AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, August 25, 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. 16-20000001
   SMALL SCALE COMPREHENSIVE PLAN AMENDMENT/ THE PINNACLE SUBDIVISON
   East side of Airport Road, west of I-95, north of the Sterling Chase Subdivision

   A request to amend the Comprehensive Plan Future Land Use (FLU) Map to change the FLU designation of +/- 9.5 acres from *Rural Transition* (0 – 2 units per acre) to *Suburban Residential* (2-4 units per acre).

   Staff Contact: Penelope Cruz (386) 506-5671/pcruz@port-orange.org
6. Case No. 16-40000004
   FIRST AMENDMENT TO THE PINNACLE PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AND CONCEPTUAL DEVELOPMENT PLAN
   East side of Airport Road, west of I-95, north of the Sterling Chase Subdivision

   A request to amend the Pinnacle Planned Unit Development (PUD) Master Development Agreement (MDA) and Conceptual Development Plan (CDP) to expand the boundary of the Pinnacle PUD and raise the maximum number of single-family homes from 139 to 150.

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

7. Case No. 16-25000003
   LDC TEXT AMENDMENT/CRAFT FOOD AND BEVERAGE PRODUCER, BREWERY, AND MICROBREWERY USES

   Amendment to Chapters 2, 17, and 18 of the Land Development Code (LDC) related to Craft Food and Beverage Producer, Brewery, and Microbrewery uses. The proposed amendments include adding definitions for Craft Food and Beverage Producer, Brewery, and Microbrewery uses; adding Craft Food and Beverage Producer, Brewery, and Microbrewery uses as permitted uses with special development requirements in various commercial and industrial zoning districts; and establishing special development requirements for Craft Food and Beverage Producer, Brewery, and Microbrewery uses.

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

C. OTHER BUSINESS

8. Development Activity Report
9. Commissioner Comments
10. 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
JULY 28, 2016

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

Pledge of Allegiance

Silent Prayer

ROLL CALL: Present: Lance Green
Maria Mills-Benat
Frank Crooks
Mike Arminio
Thomas Jordan
Newton White
John Junco

Also Present: Shannon Balmer, Assistant City Attorney
Robin Fenwick, City Clerk

DISCUSSION/ACTION ITEM:

4. Consideration of Minutes – July 13, 2016

Motion to approve the Minutes of July 13, 2016 were made by Commissioner Arminio and Seconded by Commissioner Crooks. Motion carried unanimously by roll call vote.

5. Case No. 16-50000002
SUBDIVISION PLAT AND PLANS/WESTPORT RESERVE SUBDIVISION
Between Tomoka Farms Road and Royal Palm Subdivision

A request for approval of the Westport Reserve Subdivision. If approved, the applicant intends to subdivide the +/- 148.7-acre property into 17 tracts of land for stormwater, tree preservation, future residential development, the Sanctuary at Westport multi-family development (currently under construction) and 64 single-family lots and construct the required subdivision infrastructure and improvements for the 64 single-family lots.

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

Ms. Perney provided details of the project from the Staff Report. Commissioner Arminio asked if Town Park Blvd. will be widened. Tim Burman, Planning Manager, said there is room for widening but it is not planned at this time. Commissioner Mills-Benat is also concerned with traffic issues in Port Orange as a whole. Commissioner Green asked if a fair share agreement would be used in this type of project. Mr. Burman advised that the traffic studies indicate the capacity is sufficient even including this project. They will be paying their fair share for Summer Trees Road extension. The Commissioners want Staff to keep traffic issues in mind when working with developers.

Motion to approve was made by Commissioner Crooks and Seconded by Commissioner White. Motion carried unanimously by roll call vote.

C. OTHER BUSINESS

6. Development Activity Report

Commissioners asked Staff questions relating to ongoing projects. Mr. Burman answered their questions.

7. Commissioner Comments

There were none.

8. Staff Comments

There were none.

PUBLIC COMMENTS

There were none.

ADJOURNMENT: 6:01 p.m.

