



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, June 23, 2016

Time: 5:30 PM

Type of Meeting: Regular

Location: Council Chambers

City Hall, 1000 City Center Circle

A. CALL TO ORDER

1. Pledge of Allegiance
2. Silent Invocation
3. Roll Call

B. DISCUSSION/ACTION

4. Consideration of Minutes
5. Case No. 16-70000001
SPECIAL EXCEPTION/GAME/RECREATION FACILITY
3510 Nova Road

A request to approve a Special Exception to allow a game/recreation facility within the Community Commercial (CC) zoning district.

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

6. CASE NO. 16-25000002
LDC TEXT AMENDMENT/CHAPTERS 2 AND 17

An administrative request to amend sections of the Land Development Code (LDC) to allow a property owner to request approval of a Master Development Agreement (MDA) and Conceptual Development Plan (CDP) for property within the Planned Community-Agriculture (PC-A) Workplace zoning district.

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

C. OTHER BUSINESS

7. Development Activity Report
8. Commissioner Comments
9. 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 CIRC LE
COUNCIL CHAMBERS
MAY 26, 2016

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

Pledge of Allegiance

Silent Prayer

ROLL CALL: Present: Commissioner Frank Crooks
Commissioner Michael Arminio
Chairman John Junco
Commissioner Thomas Jordan
Vice Chairman Lance Green
Commissioner Newton White
Commissioner Maria Mills-Benat

Also Present: Matthew Jones, Assistant City Attorney
Barbara Abbate, City Clerk's Office

A. DISCUSSION/ACTION

Motion made by Commissioner Arminio to appoint Commissioner Lance Green as Vice Chairman, seconded by Commissioner Crooks. Motion carried 7-0 upon roll call vote.

1. Consideration of Minutes

Motion made by Commissioner Arminio, seconded by Commissioner Jordan, to approve the minutes of April 28, 2016. Motion carried 7-0 upon roll call vote.

2. Case No. 16-90000003
VARIANCE/59 DUNLAWTON AVENUE

A request for variances from the Land Development Code (LDC) to reduce the north landscape buffer from 10 feet to 5 feet behind the existing building, reduce the right-of-way landscape buffer from 10 feet to 3 feet in front of the existing building, and to waive the required 5-foot landscape buffer along the west side of the property.

Staff Contact: Penelope Cruz (386) 506-5671/pcruz@port-orange.org
Penny Cruz, Principal Planner, provided the Board with information regarding the variance being requested.

There was some discussion between the Board and Staff as to the length of time the variance is active if no action is taken by applicant. Tim Burman, Planning Manager, said if there is no action done on the property within two years the variance will expire.

Harry Newkirk, Newkirk Engineering, is the engineer for this project and said if the owner gets this variance approved the project will move forward.

Motion made by Commissioner Arminio to approve Case No. 16-90000003 subject to the recommendations made by Staff, seconded by Commissioner White. Motion carried 7-0 upon roll call vote.

3. Case No. 16-90000004
VARIANCE/3657 NOVA ROAD

A request for variances from the Land Development Code (LDC) to reduce the 10-foot Herbert Street landscape buffer to a 3-foot landscape buffer and reduce the rear building setback from 25 feet to 20 feet.

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

Gwen Perney, Senior Planner, provided the Board with information regarding the variance being requested. There was discussion between the Board and Staff regarding the right of way buffer and that there will not be enough room to plant the trees required.

Rafael Bassi, Senior Project Manager for Atkins, (Cumberland Farms), said the additional 10 feet was discovered when the site plans were submitted at the SDRC meeting.

Betty Lane, President of the South Oaks Townhouse Inc., said she would like the wall to remain.

Mr. Burman said the code does not require Cumberland Farms to install a wall. Mr. Bassi said Cumberland Farms has no intentions of taking down this wall and has plans to extend it to the north.

Tim Booth, 5520 West Bayshore Dr. said Booth's Bowery built this wall and have been maintaining it for several years.

Motion made by Commissioner Crooks to approve Case No. 16-90000004, seconded by Commissioner Arminio. Motion carried 7-0 upon roll call vote.

4. Case No. 16-15000001
AMENDMENT TO THE PORT ORANGE TOWN CENTER COMMUNITY
REDEVELOPMENT PLAN

A request to amend the Port Orange Town Center (POTC) Redevelopment Plan to modify the location of the project types in Area 1 of the Riverwalk Planned

Community Conceptual Development Plan (CDP).

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

Mr. Burman asked that Case No. 16-40000003 and Case No. 16-50000001 be opened with this item for discussion as a whole. The Board agreed to hear the presentation for Case Numbers 16-15000001, 16-40000003 and, 16-50000001.

Mr. Burman provided information to the Board on all three cases.

Buddy Lacour, Halifax River Partners, provided the Board with information relating to the Riverwalk Project. Mr. Lacour said the linear portion of the project will be given to the City of Port Orange upon completion. Mr. Lacour said the restaurant will be the first thing to open. He believes the condominiums will be very marketable.

Parker Mynchenberg, Parker Mynchenberg & Associates, Inc., provided more information regarding the Riverwalk Project and reviewed the site plans and design with the Board. Mr. Mynchenberg and Mr. Lacour answered questions from the Board.

Motion made by Commissioner Crooks to approve Case No. 16-15000001, seconded by Commissioner Jordan. Motion carried 7-0 upon roll call vote.

5. Case No. 16-40000003
PC-R AMENDMENT/RESTATEMENT OF THE RIVERWALK MARINA AND RIVERBOAT MASTER DEVELOPMENT AGREEMENT AND CONCEPTUAL DEVELOPMENT PLAN
East and west side of Halifax Drive, between Ocean Avenue and Herbert Street

A request to approve the Restatement of the Riverwalk Marina and Riverboat Master Development Agreement and Conceptual Development Plan.

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

Motion made by Commissioner Crooks and seconded by Commissioner Jordan to approve Case No. 16-40000003 - Restatement of the Riverwalk Marina and Riverboat Master Development Agreement (MDA) and Conceptual Development Plan (CDP), subject to:

1. City Council policy direction on the LDC deviations.
2. Correcting minor comments such as, correcting formatting errors, and adding language to clarify terms in the MDA or CDP being addressed prior to this item being considered by City Council.

3. CRA and Council approval of the Amendment to the Port Orange Town Center (POTC) Community Redevelopment Plan (CRA).
4. Language being added regarding trail construction timing (starting within 2 years and completion in 3 years) and developer's opportunity for a license agreement regarding a sign at the NE Corner of Ridgewood Ave. and Dunlawton Ave.
5. Review and approval of the MDA and CDP by the City Attorney's office for legal form and content.
6. Completion and execution of associated documents prior to or in conjunction with the proposed Riverwalk MDA and CDP.

Motion carried 7-0 upon roll call vote.

6. Case No. 16-50000001
SUBDIVISION REPLAT/RIVERWALK AT PORT ORANGE
East and west side of Halifax Drive, between Ocean Avenue and Herbert Street

A request to approve the Replat of portions of the Thomas, H. P. Tract, and Daniel's addition to Port Orange Subdivision plats to reconfigure 9 existing lots into 9 new lots and a 23-foot wide tract of land dedicated to the City for pedestrian right-of-way, government and emergency vehicles, and for park purposes.

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

Motion made by Commissioner Mills-Benat and seconded by Commissioner White, to approve Case No. 16-5000001 - Riverwalk at Port Orange Replat, subject to:

1. Minor formatting corrections and minor modifications to the general notes on the Replat being addressed prior to this item being considered by City Council.
2. Review and approval of the Replat by the City Attorney's office for legal form and content.
3. City Council approval of the Riverwalk Amended and Restated MDA and CDP.

4. City Council approval to vacate the Halifax Drive right-of-way and the developer's transfer of Tract A to the City of Port Orange for the multipurpose trail.

Motion carried 7-0 upon roll call vote.

7. Case No. 16-25000001
MORATORIUM/ADULT ENTERTAINMENT ESTABLISHMENTS

A 1-year moratorium on the issuance of development orders, building permits, zoning verification letters, and zoning approvals for business tax receipts for the operation of adult entertainment establishments within the City of Port Orange.

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

Mr. Burman provided the Board with information and Staff's recommendation to approve. Mr. Burman answered questions from the Board relating to locations there could be adult entertainment. Mr. Burman said if this is approved by the Board it would prevent this kind of establishment from opening up in Port Orange for twelve months.

Motion made by Commissioner Arminio to approve Case No. 16-25000001 subject to the recommendations made by Staff, seconded by Commissioner Jordan. Motion carried 7-0 upon roll call vote.

B. OTHER BUSINESS

8. Development Activity Report

Mr. Burman answered questions from the Board relating to:

Waffle House, Serenity Hills, the storage building at the old truck stop site, Florida Truck sales, Port Hole, and the Virginia Avenue project.

