLICANT/OWNER:	City of Port Orange
STAFF RECOMMENDATION:	Approval
LOCATION:	3875 Yorktowne Blvd.
STAFF CONTACT:	Penelope Cruz, Principal Planner (386) 506-5671
PLANNING COMMISSION DATE:	October 22, 2015

INTRODUCTION

At the October 6 City Council Meeting, Council authorized staff to prepare an amendment to the Master Development Agreement (MDA) for the Gateway Center Planned Commercial Development (PCD). The proposed amendment will remove the 30,000 square-foot building size limit for the City-owned property. The 4.8-acre property is located on the west side of Yorktowne Boulevard, south of the Bourbon Street entrance to the Oakbrook Subdivision and Hawthorn Village Apartments (see Figure 1).



DISCUSSION

The City was approached by a prospective buyer for the site who is interested in developing an Assisted Living Facility (ALF) if the building size limit is removed. This change would provide more flexibility for the potential buyer to build a multi-story ALF within the existing 50-foot maximum building height.

The proposed amendment would remove the 30,000 square-foot building size limit for only the City-owned property. Staff understands that the square-footage limitation was included in the MDA to limit additional large single-story retail stores like Target or Lowes at this site.

The PCD contains dimensional requirements such as maximum building coverage, open space, building setbacks, and parking requirements to control development scale. Any proposed

development will also be required to meet all site development and infrastructure requirements of the City's Land Development Code and the Port Orange Gateway Center MDA.

CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed amendment does not change either the permitted uses or the dimensional criteria that control development scale of the subject property and therefore the PCD remains consistent with the existing commercial land use designation and intensity allowed by the City of Port Orange Comprehensive Plan. A detailed review of public infrastructure and facilities capacity, such as water, sewer, reclaimed water, stormwater, and traffic will occur when a site plan is submitted.

RECOMMENDATION

Per the direction of the City Council, staff has prepared the Seventh Amendment to the Amended and Restated Port Orange Gateway Center Master Development Agreement to remove the 30,000 square-foot building size limit for Lot 8 of the Port Orange Gateway Center PCD.

ATTACHMENT

Exhibit A - Seventh Amendment to the Amended and Restated Port Orange Gateway Center Master Development Agreement

Exhibit A

Seventh Amendment to the Amended and Restated Port
Orange Gateway Center Master Development Agreement

This Document Prepared By:
Office of the City Attorney
1000 City Center Circle
Port Orange, FL 32129

Return Recorded Document to:
Office of Records Clerk
1000 City Center Circle
Port Orange, FL 32129

SEVENTH AMENDMENT TO THE
AMENDED AND RESTATED
MASTER DEVELOPMENT AGREEMENT FOR THE
PORT ORANGE GATEWAY CENTER
PLANNED COMMERCIAL DEVELOPMENT (PCD)

This Agreement, entered into by and between the CITY OF PORT ORANGE, a Florida municipal corporation whose address is 1000 City Center Circle, Port Orange, Florida 32129 (hereinafter referred to as the "Property Owner"); and the CITY OF PORT ORANGE, a Florida municipal corporation whose address is 1000 City Center Circle, Port Orange, Florida 32129, (hereinafter referred to as the "City"), constitutes the Seventh Amendment to the Amended and Restated Master Development Agreement for the Port Orange Gateway Center Planned Commercial Development (hereinafter referred to as the "Seventh Amendment").

WHEREAS, CITY OF PORT ORANGE is the Property Owner of Lot 8 (further described in Exhibit "A"); and

WHEREAS, The City, Lowe's Home Centers, Inc. and Port Orange Gateway Center, Inc. previously entered into an agreement and covenant to bind their successors and assigns to the terms and provisions of a development agreement entitled "Master Development Agreement For The Port Orange Gateway Center Planned Commercial Development (PCD)" (hereinafter referred to as the "Original MDA") recorded in Official Records Book 4397, Page 4153, Public Records of Volusia County, Florida

WHEREAS, the Original MDA was amended and restated by an agreement entitled "Amended and Restated Master Development Agreement for The Port Orange Planned Commercial Development" (hereinafter referred to as the "Amended and Restated MDA"), recorded in Official Records Book 4886, Page 3772, Public Records of Volusia County, Florida, which included the Property; and