Chairman John Junco

STAFF REPORT

Small-Scale Comprehensive Plan Future Land Use Amendment/Pinnacle PUD
CASE NO. 16-20000001

REQUEST:	Change the Comprehensive Plan Future Land Use (FLU) designation for ±9.5 acres from *Rural Transition* (0-2 units/acre) to *Suburban Residential* (2-4 units/acre).
LOCATION:	West of I-95, Pinnacle Phase I
APPLICANT:	Randy Hudak, P.E., Zev Cohen & Associates, Inc.
OWNER:	Pinnacle II, LLC and CC Woodhaven, LLC
STAFF CONTACT:	Penelope Cruz, Principal Planner (386) 506-5671
STAFF RECOMMENDATION:	**Approval**
PLANNING COMMISSION DATE:	August 25, 2016

INTRODUCTION

The proposed amendment is to change the Future Land Use (FLU) designation from *Rural Transition* (0-2 units/acre) to *Suburban Residential* (2-4 units/acre) for ±9.5-acres (amendment area) of the overall 65.7-acre Pinnacle Planned Unit Development (PUD) property. The ±9.5-acre amendment area is generally located east of Williamson Boulevard and west of I-95, behind Phase I of the constructed Pinnacle Subdivision. The remaining 56.2-acres are not included in the proposed FLU amendment and would retain the current *Rural Transition* FLU designation.

Figure 1. Location Map

If the proposed FLU Amendment is approved, the applicant intends to amend the Pinnacle PUD Master Development Agreement (MDA) and Conceptual Development

Agreement (CDP) to increase the single-family residential unit cap for the PUD from 139 to 150. The applicant than intends to revise the subdivision layout for Phase II to add 14 additional lots to Phase II.

DISCUSSION

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

PROPERTY OVERVIEW

The subject property was part of the once proposed Martin Road right-of-way. A portion of the Martin Road right-of-way was vacated by the City Council in June 2016. The Applicant intends to integrate the vacated right-of-way into the Pinnacle PUD in order to improve the layout and design of Phase 2 of the PUD.

Table 1. Surrounding Land Uses and Zoning

Direction	Existing Land Use	FLU Designation	Zoning District
North	Single-Family Residential; vacant timber land	Rural Transitional	Agriculture; Planned Unit Development (PUD)
South	Vacant – Phase 2 of Pinnacle PUD and Woodhaven PUD (future single-family)	Rural Transitional	Planned Unit Development (PUD)
East	Vacant – Woodhaven PUD; I-95	Rural Transitional	Planned Unit Development (PUD)
West	Single-family Residential – Phase 1 of Pinnacle PUD	Rural Transitional	Planned Unit Development (PUD)

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 (PUD) and the adjacent properties is identified on Exhibit B.

PROPOSED AMENDMENT

The proposed amendment is to change the FLU designation for ±9.5 acres from *Rural Transition* (0-2 units/acre) to *Suburban Residential* (2-4 units/acre). The following tables identify the current adopted and proposed FLU designations by acreage (Table 2) and the 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)
Rural Transition (0-2 units/acre)	9.5	0	-9.5
Suburban Residential (2-4 units/acre)	0	9.5	+9.5
Total Acreage	9.5	9.5	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)]*		
Rural Transition (0-2 units/acre)	19	0	19
Suburban Residential (2-4 units/acre)	0	38	38
Total	19	38	+19

***Based upon the theoretical maximum development potential allowed by the FLU. The Applicant is actually proposing a 14 residential unit increase per the First Amendment to the Pinnacle PUD.

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

Table 4. Impact Analysis (Theoretical Max.)

Development Variable	Current Future Land Use	Proposed Future land Use	Net Change
Residential Units	19	38	+19
Population[1]	42	85	+43
P.M. Peak Hour Trips/Daily Trips[2]	19/181	39/362	+20/+181
Sanitary Sewer (gallons/day)[3]	3,040	6,080	+3,040
Potable Water (gallons/day)[4]	3,420	6,840	+3,420
Solid Waste (lbs./day)[5]	135	273	+138
Stormwater Drainage[6]	-	-	-
Recreation/Open Space[7]	0.3	0.6	+0.6

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, 9th 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 some increase to impacts to public infrastructure based on the theoretical maximum density increase of 19 units.