9. Commissioner Comments

There were none.

10. Staff Comments

There were none.

B. PUBLIC COMMENTS

There were none.

Planning Commission Meeting

Thursday, May 26, 2016

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C. ADJOURNMENT: 7:44 p.m.

Chairman Junco



STAFF REPORT

Special Exception for a Game/Recreation
Facility in the Community Commercial District
CASE NO. 16-70000001

REQUEST: To operate a game/recreation facility at 3510 Nova Road Unit 108 in the Community Commercial District (CC).

OWNER: AJADS Investment Group, LLC

APPLICANT: MDL Entertainment, LLC

LOCATION: 3510 Nova Road, Unit 108 (Figure 1)

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

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION DATE: June 23, 2016

CASE BACKGROUND:

MDL Entertainment, LLC, has applied for a Special Exception to operate a game/recreation facility within the Community Commercial (CC) zoning district. If approved, the applicant intends to establish an “escape game” business. According to the applicant, an escape room is an indoor adventure game where players (typically between 2 to 7) enter a themed room and have to use elements of that room to solve a series of puzzles and escape within a set time limit. The games are set in a variety of fictional locations, such as, museums, dungeons, space stations, etc. and are popular with families, adults, and as team building exercises. The proposed use would be located on the west side of Nova Road, south of Madeline Avenue, in Unit 108 of the Tuscan Village Shoppes.

Figure 1. Location Map – 3510 Nova Road, Unit 108



Game/recreational facilities are permitted in the CC zoning district by Special Exception [Ch 17, Sec 21(c) of the LDC]. According to the Land Development Code (LDC), “a special exception is a use that would not be appropriate without restriction, but which, if controlled as to number, area, location or relation to the surrounding area, would promote the public health, safety and general welfare.”

The proposed “escape game” business is considered a game/recreation facility, which is defined in the LDC as, “an establishment which provides indoor or outdoor opportunities for casual entertainment by patrons of all ages, and may include, but not be limited to, amusement park, bingo club (as permitted under F.S. § 849.0931, as amended), game room, go-kart track, miniature golf, pool hall, and video arcade, but shall not include adult arcade amusement centers.”

According to the applicant, if the Special Exception is approved, they intend to create three different themed rooms that would be available by reservation for a one-hour period. The applicant intends to maintain at least 30 minutes between appointments to allow staff time to prepare for the next appointment. The applicant also stated that based on how the rooms are scheduled, the maximum number of customers that could be in the tenant space would be around 21 and typically customers make group reservations and arrive together in shared vehicles. Therefore, even at full capacity, the applicant does not anticipate needing more than 10 parking spaces at one time.

SPECIAL EXCEPTION STANDARDS IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT:

All Special Exception uses are required to meet a uniform list of development standards, encompassing traffic generation, landscaping and buffering, and others [Ch. 18, Sec. 2(d)(2) of the LDC]. The following are the development standards and how they apply to the request.

Standard Special Exception Development Standards:

1. *Traffic generation and access for the proposed use shall not adversely impact adjoining properties and the general public safety.*

In 2004, the site was approved for a 31,432 SF shopping center, with potential uses such as office, medical office, personal services, retail, restaurant, and health/fitness clubs. The traffic impact analysis done at the time the building was approved accounted for a mixture of uses. The daily trip rate for a shopping center like Tuscan Village Shoppes is 44.32 daily trips per 1000 square-feet¹. The traffic expected to be generated from the proposed use is consistent with the amount projected when the multi-tenant building was developed. Based on how the three themed rooms are scheduled, the traffic expected to be generated from the proposed “escape game” business is significantly less than other uses currently allowed on the subject property.

¹ ITE Code 826, ITE Trip Generation Manual, 9th edition

Nova Road is currently operating a Level-of-Service C with a volume/capacity ratio (V/C ratio) of 0.67. A V/C Ratio of less than 0.9 indicates there is adequate capacity for the traffic estimated to be generated by the tenants at this property (Table 2).

Table 2. Roadway Capacity

Roadway Segment	Maximum Capacity Vehicles Per Day	Current Vehicles Per Day*	Remaining Capacity Vehicle Per Day	Daily V/C Ratio**
Nova Rd. from Madeline Ave. to Dunlawton Ave.	39,800	27,000	12,800	0.67

*Source: Volusia County Traffic Engineering, 2014

**V/C Ratio (Volume-Demand-to-Capacity Ratio) compares roadway demand (vehicle volumes) with roadway supply (carrying capacity).

A sidewalk and driveway access exists to serve the site. There is a median in Nova Road that restricts access to right turn in and right turn out. The only vehicular access to the property is from the driveway entrance along Nova Road.

- 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.*

The subject property was developed with 127 spaces, as required by the LDC for the shopping center of this size, which includes uses such as office, personal services, retail, restaurants, bars, and game/recreational facilities. There is sufficient parking at the site to serve the proposed use. According to the applicant, the hours of peak parking for an escape room are typically after 7PM on weekdays, after 6PM on Friday and Saturday, and after 12PM on Sunday. A majority of the uses in the multi-tenant building operate between 8AM and 6PM on the weekdays; therefore, the peak parking hours for most uses do not overlap and there is adequate parking for a shopping center under the general parking requirements.

- 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.*

The site was developed with landscape buffers in accordance with the LDC for screening the surrounding properties from a multi-tenant shopping center. A minimum 5' landscape buffer was required along the south side and a minimum 20' landscape buffer and a 6' masonry wall was required along the rear property line. The building is set back 27' on the south side, 55' on the north side, and 138' from the rear lot line. The existing buffers meet the LDC requirements.

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.*

The building was designed to meet the architectural regulations of the LDC. No exterior changes are proposed. Any proposed signage will have to meet the regulations set forth by the LDC.

In addition to the standard development requirements for all special exceptions, a game/recreation facility in the CC zoning district must also comply with five (5) additional development requirements [Ch. 18, Sec. 3(b)(7) of the LDC]. The following are the additional development requirements for a game/recreation facility and how they apply to the request.

Specific Gam/Recreation Facility Development Requirements:

1. *The proposed site shall front on an arterial roadway.*

The site fronts onto Nova Road, which is defined by the City's Comprehensive Plan as an urban principle arterial.

2. *The proposed site shall be at least 300 feet from the nearest house of worship, school or child care center.*

The proposed site is more than 300 feet from any house of worship, school, or child care center. The closest existing establishment is a child care center (Pathways Early Learning Center) approximately 4,500 feet away (see Exhibit B - Proximity to House of Worship, School, or Child Care Map).

3. *The proposed site shall be at least 1,000 feet from any other such use.*

The proposed game/recreation facility is more than 1,000 feet away from any other game/recreational facility. The nearest existing game/recreational facility is Go-Kart City, which is approximately 14,090 feet away (Exhibit C - Proximity to other Game/Recreational Facilities Map).

4. *Buffering shall be provided based on a land use intensity factor of eight.*

Intensity factors are used to determine the landscape buffer width between properties based on the land use of the abutting properties. An intensity factor of eight is typically assigned to warehouse/industrial uses, regardless of the use the property abuts.

The proposed tenant space abuts the south property line. The building is set back 27' and was developed with a 5' landscape buffer along the south property line.

In 2011, with the approval of the Special Exception for the World of Beer, an additional understory tree, 2 shade trees, and 20 shrubs were installed along the

south property line buffer to achieve the required 20' landscape buffer for the intensity factor of eight. Therefore, the existing south buffer meets the requirements of this criterion.

Additional buffering for a game/recreational facility use is typically only needed to screen activities performed outside of the building, such as paintball, miniature golf, or go-kart racing from neighboring properties. In this case, the proposed activity will be located within a building and the applicant does not anticipate any external visual or noise impacts.

5. *The proposed site shall be at least 300 feet from a residential zone measured along right-of-way centerlines.*

The nearest residential zone, measured along the right-of-way centerlines, is 455 feet away. Although the zoning of the properties to the south of the site is residential, the legally controlling Land Use designation that dictates uses of the property is "Commercial". These properties are zoned "R-3M" (High Density Multifamily Residential) and "RMH" (Residential Mobile Home) but have a "Commercial" Future Land Use designation and are currently occupied with commercial uses (Littlefield Furniture Bedding and the Daytona Beach KOA Campground). Per Chapter 163 Florida Statutes, all land development regulations and zoning shall be consistent with the Future Land Use designations in the adopted Comprehensive Plan. In the case where land development regulations are not consistent with the adopted Comprehensive Plan, they are to be amended to be consistent. Therefore, the Future Land Use Map was used to determine the distance, along the right-of-way centerlines, between the proposed use and residential properties (Exhibit D - Proximity to Residential Use Map).

RECOMMENDATION:

Staff recommends approval of the Special Exception to allow a game/recreation facility to be developed and operated at 3510 Nova Road, Unit 108, subject to the approval being limited to an "escape game" type of game/recreation facility.