WHEREAS, the Amended and Restated MDA was first amended by an agreement entitled, "First Amendment to the Amended and Restated Master Development Agreement for The Port Orange Gateway Center Planned Commercial Development (PCD)" (hereinafter referred to as the "First Amendment") recorded in Official Records Book 4904, Pages 20-26, Public Records of Volusia County, Florida; and

WHEREAS, the Amended and Restated MDA was amended for a second time by an agreement entitled, "Second Amendment to the Amended and Restated Master Development Agreement for The Port Orange Gateway Center Planned Commercial Development (PCD)" (hereinafter referred to as the "Second Amendment"). Recorded in Official Records Book 5281, Page 2720, Public Records of Volusia County, Florida; and

WHEREAS, the Amended and Restated MDA was amended for the third time by an agreement entitled, "Third Amendment to the Amended and Restated Master Development Agreement for The Port Orange Gateway Center Planned Commercial Development (PCD)" (hereinafter referred to as the "Third

Amendment") recorded in Official Records Book 5389, Page 4833, Public Records of Volusia County, Florida; and

WHEREAS, the Amended and Restated MDA was amended for a fourth time by an agreement entitled, "Fourth Amendment to the Amended and Restated Master Development Agreement for The Port Orange Gateway Center Commercial Development (PCD)" (hereinafter referred to as the "Fourth Amendment") recorded in Official Records Book 5860, Page 1476, Public Records of Volusia County, Florida; and

WHEREAS, the Amended and Restated MDA was amended for a fifth time by an agreement entitled, "Fifth Amendment to the Amended and Restated Master Development Agreement for The Port Orange Gateway Center Commercial Development (PCD)" (hereinafter referred to as the "Fifth Amendment") recorded in Official Records Book 6582, Page 1603, Public Records of Volusia County, Florida; and

WHEREAS, the Amended and Restated MDA was amended for a sixth time by an agreement entitled, "Sixth Amendment to the Amended and Restated Master Development Agreement for The Port Orange Gateway Center Commercial Development (PCD)" (hereinafter referred to as the "Sixth Amendment") recorded in Official Records Book 6682, Page 1329, Public Records of Volusia County, Florida; and

WHEREAS, the City as the Property Owner has opted to further amend the operation and effect of the Amended and Restated MDA as further modified by the First, Second, Third, Fourth, Fifth and Sixth Amendments all as applied to the Property by creating and agreeing to a "Seventh Amendment to the Amended and Restate Master Development Agreement for The Port Orange Gateway Center Planned Commercial Development (PCD)"; and

WHEREAS, the City is the owner of the Property which is the only property impacted by the Seventh Amendment; and

WHEREAS, the City, as the Property Owner, and as the local governing body having jurisdiction hereof, desires to amend the Amended and Restated MDA and the First, Second, Third, Fourth, Fifth and Sixth Amendments as applied to the Property to delete in its entirety any reference to a maximum building square-footage.

NOW THEREFORE, the City and the Property Owner hereby agree as follows:

1. The premises stated above are true correct and form a material part of the Seventh Amendment.
2. Paragraph 7, "Uses", Section (a) of the Amended and Restated Master Development Agreement for the Port Orange Gateway Center Commercial Development (PCD) and the Fourth Amendment to the Amended and Restated Master Development Agreement for the Port Orange Gateway Center Planned Commercial Development (PCD), are hereby further amended as follows:

Permitted Uses	Site Area	Retail/Other Area
Lot 8 Adult/vocational education Antennas Assisted living facilities	4.8 AC.	30,00 SF

Business services Convenience stores without fuel operation Financial services Fleet-based services Furniture and appliance stores Grocery stores Health/exercise clubs Hotel/Motels Laboratory, research and development Medical offices and clinics Nursing homes Office supplies Offices Personal Services Public Uses Restaurants Retail Sales and Services Theaters Veterinary Clinics		
Lot 8	4.8 AC.	30,000 SF

3. Amended Conceptual Development Plan. The textual provisions of this Seventh Amendment shall supersede any conflicting information as it may appear on the Amended Conceptual Development Plan in effect and recorded in the public land records of Volusia County, Florida as of the effective date of this Seventh Amendment.
4. All other dimensional requirements identified in Exhibit "C" shall remain in full force and effect.
5. This Seventh Amendment shall be effective as of the date it is executed by all parties.
6. The Amended and Restated MDA, as previously enacted, and the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, and Sixth Amendment shall remain in full force and effect except with the respect to those matters specifically amended by the Seventh Amendment.