TRANSPORTATION

An increase in the number of daily trips and P.M. peak hour trips is likely as a result of the proposed FLU amendment. Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, the proposed *Suburban Residential* FLU designation could generate an additional 20 P.M. peak hour trips and an additional 181 daily trips. Similar to other developments within the City, the developer may be required to summit a traffic study at the time subdivision plat and plans are submitted to fully assess the impacts of the proposed single-family subdivision on the surrounding roadway network and to identify any improvements that may be needed.

According to the latest traffic counts for Williamson Boulevard, there is capacity on this roadway for traffic estimated to be generated by future development of this property.

Roadway Segment	Adopted Level-of-Service Standard	Maximum Capacity	Vehicles per Day	Remaining Capacity	Volume to Capacity Ratio
Williamson Blvd. (Taylor Rd. to Spruce Creek Bridge)	E	37,970	19,690	18,280	51.86%
Williamson Blvd. (Spruce Creek Bridge to Airport Rd.)	E	37,970	16,190	21,780	42.64%

Source: Volusia County 2014 Traffic Counts

No deficiencies have been identified on the existing and future roadway network in this area in the short term (2020) or the long-term (2030).

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). Using this standard, the proposed FLU designation would theoretically generate a net increase 3,040 gallons 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. Using this standard, the proposed FLU designation would theoretically demand a net increase of 3,420 gallons 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. Using this standard, the proposed FLU designation would theoretically generate a net increase of 138 pounds per day 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 development of the property will be required to address stormwater retention on the property in accordance with these City standards.

RECREATION AND OPEN SPACE

According to the City's 2015 Concurrency Management Report, the City has an excess of 73 acres of parkland beyond the currently adopted level-of-service requirement for parkland. There is available capacity at existing park facilities to serve the additional proposed single-family homes.

SCHOOLS

The Volusia County School District determined that the adopted LOS will be met and capacity exists in the schools for the estimated students anticipated to be generated by the proposed FLU amendment (Exhibit D).

ENVIRONMENTAL CONDITIONS

There are 11.7 acres of wetlands preserved through recorded St. Johns Water Management District Conservation Easements within the Pinnacle PUD. The environmental analysis included with the application states that the once planned construction of Martin Road would have created more wetland impacts than the currently proposed development plans. The analysis also states that most likely endangered species occurrence would be gopher tortoises. Any subsequent development will be required to comply with all federal, state, regional and local regulations pertaining to the protection and preservation of valuable environmental resources.

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 (a part of the second phase of the Pinnacle PUD) is located between principal arterial roads (Williamson Boulevard and I-95) and is adjacent to the first phase of the Pinnacle PUD to the west, the proposed Woodhaven PUD to the south, and a single-family home and vacant land to the north (see Table 1 – page 2).

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

   Staff finding: The proposed amendment is anticipated to increase impacts on roadways, potable water, sanitary sewer, solid waste, recreation, and public school facilities; however, capacity exists for the projected increases.

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 amendment area is adjacent to existing development, a part of the next phase of an existing residential subdivision, with access to existing infrastructure.

PUBLIC INPUT:

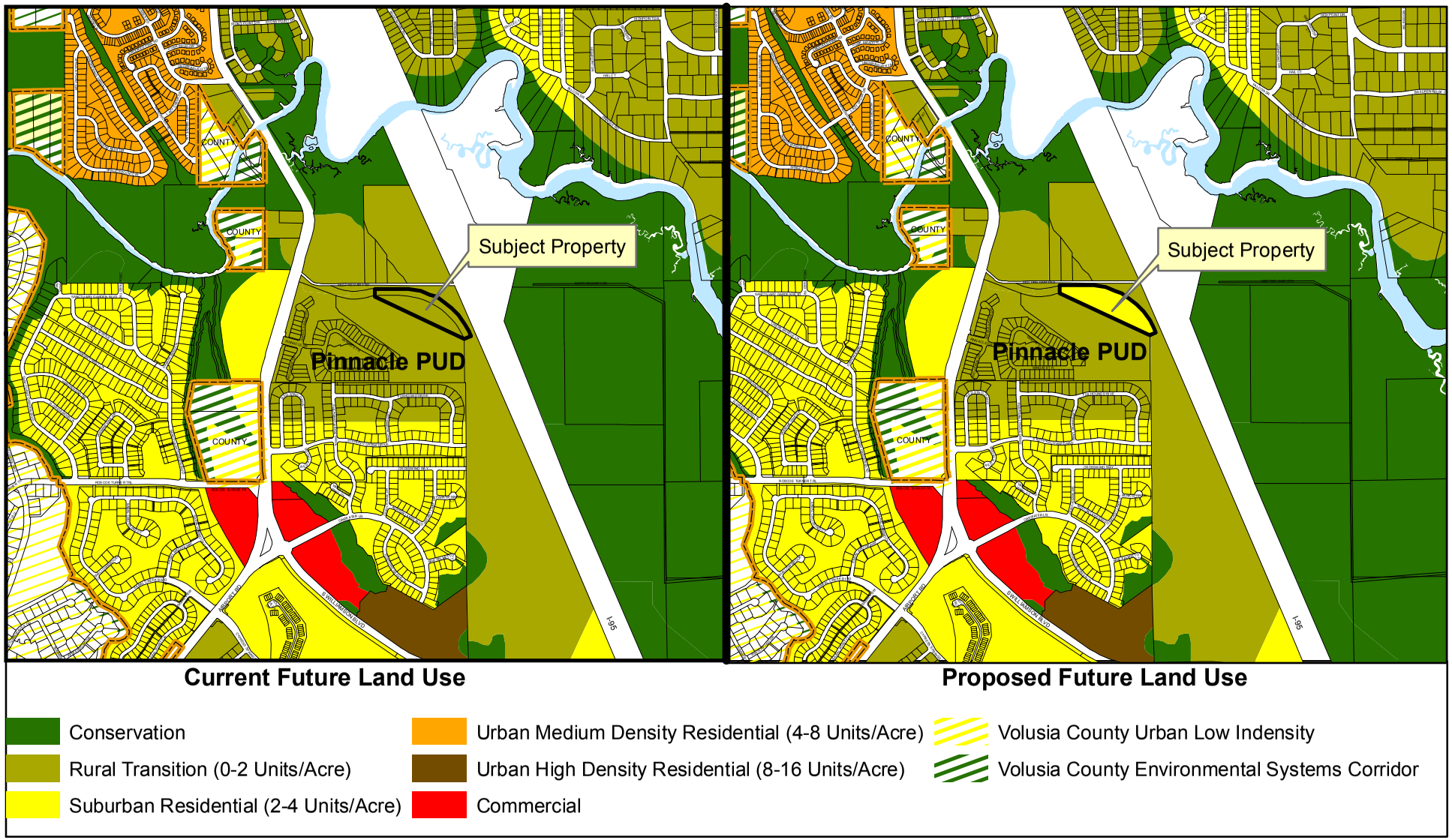
In July 2016, staff notified the adjacent neighborhood HOA (Pinnacle PUD) regarding the proposed amendment and posted the property notifying the public of the proposed amendment.

STAFF RECOMMENDATION

Staff recommends **approval** of the request to change the FLU designation of ±9.5 acres from *Rural Transition* (0-2 units/acre) to *Suburban Residential* (2-4 units/acre), and authorizing staff to send the amendment to the required review agencies.

ATTACHMENTS:

Exhibit A – Current and Proposed Future Land Use
Exhibit B – Zoning
Exhibit C – SJRWMD Potable Water Availability Worksheet
Exhibit D – School District Review Letter