ATTACHMENTS:

- Exhibit A - Applicant's Letter Dated May 16, 2016
- Exhibit B - Proximity to House of Worship, School, or Child Care Map
- Exhibit C - Proximity to other Game/Recreational Facilities Map
- Exhibit D - Proximity to Residential Use Map

May 16, 2016

MDL Entertainment LLC
510 Sun Lake Dr.
Port Orange, FL 32127
Dsd4798@yahoo.com

Dear City of Port Orange,

We wish to request a special exception to allow a game/recreational facility at 3510 S. Nova Rd. Unit #108. The property is located in the community commercial zoning district. The special exception would be used to open an "escape room" business. The general concept of an "escape room" is two to seven players enter a themed room and have one hour to complete a mission by solving multiple puzzles and completing tasks. The missions can range from retrieving a hidden item or code to just simply attempting to escape the room. An important fact that we must emphasize is that at no point is anyone actually locked in a room. Our particular business will have three different themed rooms. Players reserve their room and time slots ahead of time via website or phone. The target customer for this business is wide in range and would include families, young adults, students, and even seniors. Because the games are educational in nature and foster teamwork a large portion of our business will come from company team building activities and possibly even school field trips. We feel this business will help satisfy a glaring need for indoor entertainment in the city of Port Orange.

The three rooms are limited to seven players per room for a one hour time period. There is at least thirty minutes between each game for setup and briefing. Because of how the time slots work, throughout the entire day, the greatest amount of customers that will be in the building at one time will be twenty one people and that would be at full capacity. Most of the customers book in groups so even if we were at full capacity, with twenty one customers, there would most likely be less than ten customer vehicles with a minimum impact to the parking.

The proposed business meets all of the general requirements of chapter 18, Section 2. The business also meets all of the special requirements for a game/recreational facility in the community commercial district that are listed in Chapter 18, Section 3. The site fronts an arterial roadway and is over 300 feet from the nearest house of worship, school or childcare center. The site is over 1,000 feet from any other game/recreational facility and over 300 feet from a residential zone measure along right-of-way centerlines. All necessary buffering should also be in place.

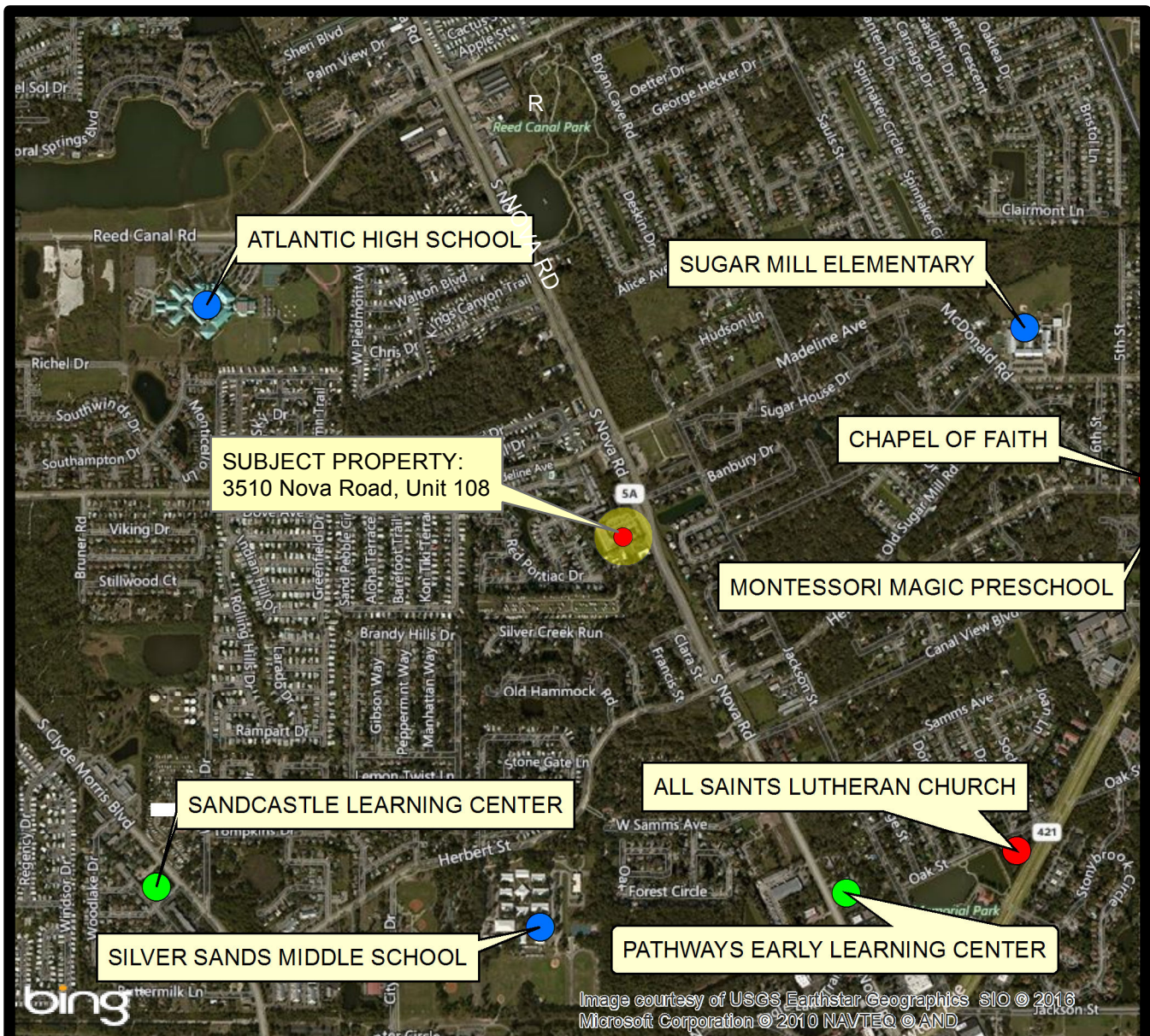
We look forward to working with the city on this project, please feel free to reach out to us with any further questions or concerns.

Sincerely,

David Dower
Co Owner
MDL Entertainment LLC

Joe Mahoney
Co Owner
MDL Entertainment LLC

Mark Lanham
Co Owner
MDL Entertainment LLC



Subject Property with 300' Buffer



House of Worship



School



Child Care Center

LDC, Chapter 18, Section 3(b)(7): The proposed site shall be at least 300 feet from the nearest house of worship, school or child care center.

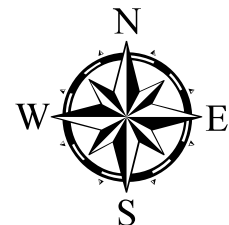


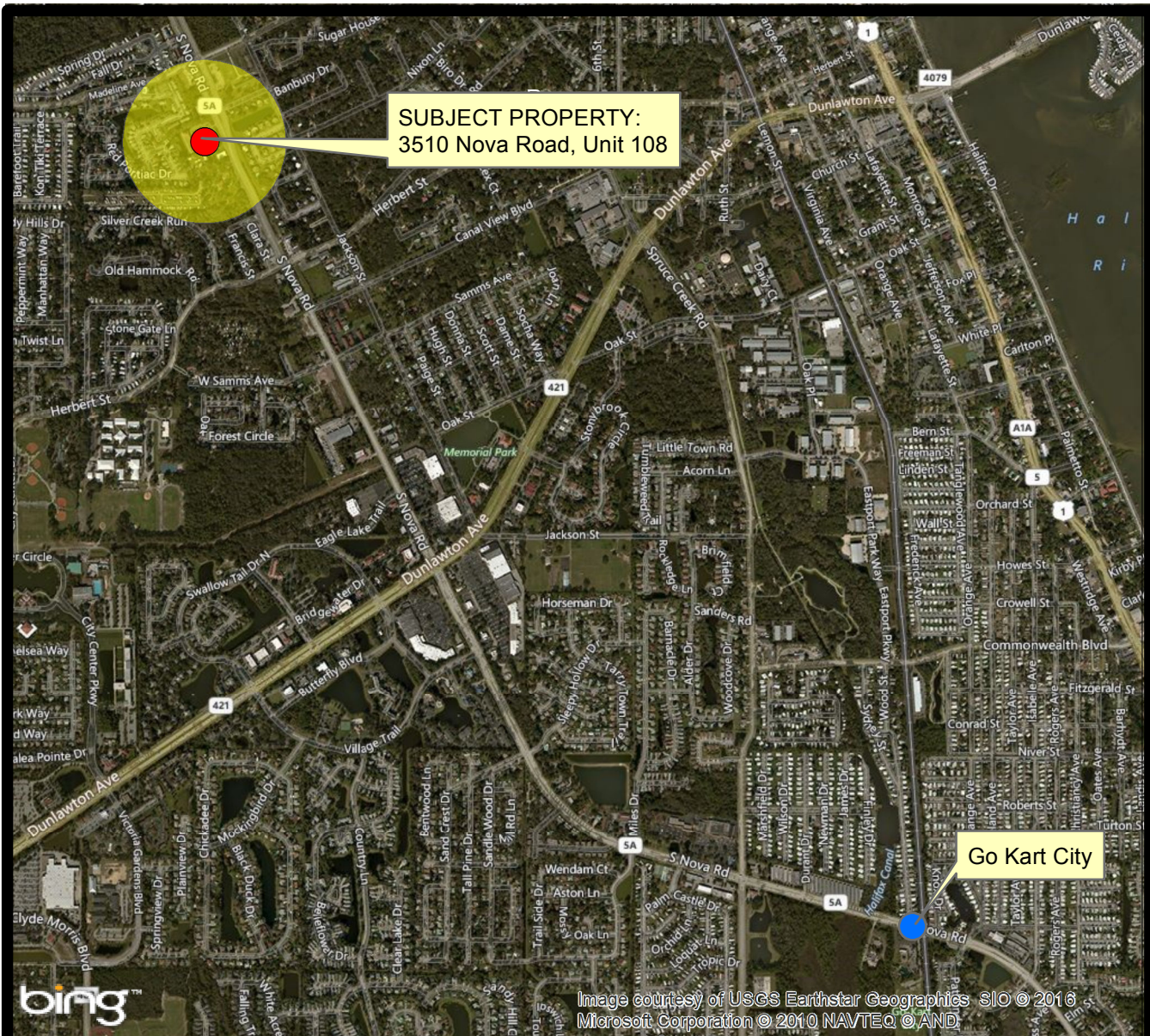
Exhibit "B"