[REMAINDER OF PAGE LEFT BLANK]

IN WITNESS WHEREOF, the parties have executed this Seventh Amendment, by and through their duly authorized representatives, on the respective dates below.

WITNESSES:

CITY:
CITY OF PORT ORANGE, a Florida
Municipal Corporation

Printed Name

By: _____
Allen Green, Mayor

Printed Name

Printed Name

Attest _____
Robin L. Fenwick, CMC, City Clerk

Printed Name

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by Allen Green, Mayor of the CITY OF PORT ORANGE, FLORIDA, a Florida Municipal Corporation, on behalf of the City. He is personally known to me and did not take an oath.

Notary Public

(Notary Seal)
STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by Robin L. Fenwick, CMC, City Clerk, of the CITY OF PORT ORANGE, FLORIDA, a Florida Municipal Corporation, on behalf of the City. She is personally known to me and did not take an oath.

Notary Public

(Notary Seal)

WITNESSES:

PROPERTY OWNER:

CITY OF PORT ORANGE, a Florida
Municipal Corporation

Printed Name

By: _____
Allen Green, Mayor

Printed Name

Attest _____
Robin L. Fenwick, CMC, City Clerk

Printed Name

Printed Name

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by Allen Green, Mayor of the CITY OF PORT ORANGE, FLORIDA, a Florida Municipal Corporation, on behalf of the City. He is personally known to me and did not take an oath.

Notary Public

(Notary Seal)

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by Robin L. Fenwick, CMC, City Clerk, of the CITY OF PORT ORANGE, FLORIDA, a Florida Municipal Corporation, on behalf of the City. She is personally known to me and did not take an oath.

Notary Public

(Notary Seal)

Exhibit "A"

Lot 8, PORT ORANGE GATEWAY CENTER REPLAT, a subdivision, according to the plat thereof recorded in Map Book 50, pages 24 through 27, Public Records of Volusia County, Florida.

CITY OF PORT ORANGE MONTHLY DEVELOPMENT ACTIVITY REPORT



Panda Express and Heartland Dental

CITY COUNCIL

allen green, mayor
drew bastian, vice mayor
bob ford, councilman
donald burnette, councilman
scott stiltner, councilman
jake johansson, city manager