Current Future Land Use

Proposed Future Land Use

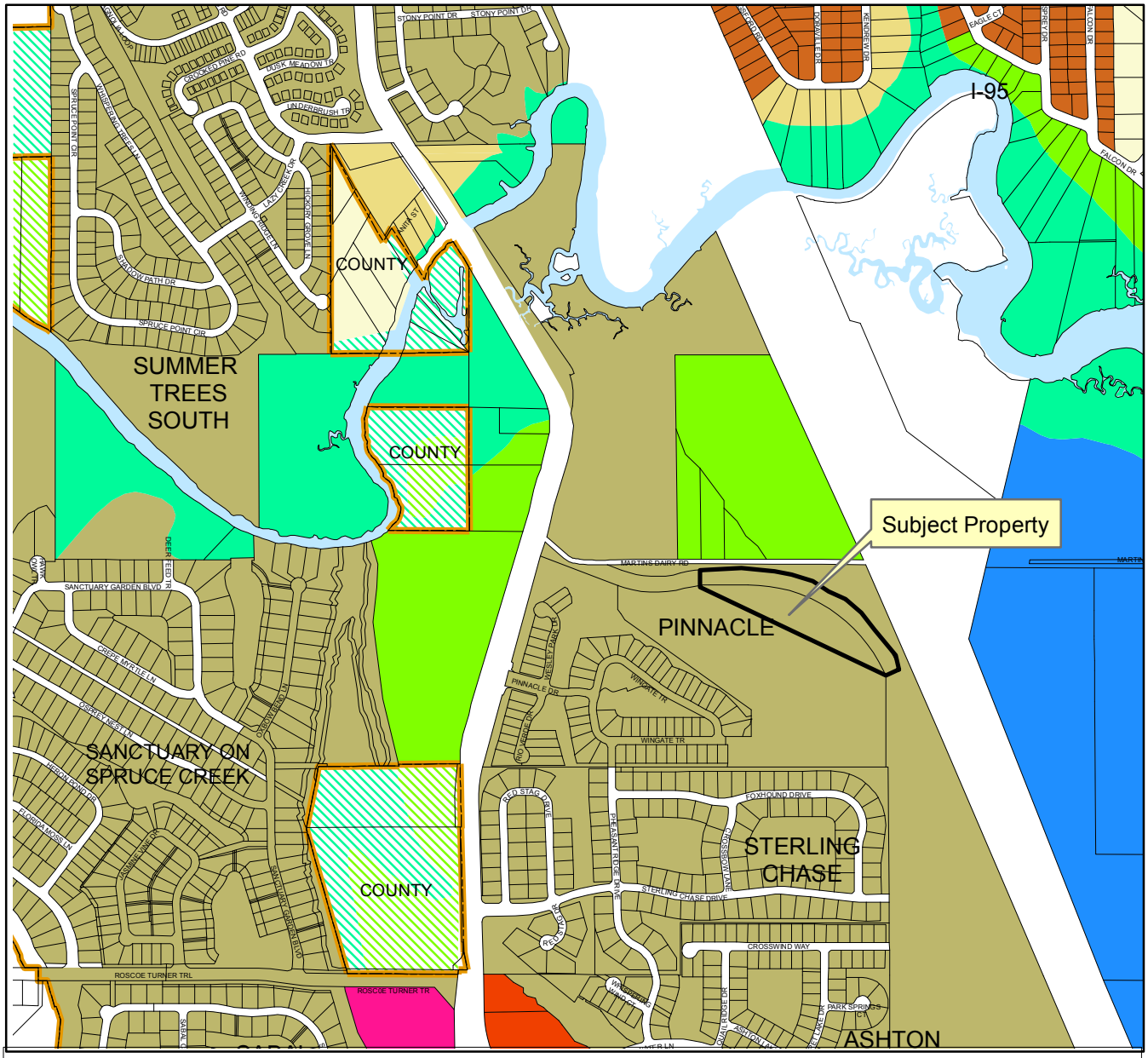
- Conservation
- Rural Transition (0-2 Units/Acre)
- Suburban Residential (2-4 Units/Acre)
- Urban Medium Density Residential (4-8 Units/Acre)
- Urban High Density Residential (8-16 Units/Acre)
- Commercial
- Volusia County Urban Low Indensity
- Volusia County Environmental Systems Corridor

Exhibit A

Current and Proposed Future Land Use

N W E S

DEPARTMENT OF COMMUNITY DEVELOPMENT



Zoning Classification

- Water Feature
- GPU Government/Public Use
- F-C Flood Plain-Conservation
- A Agriculture
- RR Rural Residential
- R-20SF Single Family Residential
- R-10SF Single Family Residential
- R-8SF Single Family Residential
- PUD Planned Unit Development
- PCD Planned Commercial Development
- CC Community Commercial
- Volusia County A-1
- Volusia County A-2
- Volusia County RC