Proximity to House of Worship, School or Child Care

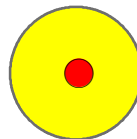
CITY OF PORT ORANGE

DEPARTMENT OF COMMUNITY DEVELOPMENT





LDC, Chapter 18, Section 3(b)(7): The proposed site shall be at least 1,000 feet from any other such use.



Subject Property with
1000 ft Buffer



Game/Recreational Facility

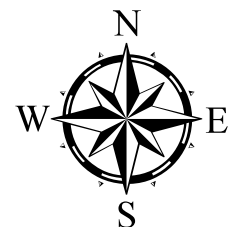


Exhibit "C"

Proximity to Game/Recreation Facility

CITY OF PORT ORANGE

DEPARTMENT OF COMMUNITY DEVELOPMENT





R-20SF Single Family Residential	R-3M Multi-Family Residential	Volusia County B-4
R-10SF Single Family Residential	RMH Residential Mobile Home	Volusia County R-1
R-8SF Single Family Residential	PUD Planned Unit Development	Volusia County MH-1
R-2D Two Family Residential	PCD Planned Commercial Development	
R-3L Multi-Family Residential	CC Community Commercial	Distance

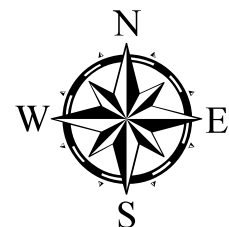


Exhibit "D"

Proximity to Residential Use

CITY OF PORT ORANGE

DEPARTMENT OF COMMUNITY DEVELOPMENT





STAFF REPORT
LDC Amendments/Chapters 2 and 17
CASE NO. 16-25000002

REQUEST: To amend the Land Development Code (LDC) to allow a property owner to apply and request approval of a Master Development Agreement (MDA) and Conceptual Development Plan (CDP) for property within the Planned Community-Agriculture (PC-A) Workplace zoning district.

APPLICANTS: City of Port Orange

RECOMMENDATION: **Approval**

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

PLANNING COMMISSION DATE: June 23, 2016

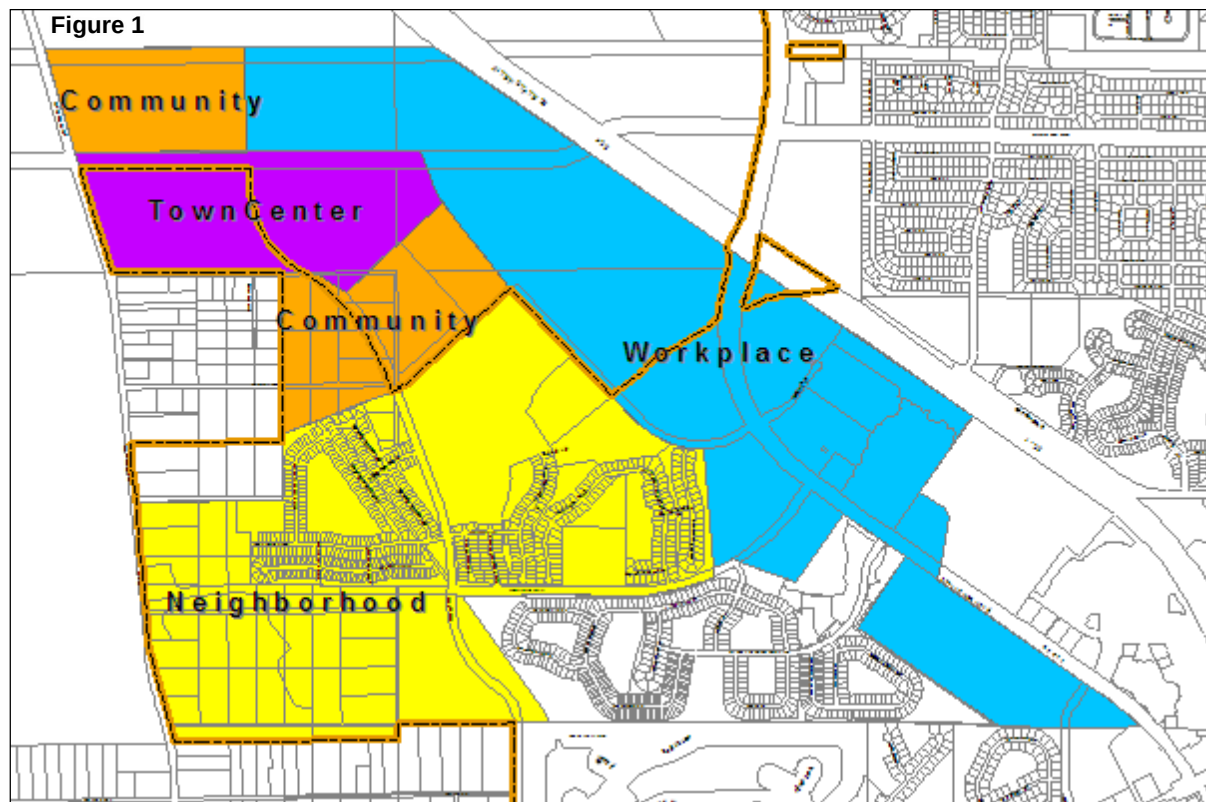
DISCUSSION:

The proposed Land Development Code (LDC) amendment is to allow any property owner within the Planned Community-Agriculture (PC-A) Workplace zoning district to submit an application for approval of a Master Development Agreement (MDA) and Conceptual Development Plan (CDP) for property within the PC-A Workplace zoning district (see Figure 1 – blue shaded area). The amendment also modifies the definition of a Master Development Agreement to state that a MDA can be proposed within the PC-A Workplace zoning district.

The PC-A Workplace district was originally envisioned as an area that would be developed with regional office complexes similar to the Heathrow area near Orlando and the area south of Jacksonville, with a possible connection to I-4. However, due to the recession and other factors, the focus of the PC-A Workplace District has expanded to also include manufacturing uses. The proposal to allow MDAs within the Workplace District allows a property owner to request flexibility in the code requirements related to manufacturing uses. If the LDC Amendment is approved, any proposed MDA and CDP would be reviewed by the City Council to determine if it complies with the overall goals of the PC-A Workplace District. The proposed use of the MDA and CDP is currently allowed in the PC-R (Planned Community-Riverwalk) zoning district.

The PC-A Workplace zoning district is approximately 420 acres of land within the ±1,200-acre PC-A zoning district. The PC-A zoning district was adopted in 2002 to provide a flexible way to create a master planned mixed-use community on the west side of I-95. The PC-A zoning district was divided into four districts with specific development guidelines for each district:

1. *West Town Center District* — Intended to create a mixed-use area in a pedestrian-oriented town center.
2. *Community District* — Intended to function as a transition area between the West Town Center and the Neighborhood and Workplace districts. The primary land use is residential. Recreational, institutional, commercial, and conservation/open space uses are also allowed in this district in areas specifically designated on the macro and micro Conceptual Development Plans (CDPs).
3. *Neighborhood District* — Intended to accommodate a variety of standard suburban residential housing types at varying densities, as well as neighborhood-scale office and commercial developments in areas specifically designated on the macro and micro CDPs.
4. *Workplace District* — Intended to provide regional employment to support local and regional markets, while creating a link between the various uses within the district and the other districts, especially the West Town Center and Community districts. The primary use of this district is for commercial and industrial purposes.