PLANNING COMMISSION

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

SEPTEMBER 2015

RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT PROJECTS

SEPTEMBER 2015

Residential

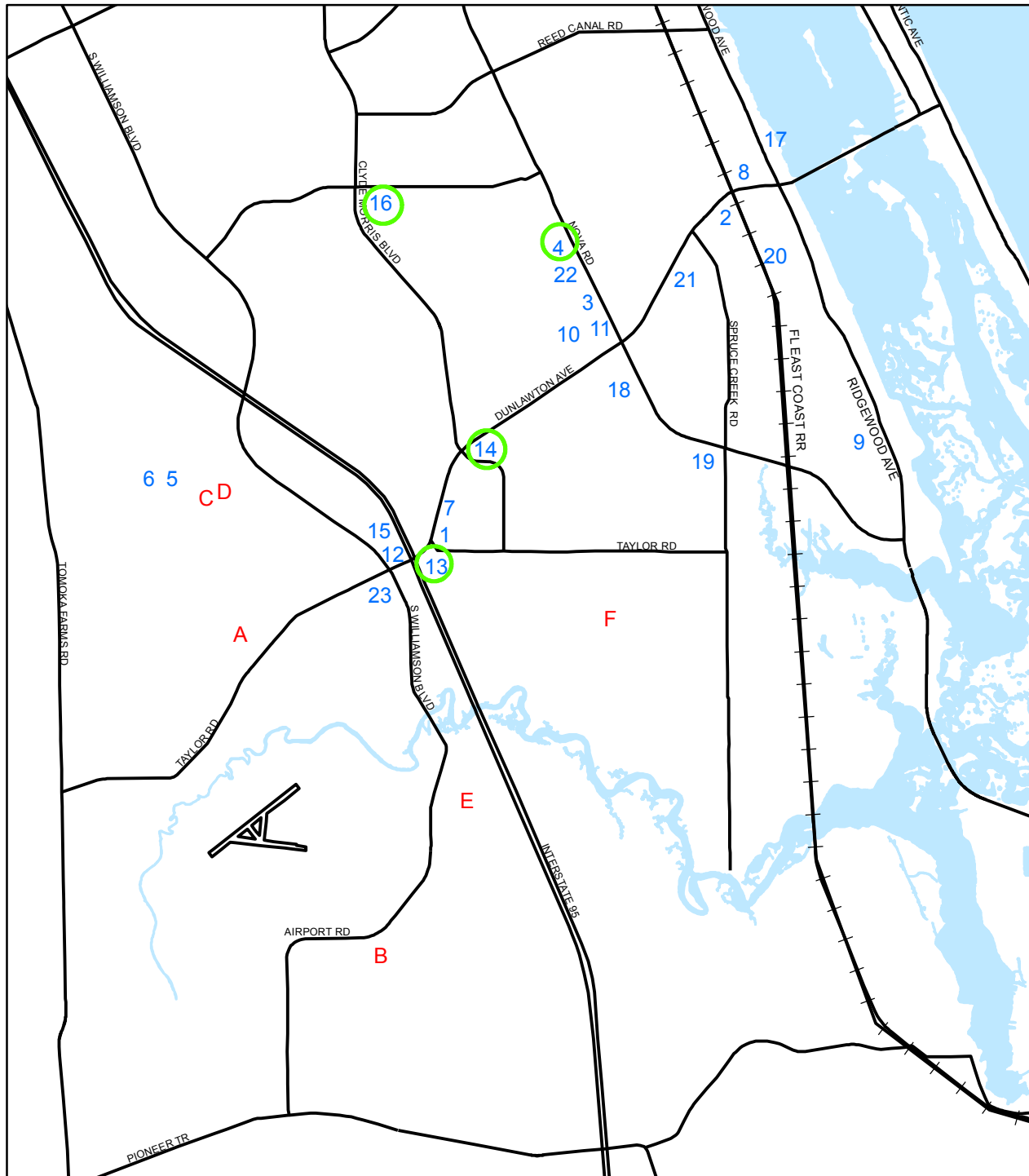
- A Crane Lakes PUD
- B Golf Homes at Cypress Head
- C Hawks Preserve, Phase I
- D Hawks Preserve, Phase II
- E The Pinnacle PUD, Phase II
- F Serenity Hills PUD

Non-Residential

- 1 Altamira Shopping Village
- 2 Atlantic Marine
- 3 Autozone
- 4 Circle K #8088 (Herbert/Nova)
- 5 Coraci Sports Park, Phase 2
- 6 Coraci Sports Park - Pop Warner Field
- 7 Dunlawton Commons
- 8 First United Methodist Church
- 9 Florida Truck Sales
- 10 FPL Magnolia Substation
- 11 The Half Wall
- 12 Heartland Dental
- 13 Mellow Mushroom
- 14 Murphy Oil
- 15 Panda Express
- 16 Palmetto Pointe Marketplace PCD
- Walmart Neighborhood Market grocery store
- 17 Riverwalk Park, Phases 1A & 1B
- 18 Rossi Side Street Cafe
- 19 Spruce Creek Center
- 20 Virginia Industrial Park
- 21 Vystar Credit Union
- 22 Waffle House - Nova Rd.
- 23 Waffle House - Taylor Rd.

● New Project

○ Change In Status



RESIDENTIAL DEVELOPMENT PROJECTS

September 2015

 = addition to the development activity report

 = change of status to a particular project

MAP ID	Project	Location	Description	Under staff review	D. O. issued	Pre-con held	ABC completed	Const. Permit issued	Under construction	Final inspection	C.O. issued	Comments
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								Tentatively scheduled for 10/22/15 PC meeting
B	Golf Homes at Cypress Head / site plan	S. side of Airport Rd. between Cypress Head and Waters Edge	52 townhomes on ±6.62 acres	X								Awaiting resubmittal
C	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	X							DO issued 8/17/15
D	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	X							DO issued 8/17/15
E	The Pinnacle PUD, Phase II / D.O. modification	E. side of Airport Rd. / W. of I-95, S. of Martin Dairy Rd.	64 single-family lots on ±29.72 acres	X								Tentatively scheduled for CC on 10/20/15
F	Serenity Hills PUD / rezoning, MDA and CDP	E. side of Hensel Rd. between Taylor Rd. and Central Park Blvd.	125 single-family lots on ±82 acres	X								Awaiting resubmittal; PC tentatively scheduled for 11/19/15