CITY OF PORT ORANGE 1867 FLORIDA

Exhibit B - Zoning

CITY OF PORT ORANGE

DEPARTMENT OF COMMUNITY DEVELOPMENT

N W E S

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: August 2016 Case No. 16-20000001
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 goverments
Reserved capacity: 0.013 MGD (Based on a estimated 77 ELUs that are permitted but unbuilt at 180 GPD/ELU.) Total committed capacity built and unbuilt is 7.11 MGD - based on 39,509 ELUs at 180 GPD/ELU.

4. Consumptive Use Analysis

Designate mgd ☒ or mgy ☐

A. Current year CUP allocation:	8.50
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):	2.38

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/*

Volusia County Schools

FACILITIES SERVICES

3750 Olson Drive, Daytona Beach, Florida 32124
PHONE: 386/734-7190 FAX: 386/506-5056

James T. Russell
Superintendent of Schools

School Board of Volusia County

Mrs. Linda Costello, Chairman
Mrs. Ida White, Vice-Chairman
Mrs. Linda Cuthbert
Dr. John Hill
Mrs. Melody Johnson

27 July, 2016

Agent:
Randy Hudak
Zev Cohen & Associates, Inc.
300 Interchange Blvd. Suite C
Ormond Beach, FL 32174

RE: Amendment to the Pinnacle PUD- Phase 2
School Concurrency Case #16- 07-14-001-R

Dear Mr. Hudak:
School district staff has reviewed the amended project information for the proposed Single family residential project known as The Pinnacle Phase 2. The project was expanded to a ±33.47 acre site which is located on Williamson Boulevard within the City of Port Orange, near the corner of Williamson Boulevard and Pinnacle Drive. The information provided in the application, the most recent site plan, and the dwelling unit worksheet, indicate the development of 78 single family homes to be completed in one phase.

By utilizing the School District's student generation rate (.305) for a detached single family home at seventy eight (78) units, the project could generate twenty four (24) full time students. The table below contains the impacted school concurrency areas (CSA) and their associated capacity information. This increase in students will not increase the school capacity beyond current adopted LOS percentages.

Schools	Adopted LOS	SY15/16 Enrollment	Reserved Capacity	% of Permanent Capacity	Students Generated by Request	Effect on LOS
Cypress Creek Elementary	115%	783	64	112%	10	114%
Creekside Middle School	115%	1206	37	110%	6	110%
Halifax High School CSA	120%	7450	182	100%	7	100%
Other					1	

The Pinnacle Phase 2
27 July, 2016

Currently all impacted concurrency service areas are operating at or below the adopted level of service standards for that reason, the school district does not have an objection to the proposed site plan.

At a minimum advance planning considerations should include both pedestrian and vehicular access, safety, connectivity and buffering. The site plan indicates sidewalks connecting Pinnacle phase 2 to Pinnacle phase 1 providing for a direct route for pedestrian and bicycle access to Cypress Creek Elementary, thus aiding in the bicycle/ pedestrian connectivity of the site to the surrounding area.

Please note that the School Board has the right to adjust the attendance boundaries to balance the student enrollment populations at these area schools. Therefore, students generated from this project may not attend the current assigned schools.

If you should have additional questions or require more information, please feel free to contact me at extension 50810.

Sincerely,

E. A. Kozielski
27 July 2016

Eric A. Kozielski
Planning & GIS Specialist

Cc: James Russell, Superintendent of Schools
Penelope Cruz, City of Port Orange
Project File

Exhibit D

Certificate of School Concurrency

Volusia County School Board

Project Information	
Project Name	The Pinnacle phase 2
VCSB Project #	16-07-14-001-R
Jurisdiction Project#	
Parcel ID Numbers:	6329-00-00-0100
Project Location:	6100 block of Williamson Boulevard
# of residential units:	64
Residential Unit Type:	Single Family detached
Property Owners:	JPSP Investments, LLC
Applicant/Agent Name:	Zev Cohen & Associates, Inc.