This proposed application and approval process for a MDA and CDP would be similar to the MDAs and CDPs associated with Planned Commercial Development (PCD) and Planned Unit Development (PUD) zoning that has been common practice in Port Orange for the past couple decades and the use of MDAs and CDPs in the PC-R zoning district. The proposed amendment requires a Planning Commission recommendation and City Council decision to approve or deny the proposed MDA and CDP. There are currently over 100 MDAs and CDPs that have been approved through this process. The difference with this proposed process is that no property will be rezoned with the approval of a MDA and CDP within the PC-A. For a majority of the MDA and CDP applications, a rezoning to PUD or PCD is part of the development proposal.

The MDA and CDP would not grant approval of any specific development itself, but rather establishes parameters for how the property can be developed. The property owner would still be required to submit a site plan for final review and approval according to the requirements in the MDA and LDC.

The proposed amendment to the LDC allows an applicant to request a MDA and CDP for property within the PC-A Workplace District. The MDA and CDP will then be reviewed by the City Council to determine if the development proposed adds to the overall Planned Community and could integrate with future developments to achieve the overall goals for the area. A proposed MDA and CDP would only apply to a specific area within the PC-A Workplace zoning district and the boundary would be identified on the City Zoning Map.

Consistency with Comprehensive Plan:

The proposed amendments are generally consistent with the City's Comprehensive Plan and the goals and standards of the *Planned Community-Westside* Future Land Use designation. The City's Comprehensive Plan states that the Planned Community-Westside, is intended to create a mixed-use, pedestrian-friendly community that increases the available inventory of commercial, industrial, and institutional land uses by integrating them with residential uses, minimizes automobile trips, and promotes environmental protection.

RECOMMENDATION:

Approval of the request to amend Chapter 2 and Chapter 17, Section 29(e) of the Land Development Code.

Attachments

Exhibit A – Proposed Land Development Code Amendments

EXHIBIT A

Chapter 2 - DEFINITIONS AND INTERPRETATIONS

Section 2: - Definitions.

Master development agreement (MDA). An agreement between the city and a property owner/developer generally prepared in conjunction with a planned unit development, planned commercial development or development of property within the PC-R (Planned Community—Port Orange Riverwalk) zoning district or the PC-A (Planned Community-Agriculture) Workplace zoning district. The agreement allows unique and innovative land development proposals by establishing new development parameters, conditions, and requirements.

Chapter 17 - ZONING DISTRICT REGULATIONS

Section 29: - Planned community—Agricultural (PC-A) district.

(e) Workplace district.

- (1) Purposes and intent. The primary use of this district shall be for commercial and industrial purposes; however, some multifamily residential uses may be permitted nearby employment centers and commercial development that serves the general and specialized shopping needs and services of the residents, pursuant to the conditions provided by subsection 2(c) below. Although development in this district is expected to provide a regional employment base and cater to the local and regional market, there shall also be a link between the various uses within the district and other districts, especially the west town center district and the community district, and the adjacent regional commercial node.

- (2) Permitted uses. The macro CDP recognizes two primary categories of uses in the workplace district: commercial and office/industrial; however, multifamily residential may be incorporated into the workplace district as detailed in subsection (c) below.

(a) Commercial.

- (1) Permitted uses. Permitted uses shall be the same as for the HC and ICD zoning districts, as described in this chapter. Agricultural uses shall be permitted as provided by subsection (f) below. Residential uses shall be permitted as provided by subsection (c) below.
- (2) Permitted uses with special development requirements. Permitted uses with special development requirements, shall be the same as for the HC and ICD zoning districts, and shall meet all applicable special development criteria as outlined in chapter 18, section 4 of this code.
- (3) Special exception uses. Except those uses prohibited below, special exception uses noted in HC and ICD zoning districts are also special exception uses in the commercial sub-district, and shall meet all applicable special development criteria as outlined in chapter 18, section 3 of this code.
- (4) Prohibited uses. Adult entertainment and tattoo parlors shall be prohibited.
- (5) Dimensional requirements.

STANDARD	COMMERCIAL
Max. building height	60 ft.
Min. lot size	30,000 sq. ft.
Min. lot width	150 ft.
Building coverage	35%
Setbacks:	
Front yard:	Equal to right-of-way

	landscape buffer width
Side yard:	20 ft.
Rear yard:	25 ft.
Open Space	30%
Common Open Space	0%

(b) Office/industrial.

- (1) Permitted uses. Permitted uses shall be the same as for the CI and LI zoning districts. Agricultural uses shall be permitted as provided by subsection (f) of this chapter [section]. Residential uses shall be permitted as provided by subsection (c) below.
- (2) Permitted uses with special development requirements. Permitted uses with special development requirements shall be the same as for the CI and LI zoning districts, and shall meet all applicable special development criteria as outlined in chapter 18 of this code.
- (3) Special exception uses. Those noted in CI and LI zoning districts are also special exception uses in the office/industrial sub-district, and shall meet all applicable special development criteria as outlined in chapter 18, section 3 of this code.
- (4) Parking. The minimum number of required parking spaces for the workplace district shall be as per chapter 12, section 4 of this code. Bicycle parking shall also be provided as per chapter 12 of this code. For lots fronting on Williamson Blvd. and the east side of the North-South arterial road, special parking provisions shall apply. For buildings that are 20,000 square feet or less, no more than 50 spaces, or 60 percent of the required number of spaces, whichever is less, shall be located in front of the building. For buildings greater than 20,000 square feet, no more than 50 spaces, or 40 percent of the required number of spaces, whichever is less, shall be located in front of the building.
- (5) Signage. Signage requirements shall be as provided in chapter 15 of this code.
- (6) Design guidelines. The architectural design requirements for this district are contained in chapter 14 of this code. In addition, the proposed architectural treatment shall be generally similar to surrounding development with regard to elevation design, colors and exterior finish materials.
- (7) Dimensional requirements.

STANDARD	OFFICE/INDUSTRIAL
Max. building height	60 ft.
Min. lot size	20,000 sq. ft.
Min. lot width	150 ft.
Building coverage	50%
Setbacks:	
Front yard:	Equal to right-of-way landscape buffer width
Side yard:	20 ft.
Rear yard:	25 ft.
Open Space	30%
Common Open Space	0%

- (c) Residential.
- (1) Permitted uses.
 - (a) Multifamily dwelling (16 units per gross acre maximum allowable density).
 - (2) Prohibited uses.
 - (a) Camouflaged and monopole communications towers.
 - (b) Guyed and lattice communication towers.
 - (c) Mobile home and manufactured home units.
 - (d) Single-family dwellings.
 - (e) Duplex units.
 - (f) Triplex units.
 - (3) Special restrictions. In order to ensure a mix of uses consistent with the purposes and intent of the workplace district, multifamily residential uses shall be limited to seven percent of the overall workplace district land area, when such residential development is located within a ½ mile of commercial development (measured along right-of-way centerlines between the development entrance drives or other pedestrian access points) that will cater to the residential development and provide an efficient link between the commercial and residential uses. The location of residential uses in close proximity to commercial uses will reduce vehicle miles traveled, thereby reducing the energy consumption within the district.
 - (4) Dimensional requirements.

STANDARD	ATTACHED RESIDENTIAL
Max. building height ¹	50 ft.
Min. lot size ²	1,800 s.f. per unit
Min. lot width ²	18 ft. per unit
Min. living area	600 s.f.
Building coverage	50%
Setbacks	
Front	20 ft.
Side	0 ft. for attached units, 15 ft. between buildings 20 ft. for perimeter
Rear ³	25 ft.
Open space	40%
Common open space	1/3 of min. open space required
Min. landscape buffer abutting single family residential zoned property	20 ft. (including a berm at least 3' high with a 6' vinyl shadowbox fence on top of the berm except where accessory structures abut the buffer or where the property abuts an existing conservation easement area)

¹ Additional height for architectural appurtenances and other structures (including cupolas) may extend a maximum of ten feet above the maximum building height.

² Applies to units with individual lots under fee simple ownership.

³ Multifamily buildings of greater than 25 feet in height shall have a building setback equal to or greater than the building height, except where adjoining property is zoned single family residential where such setback shall be equal to or greater than twice the building height (not including architectural appurtenances as permitted above).