Case No./
Planner

15-10000001
15-20000001
15-40000001
PGC

15-80000009
GKP

14-50000006
PGC

14-50000007
PGC

15-52000001
DP

15-65000001
TPB

NON-RESIDENTIAL DEVELOPMENT PROJECTS

September 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	X	Awaiting close-out documents	14-80000003 BP #14-3196 PGC
4	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	X	X					Pre-construction meeting held 9/21/15	15-80000003 BP #15-2369 GKP
5	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
6	Coraci Sports Park, Pop Warner field / site plan modification		5200 Coraci Blvd.	Modifications to an existing football field including the construction of permanent grandstands with press box, storage facilities, restrooms, shelter pavilions, and associated site improvements	X	X						D.O. issued 7/20/15	15-82000002 BP #15-2549 GKP
7	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			Building permit under review; site under construction	14-80000012 BP #15-2937 GKP
8	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			Under construction	15-82000001 TPB
9	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			Under construction	15-80000006 PGC
10	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	X	Awaiting close-out documents	09-80000003 13-82000004 TPB
11	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			Under construction	15-80000004 BP #15-1834 GKP

NON-RESIDENTIAL DEVELOPMENT PROJECTS

September 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	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	
13	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	X		Final inspection held 9/24/15		14-80000005 BP #14-4641 PGC	
14	Murphy Oil / new construction	Subdivision	1590 Dunlawton Ave.	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	X	X	X	X	X	X	Plat recorded		14-50000004 PGC	
		Site Plan		1,200 SF gas station with 12 fueling stations and associated site improvements on 0.97 acres	X	X	X	X	X	X		D.O. issued 8/25/15; Under construction		14-80000008 PGC		
15	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	
16	Palmetto Pointe Marketplace subdivision and Walmart Neighborhood Market grocery store / new construction	Subdivision Plat & Plans	Southeast corner of Clyde Morris Blvd. & Madeline Ave.	Subdivision of ±17.7 acres into 6 lots and 5 tracts	X	X	X						Preconstruction meeting held 9/30/15		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	X	X						Preconstruction meeting held 9/30/15		14-80000007 TPB	
17	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	X	X	X	X			Under construction		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	
18	Rossi Side Street Café / new construction		910 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	
19	Spruce Creek Center / site plan modification		4020 Nova Rd.	Modifications to a parking lot for an existing shopping center with associated site improvements on 3.99 acres	X	X	X						Pre-construction meeting held 9/01/15		14-82000008 GKP	
20	Virginia Industrial Park / new construction		515 Virginia Ave.	5 building office/warehouse complex with associated site improvements	X	X	X	X	X	X			Building permits issued for 531 & 535 Virginia Ave.		01-80000019 TPB	

NON-RESIDENTIAL DEVELOPMENT PROJECTS

September 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 meeting	ABC permit completed	Const. Permit issued	Under construction	Final inspection	C. O. issued	
21	Vystar Credit Union / new construction	750 Dunlawton Ave	4,000 SF bank with 5 drive-thru lanes on 2.5 acres with associated on-site and off-site improvements	X	X							Site plan modification under review
22	Waffle House Nova Rd. / new construction	3740 Nova Rd.	1,875 SF restaurant with associated site improvements on 0.80 acres	X								Awaiting 2nd resubmittal
23	Waffle House Taylor Rd. / new construction	1633 A Taylor Rd.	1,875 SF restaurant with associated site improvements on 0.92 acres	X								Awaiting 2nd resubmittal