School Concurrency Analysis

Schools:	Elementary	Middle	High	Other	Total Capacity Reserved
Students Generated	**10**	**6**	**7**	1	**24**

Comments:
This certificate is required to be included with the building permit submittal(s) as proof of school concurrency.

This School Concurrency Certificate shall reserve capacity for the above referenced project and shall confirm that said project meets the School Concurrency requirements of the adopted Interlocal Agreement for Public School Facility Planning.

This concurrency reservation shall expire two (2) years from the date of issuance of this certificate.

E. K.

Eric Kozielski
Planning and GIS Specialist

27 July 2016
Issue Date

Created: 9/2007
Owner: Facilities Services

2008-072-VCS
Print Locally

STAFF REPORT
First Amendment to the Pinnacle PUD Master Devlopment Agreement and Conceptual Development Plan
CASE NO. 16-40000004

REQUEST:	To approve the First Amendment to the Pinnacle PUD Master Development Agreement (MDA) and Conceptual Development Plan (CDP)
APPLICANT:	Randy Hudak, P.E., Zev Cohen & Associates, Inc.
PROPERTY OWNERS:	Pinnacle II, LLC and CC Woodhaven, LLC
LOCATION:	East of Williamson Blvd., West of I-95 (see Figure 1)
STAFF CONTACT:	Penelope Cruz, Principal Planner (386) 506-5671
STAFF RECOMMENDATION:	**Approval**
PLANNING COMMISSION DATE:	August 25, 2016

INTRODUCTION

The applicant proposes to modify the Pinnacle PUD Master Development Agreement (MDA) and Conceptual Development Plan (CDP) to expand the boundary of the Pinnacle Subdivision, add 14 lots for single-family homes, modify the stormwater retention area, and construct a stabilized emergency access roadway along the north boundary of the PUD. If approved, the applicant intends to develop Phase II of the Pinnacle PUD, which consists of 78 single-family homes and associated subdivision improvements.

The Pinnacle PUD is located on the east side of Williamson Boulevard across from Cypress Creek Elementary School, west of I-95, and north of the Sterling Chase subdivision (Figure 1 - Location Map).

Figure 1. Location Map

CONSISTENCY WITH COMPREHENSIVE PLAN

The applicant has applied to change the Future Land Use (FLU) designation of ±9.5 acres of the overall 65.7-acre PUD property from *Rural Transition* (0-2 units/acre) to *Suburban Residential* (2-4 units/acre). The proposed amendment to the MDA and CDP is consistent with the type of land use and intensity allowed by the City of Port Orange FLU designations proposed for the property.

General infrastructure capacity for the proposed FLU amendment of the ±9.5 acres was evaluated with the FLU amendment (Case No. 16-20000001). A detailed review of water, sewer, reclaimed water, stormwater, and traffic for Phase II of the Pinnacle PUD (the PUD amendment area) was evaluated in 2008 with the original Phase II subdivision plat and plans, again in 2009, 2012, and 2014 with the Development Order extensions for the plat and plans, and in 2015 with the Development Order Modification for the plat and plans. It will also be re-evaluated when the updated subdivision plat and plans for Pinnacle Phase II are submitted.