- (3) Application for conceptual plan and master development agreement. The conceptual plan and master development agreement allows unique and innovative land development proposals for property, by establishing development parameters, conditions, and requirements. If the conceptual plan and master development agreement fails to address a particular subject or requirement, the requirements of the city's land development code shall control.
- (a) Application shall be made to the department utilizing the form provided by the department for that purpose and accompanied by the appropriate review fee.
 - (b) Review of application materials. Within two working days of the receipt of an application, the department shall determine whether the submittal is complete. Incomplete submittals shall be returned to the applicant with the deficiencies noted in writing. Re-application shall be accompanied by a re-application fee as adopted by resolution of the city council.
 - (c) Initiation of development review. When an application is determined to be complete or substantially complete, it shall be reviewed by the staff development review committee (SDRC).
 - (d) Conceptual development plan. The applicant shall provide a conceptual development plan, drawn at a scale of no smaller than one inch equal to 100 feet. The plan shall show the development potential of the site, including natural and manmade conditions, constraints, and opportunities, and contain the following information, when applicable. An asterisk (*) denotes information which may be waived by the applicant for purposes of approval of the conceptual plan exhibit of the master development agreement. If any of the denoted information is not provided, the conceptual plan exhibit shall not be considered to satisfy the requirements for a site plan or subdivision plan submittal, and full compliance with the procedure for approval of the latter shall be required. The conceptual plan shall be prepared according to the following standards.
 - (1) Project name, date, north arrow, and the legal description, boundary dimensions and area in acreage of the property;
 - (2) Name and address of owner, surveyor, engineer, and any other professional consultants involved with the generation of the plan information. If the property is owned by a corporation, company or partnership, the name and address of the president and secretary, and the state of incorporation shall be provided;
 - (3) A vicinity map drawn to scale showing the zoning of the area and the relationship of the subject property to surrounding development;
 - (4) Proposed common areas, drainage areas, conservation areas, lot lines (*) and lot dimensions (*);
 - (5) Proposed street names and lot numbers (*);
 - (6) Acreage in lots, drainage areas, common areas, streets and other uses, and the minimum lot size, average lot size (*) and total number of lots (*);
 - (7) Existing topography shown in one-foot contours and delineation of flood insurance rate map flood zones;
 - (8) Environmental assessment providing delineation of all wetlands, wooded areas, vegetative communities and listed species habitats; general description of the character of such wetlands, wooded areas, vegetative communities and listed species habitats; and a tree survey in accordance with requirements of this code (*);
 - (9) The location of existing and proposed buildings, utilities, roads, easements or other improvements on the property, and all roads, lot lines, and abutting property owners within 150 feet of the subject property;
 - (10) A soils report including one percolation test per ten acres with one or more eight-foot deep soil boring(s) at each percolation test site (*);
 - (11) Statement that compliance with the land development code may necessitate modification of the conceptual plan;
 - (12) Soil types, drainage basins and natural drainage patterns;
 - (13) General character, size and location of buildings, parking and loading areas, bufferyards and landscaped areas for each proposed land use;

- (14) Site data for each land use and parcel to verify that requirements of the master development agreement have been satisfied;
- (15) General location, size and function of open space areas to verify that requirements of the master development agreement and this section have been satisfied;
- (16) One copy of the computer disk(s) depicting the proposed development layout, including the streets and lots, for projects prepared on an appropriate computer-aided drafting (CAD) system; and
- (17) Any other information deemed pertinent by the department, planning commission or city council.
- (e) Master development agreement. The agreement shall contain and/or address the following information, when applicable. The master development agreement shall be prepared according to the following standards.
 - (1) Permitted uses and special exceptions.
 - (2) Minimum dimensional requirements. Such requirements shall include lot area and width, setbacks, building height, minimum floor area, spacing between buildings, maximum building coverage, minimum landscaped area and any other dimensional information pertinent to the project.
 - (3) Landscaping, parking and signage requirements when unique or different from those described in this development code.
 - (4) Architectural controls. Such controls shall provide for a common architectural theme to be applied to all structures.
 - (5) Project phasing.
 - (6) Landowners association. An association or unified collective of individual associations shall be established to provide for maintenance of common area facilities and to enforce the specific restrictions established by the association.
 - (7) Maximum number [of] building lots if applicable.
 - (8) Improvements to infrastructure which may be required in addition to those specified by this code or at an earlier time than would otherwise be determined by this code.
 - (9) Statement that compliance with the environmental preservation code may necessitate modification of the conceptual plan.
 - (10) Expiration date.
 - (11) Statement of ownership and legal description.
 - (12) Any other information deemed pertinent by the department, planning commission or city council.
- (f) Application review process.
 - (1) Staff development review committee (SDRC). All applications shall be reviewed by the SDRC, and members' comments shall be delivered and discussed at a SDRC meeting. Formal comments of the SDRC shall be transmitted in writing to the applicant no later than three working days after the meeting.
 - (2) Resubmittal of the revised conceptual plan and master development agreement. The revised conceptual plan and master development agreement shall be submitted no later than 60 days after the original SDRC meeting review. The revised conceptual plan and master development agreement shall be reviewed by the SDRC members, with findings reported by the department to the planning commission for their consideration.
- (g) Approval of application for conceptual plan and master development agreement.
 - (1) Planning commission action. The planning commission shall consider the conceptual plan and master development agreement at a regularly scheduled meeting to determine if the application meets the requirements of this code. Upon consideration of the comments of the SDRC and public, the commission shall take one of the following actions:
 - (a) Table the consideration of the application until their next regularly scheduled meeting to allow for the resolution of outstanding issues. No application shall

- be tabled more than one time in the presence of the applicant by the planning commission.
 - (b) Recommend that the application be denied.
 - (c) Recommend that the application be approved.
 - (d) Recommend that the application be approved with conditions.
- (2) City council approval. The city council shall consider the conceptual plan and master development agreement at a regularly scheduled meeting, and determine if the application meets the requirements of this code. Upon consideration of the comments of the department, the public, and the recommendation of the planning commission, the city council shall take one of the following actions:
 - (a) Table the consideration of the application to allow for the resolution of outstanding issues.
 - (b) Deny the application.
 - (c) Remand the application back to the planning commission.
 - (d) Approve the application.
 - (e) Approve the application with conditions.
- (h) Execution of master development agreement. The second reading of the ordinance for the conceptual plan and master development agreement shall not take place until the developer has provided an executed copy of the master development agreement to the city clerk. The document shall be a fully corrected copy which addresses all issues discussed prior to the scheduled second reading. The document shall also include reduced copies of the revised conceptual plan exhibits. If there are no additional requirements, corrections or conditions attached by the city council at the second reading, the executed document shall be signed by the city clerk and mayor and forwarded to the county clerk for recording. If there are additional requirements, corrections or conditions attached by the city council at the second reading, the applicant shall revise the agreement and conceptual plan and return the documents to the department within 30 days for execution and recording. The requirement to return the document within 30 days shall be specified by the city council as a condition for approval of the conceptual plan and master development agreement.
- (i) Failure to provide timely resubmission. Failure to meet any of the resubmission deadlines cited above shall require the filing of a new application, including the appropriate review fees.
 - (1) Extension of resubmittal deadlines. The administrative official may extend the deadlines cited above, when warranted by unforeseeable events. A request for extension shall be filed in writing with the department explaining the circumstances justifying the extension.
- (j) Final development plan approval. Unless otherwise noted within the development agreement, final development approval for subdivisions or site plans within the PC-A shall be required in accordance with the general procedures established by this code. Conceptual plan exhibits of the master development agreement which fully satisfy the requirements for site plan or subdivision plan submittal shall be considered as such.
- (k) Expiration of master development agreement. Any master development agreement executed and recorded after the adoption of this development code shall be required to include an expiration date or series of expiration dates tied to specific improvements or phases. Such date(s) shall be determined based upon the size of the project, the installation of physical improvements, and any other factors pertinent to the specific proposal. If the city should determine that the developer has failed to satisfy the requirements necessary to avert expiration, the development agreement shall be considered null and void, and approval of any additional final development plans for the PC-A shall not be permitted without resubmission and approval of a new development agreement in accordance with the procedures established in this development code.
- (l) Amendments to the master development agreement and/or conceptual development plan. Subsequent to execution and recording, the master development agreement and/or conceptual development plan may be amended at any time upon mutual agreement of

both the city and the appropriate amending party, unless otherwise provided in the agreement. Application for amendment of the master development agreement and/or conceptual development plan shall be made to the department utilizing the form provided by the department for that purpose and accompanied by the appropriate review fee. Amendment shall completely restate the original agreement along with the language for the requested amendment. Upon receipt of the application by the department, the amendment shall be placed on the next available SDRC agenda. Subsequent to action by the planning commission, final review and approval shall be required by the city council.

CITY OF PORT ORANGE MONTHLY DEVELOPMENT ACTIVITY REPORT



Walmart Neighborhood Market – 3811 Clyde Morris Blvd.