Case No./
Planner

14-80000010
15-82000003
DP

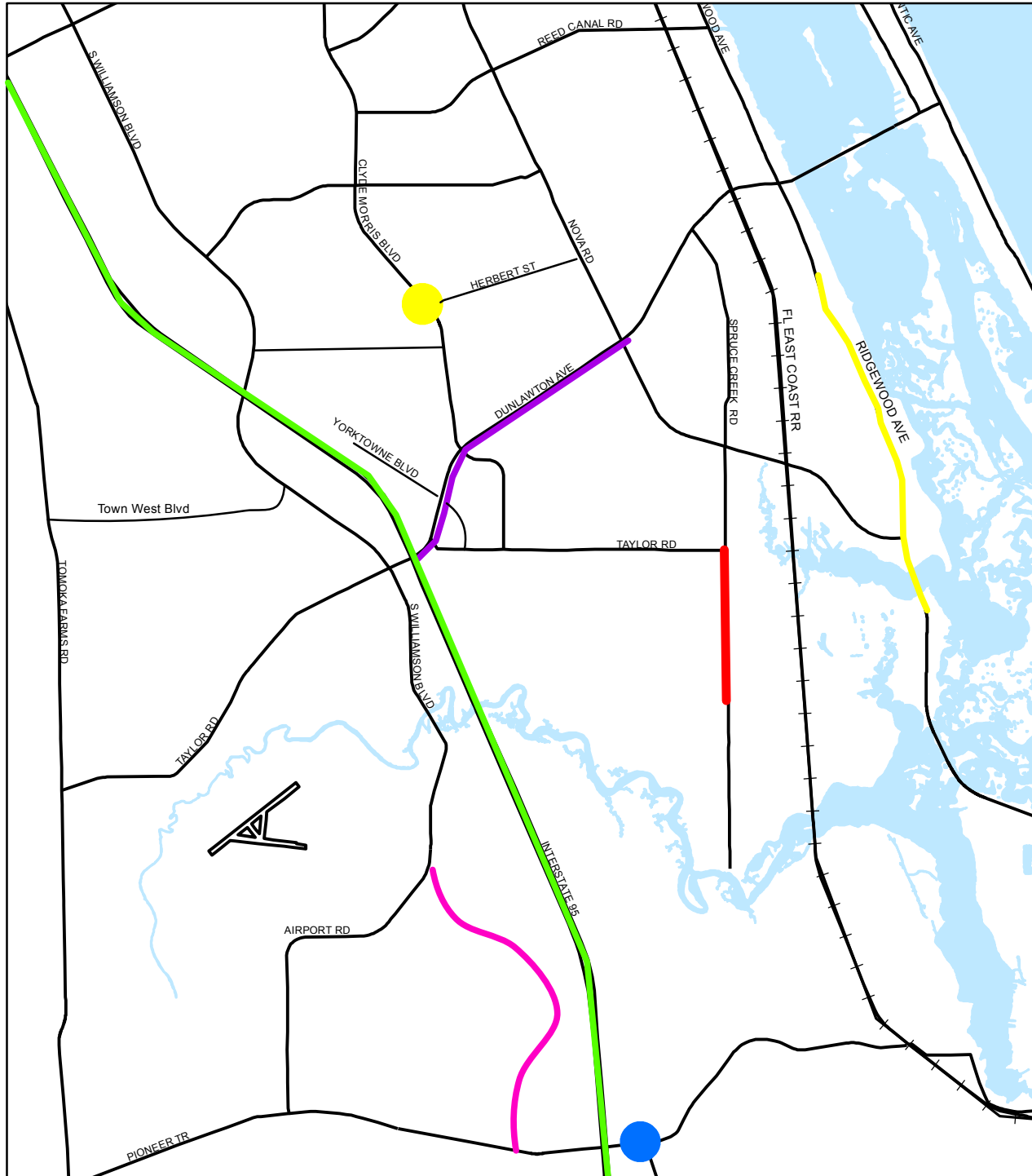
15-80000007
GKP

15-80000008
GKP

ROADWAY DEVELOPMENT PROJECTS

SEPTEMBER 2015

- Dunlawton Avenue Resurfacing
- Herbert Street Turn Lane
- I-95 Widening
- Pioneer Trail at Turnbull Bay Road
- Ridgewood Avenue Resurfacing
- Spruce Creek Road Sidewalk
- 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	Notice to Proceed issued 10-05-15
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	Under construction
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	Substantially complete
S. Williamson Blvd. Extension	Extension of Williamson Blvd. as a 4-lane divided roadway from Airport Rd. to Pioneer Trail	Developer/ Volusia County	Under construction