CITY COUNCIL

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

PLANNING COMMISSION

john junco, chairperson
lance green, vice chairperson
michael arminio, commissioner
frank crooks, commissioner
thomas jordan, commissioner
john junco, commissioner
maria mills-benat, commissioner
newton white, commissioner

UPDATE: JUNE 10, 2016

RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT PROJECTS

UPDATE: JUNE 10, 2016

Residential

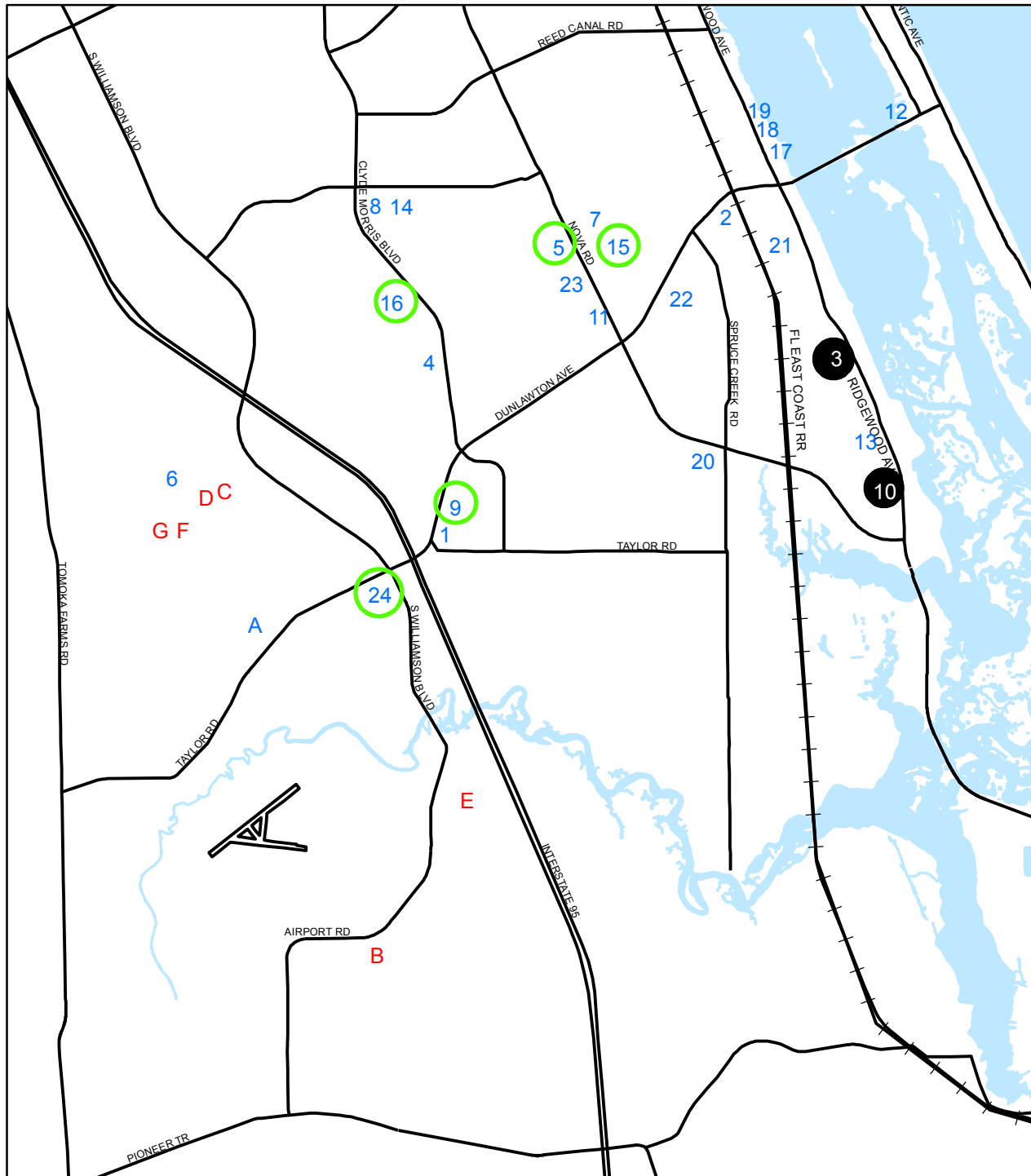
- A Crane Lakes Golf & Country Club
- B Golf Homes at Cypress Head
- C Hawks Preserve, Phase I
- D Hawks Preserve, Phase II
- E The Pinnacle PUD, Phase II
- F The Sanctuary at Westport
- G Westport Reserve, Phase 2B

Non-Residential

- 1 Altamira Shopping Village
- 2 Atlantic Marine
- 3 Auto Sales Lot
- 4 Badcock Furniture & More
- 5 Circle K #8088 (Herbert/Nova)
- 6 Coraci Sports Park - Pop Warner Field
- 7 Cumberland Farms (Nova Road)
- 8 Cumberland Farms (Palmetto Pointe)
- 9 Dunlawton Commons
- 10 Faris Car Wash
- 11 The Half Wall
- 12 Hunter Building
- 13 Little C's Custom (fka Florida Truck Sales)
- 14 Palmetto Pointe Marketplace subdivision
- Walmart Neighborhood Market grocery store
- 15 Port Hole Retail Center
- 16 Ravenwood Veterinary Hospital expansion
- 17 Riverwalk Marina & Riverboat PCD
- 18 Riverwalk Condominium & Point Restaurant
- 19 Riverwalk Park, Phases 1A & 1B
- 20 Spruce Creek Center
- 21 Virginia Industrial Park
- 22 Vystar Credit Union
- 23 Waffle House - Nova Rd.
- 24 Waffle House - Taylor Rd.

● New Project

○ Change In Status



RESIDENTIAL DEVELOPMENT PROJECTS

Update: June 10, 2016

 = addition to the development activity report

 = change of status to a particular project

MAP ID	Project	Location	Description	Status								Comments
				Under staff review	D. O. issued	Pre-con held	ABC completed	Const. Permit issued	Under construction	Final inspection	C.O. issued	
A	Crane Lakes Golf & Country Club / site plan modification	1780 Taylor Rd.	Construction of a second driveway into the site, additional 8 mobile home lots, storage area for the golf course, pickle ball courts, and associated site improvements	X								Awaiting resubmittal
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	X							DO issued 4/18/16
C	Hawks Preserve, Phase I / subdivision (fka Port Orange Plantation, Phase IV A & B)	E. side of Coraci Blvd, N. of Town West Blvd.	123 single-family lots on ±57 acres	X	X	X	-	X	X			Under construction; DO modification approved by CC 6/7/16
D	Hawks Preserve, Phase II / subdivision (fka Port Orange Plantation, Phase IV D & E)	E. side of Coraci Blvd, N. of Town West Blvd.	66 single-family lots on ±23 acres	X	X	X	-					Pre-con held 1/28/16; DO modification approved by CC 6/07/16
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	X							DO issued 11/06/15
F	The Sanctuary at Westport, Phase 2A / site plan	S. side of Town West Blvd., W. of Coraci Blvd., E. of Tomoka Farms Rd.	360 multi-family apartment units on 56.66 acres	X								DO pending approval and payment of the Fair Share Agreement. FSA tentatively scheduled for CC 6/21/16
G	Westport Reserve, Phase 2B / subdivision	S. side of Town West Blvd., W. of Coraci Blvd., E. of Tomoka Farms Rd.	64 single-family lots on ±31.24 acres	X								Resubmittal under review

Case No./
Planner

16-82000003
PGC

15-80000009
GKP

14-50000006
16-52000001
PGC

14-50000007
16-52000002
PGC

15-52000001
PGC

16-80000001
GKP

16-50000002
GKP

NON-RESIDENTIAL DEVELOPMENT PROJECTS

Update: June 10, 2016

 = 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		520 Dunlawton Ave. (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	X	X	X	X		Under construction	14-80000006 BP #16-0813 TPB
3	Auto Sales Lot / redevelopment		5164 Ridgewood Ave.	800 SF auto sales building with associated site improvements on 0.76 acres	X							Awaiting resubmittal	16-80000008 GKP
4	Badcock Furniture & More / site plan		4610 Clyde Morris Blvd.	18,000 SF retail building along with associated site improvements on 1.37 acres	X							Awaiting resubmittal	16-80000006 PGC
5	Circle K #8088 / new construction		3664 Nova Rd.	Demolition of existing gas station and construction of a new 4,400 SF convenience store and 16 fueling station positions under a canopy with associated site improvements on 1.99 acres	X	X	X	X	X	X	X	Complete	15-80000003 BP #15-2369 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	X	X	X	X		Under construction	15-82000002 BP #15-2549 GKP
7	Cumberland Farms (Nova Rd./Herbert St.) (Fka Booth's Bowery) / site plan		3657 Nova Rd.	Demolition of a 15,000 SF building (Booth's Bowery) and construction of a 5,000 convenience store and 10 fueling dispensers and associated site improvements on 1.35 acres	X							Awaiting 1st resubmittal	16-80000004 GKP
8	Cumberland Farms (Palmetto Pointe) / site plan		3803 Clyde Morris Blvd.	4,952 SF convenience store with 8 fueling dispensers and associated site improvements on 1.44 acres	X							1st resubmittal under review	16-80000002 BP #16-2288 GKP
9	Dunlawton Commons / site plan		1760 Dunlawton Ave.	10,123 SF multi-tenant building with associated site improvements on 1.52 acres	X	X	X	X	X	X	X	Complete	14-80000012 BP #15-2937 GKP
10	Faris Car Wash / redevelopment		5476 Ridgewood Ave.	3,000 SF 4-bay car wash building and associated site improvements on 0.95 acres	X							SDRC held 6/01/16	16-80000007 GKP

NON-RESIDENTIAL DEVELOPMENT PROJECTS

Update: June 10, 2016

 = 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		
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	X			Under construction; Awaiting final inspection request	15-80000004 BP #15-1834 GKP
12	Hunter Building / redevelopment	59 Dunlawton Ave.	Redevelopment of a 0.57 acre property including a 5,132 SF warehouse building and associated site improvements	X								Awaiting resubmittal	16-80000005 BP #16-2573 PGC
13	Little C's Custom (fka Florida Truck Sales) / redevelopment	5536 Ridgewood Ave.	Redevelopment of a 0.68 acre commercial property into a car/truck sales lot with associated site improvements	X	X	X	X	X	X			Under construction	15-80000006 PGC
14	Palmetto Pointe Marketplace subdivision and Walmart Neighborhood Market grocery store / new construction	Subdivision Plat & Plans	Southeast corner of Clyde Morris Blvd. & Madeline Ave.	X	X	X	X	X	X			Under construction	14-50000003 TPB
		Site Plan	3811 Clyde Morris Blvd.	X	X	X	X	X	X			Under construction	14-80000007 BP #15-4343 TPB
15	The Port Hole Retail Center	930 Herbert St.	Redevelopment of an existing 5,562 SF bar/retail store with associated site improvements on 0.50 acres	X	X							DO issued 5/26/16	15-80000010 GKP
16	Ravenwood Veterinary Hospital Expansion / site plan	4542 Clyde Morris Blvd.	Demolition of existing Continental Fitness building and expansion of the veterinary hospital to include an 8,500 SF fenced dog run area, parking, and associated site improvements	X								DO issued 6/03/16	16-82000001 GKP
17	Riverwalk Marina and Riverboat PCD	Restatement of MDA & CDP	East and West sides of Halifax Dr. between Ocean Ave. and Herbert St.	X								Tentatively scheduled for CC 8/09/16	16-40000003 TPB
18	Riverwalk Condominium & Point Restaurant	Subdivision Replat	Replat of subject property as an 8-lot subdivision	X								Tentatively scheduled for CC 8/09/16	16-50000001 TPB
		Site plan	East and West sides of Halifax Dr. between Ocean Ave. and Herbert St.	X								2nd resubmittal pending CC approval of restatement of MDA/CDP and replat	16-80000003 TPB

NON-RESIDENTIAL DEVELOPMENT PROJECTS

Update: June 10, 2016

 = addition to the development activity report

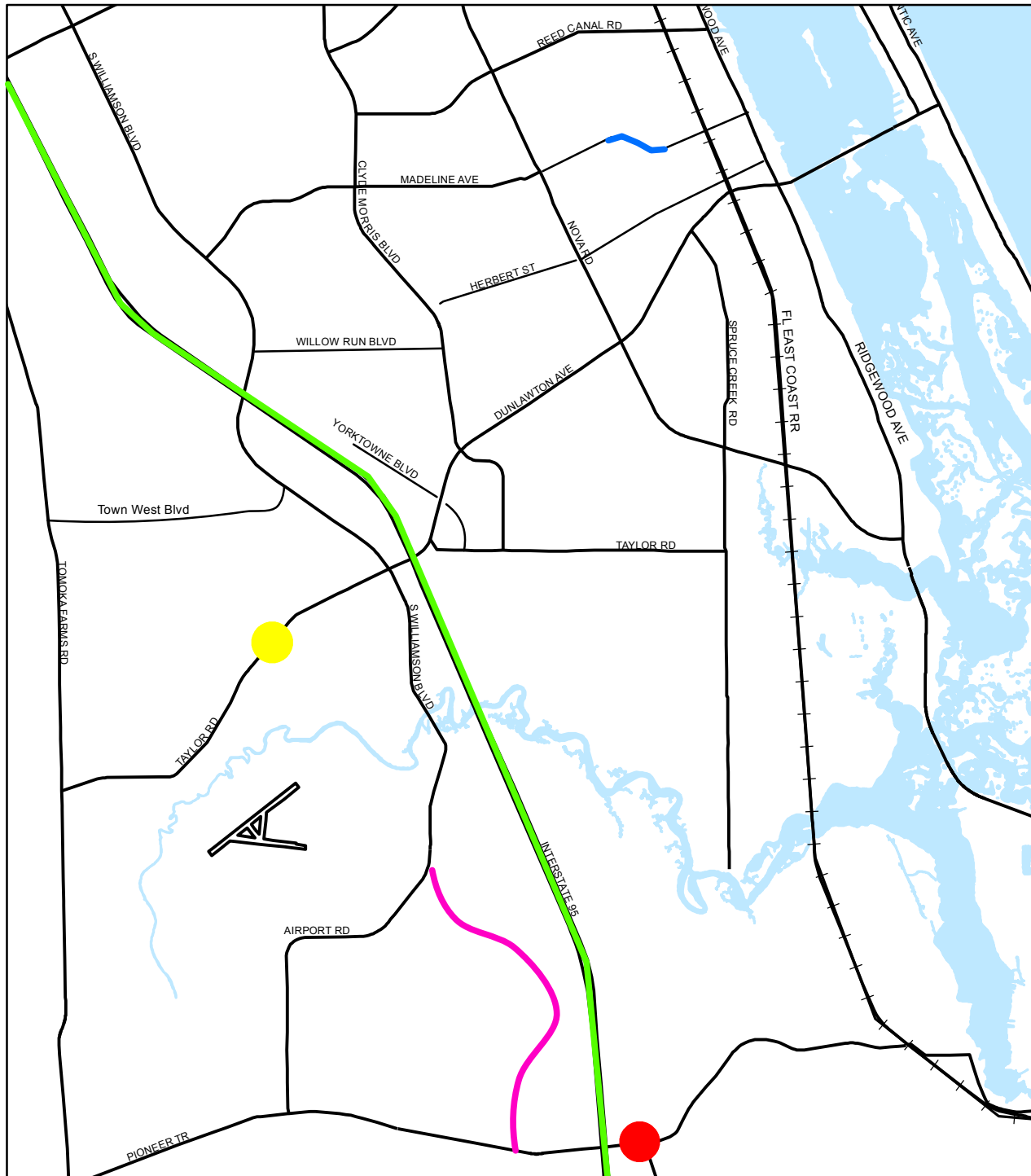
= change of status to a particular project

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		
19	Riverwalk Park / new construction	Phase 1B 3459 Ridgewood Ave.	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	X							Bids in progress	15-80000005 PGC
20	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	X	X	X		Awaiting request for final inspection	14-82000008 GKP
21	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
22	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	X	X	X	X		Under construction	14-80000010 15-82000003 16-82000002 BP #16-0370 GKP
23	Waffle House Nova Rd. / new construction		3740 Nova Rd.	1,875 SF restaurant with associated site improvements on 0.80 acres	X	X						Awaiting request for pre construction meeting	15-80000007 BP #15-2908 GKP
24	Waffle House Taylor Rd. / new construction		1633 A Taylor Rd.	1,875 SF restaurant with associated site improvements on 0.92 acres	X	X	X					Pre-construction meeting scheduled for 6/09/16	15-80000008 BP #15-2907 GKP

ROADWAY DEVELOPMENT PROJECTS

UPDATE: JUNE 10, 2016

-  Crane Lakes Traffic Signal
-  I-95 Widening
-  McDonald Road Sidewalk
-  Pioneer Trail at Turnbull Bay Road
-  S. Williamson Blvd. Extension



Project	Description	Jurisdiction	Status
Crane Lakes Traffic Signal	Installation of a new traffic signal at the intersection of Crane Lakes Blvd. and Taylor Rd.	Volusia County/City	Operational; Final close-out documents in progress
I-95 Widening	Construction to widen I-95 from SR44 to I-4/SR400 from 4 lanes to 6 lanes	FDOT	Under construction / 42% Complete
McDonald Road Sidewalk	Construct an 5'-wide sidewalk on the south side of Madeline Ave., the west side of McDonald Rd., and the south side of Charles St. from Sugar House Dr. to 6th St.	City/TPO	60% Design Plans complete
Pioneer Trail at Turnbull Bay Road	Intersection improvement	Volusia County/TPO	Under construction / Est. completion 09/2016
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