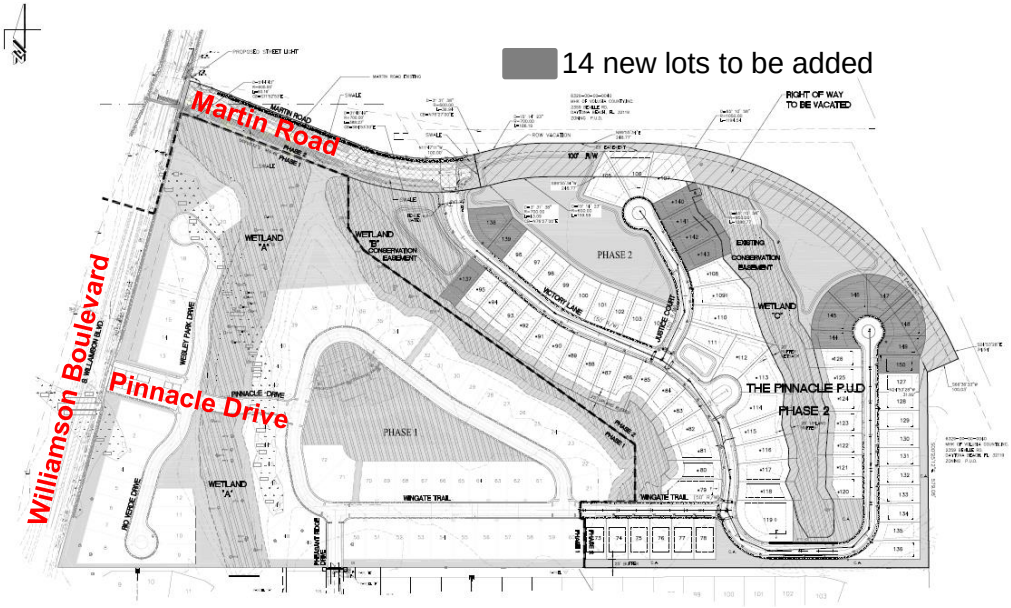
DEVELOPMENT PROPOSAL

If approved, the First Amendment to the Pinnacle PUD MDA and CDP will provide the regulatory framework for the development of Phase II of the Pinnacle PUD. The MDA is being amended to expand the boundary of the Pinnacle Subdivision and raise the maximum number of single-family homes for the entire PUD from 139 to 150. If the amendment is approved, the overall density for the subdivision will increase from 2 to 2.28 units per acre. The following discussion will focus on the significant aspects of the MDA and CDP.

General Layout

The Conceptual Development Plan (CDP) for this amendment shows the general lot layout for Phase II (Figure 2 and Exhibit B of the MDA). The proposed changes include 14 additional single-family home lots, modification of the stormwater retention areas, and construction of a stabilized emergency access roadway along the north boundary of the PUD. The general lot layout and subdivision improvements associated with this amendment will comply with the requirements of the Land Development Code (LDC) and the MDA.

Figure 2. Pinnacle PUD CDP



Roadway, Sidewalk, and Access

Roads and sidewalks within the Development will be private, constructed to City standards, and maintained by the HOA. Access to the site will be provided from Williamson Boulevard via the gated entry driveway at Pinnacle Boulevard (Phase I); and via a gated driveway in Phase II from Martin Road. As part of Phase II, the Developer is required to construct a ±860' portion of Martin Road, as shown on the CDP, to provide a second access point for the subdivision. Access to the properties to the north via Martin Road is also required. The Developer will also provide for a stabilized emergency access easement through the vacated portion of the Martin Road right-of-way, in accordance with City standards.

Traffic

An increase in the number of vehicular trips is anticipated as a result of the proposed changes to the development of this property (addition of 14 lots). Based on the ITE Trip Generation Manual, 9th Edition, the proposed development could generate an additional ±14 p.m. peak hour trips and an additional ±133 daily trips. According to the latest traffic counts for Williamson Boulevard, there is sufficient roadway capacity for the traffic that could be generated by the proposed development of the subject property. The subdivision plat and plans 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	Volume to Capacity Ratio
Williamson Blvd. (Taylor Rd. to Spruce Creek Bridge)	E	37,970	19,690	18,280	51.86%
Williamson Blvd. (Spruce Creek Bridge to Airport Rd.)	E	37,970	16,190	21,780	42.64%

Source: Volusia County 2014 Traffic Counts

Tree Preservation, Landscaping, and Wetlands

The proposed development will comply with the tree preservation, landscaping and wetland protection requirements of the LDC. This includes the preservation of 15% of the square-footage of the overall PUD for the protection of existing trees, individual lot landscape requirements, and perimeter buffers. There are three wetland areas that are protected by existing conservation easements, as depicted on the CDP. Any wetland impacts will require permitting and appropriate mitigation through the St. Johns River Water Management District.

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 and connections will be made along Wingate Trail in Phase I and from Martin Road.

Stormwater Management

Stormwater will be retained as generally depicted on the CDP. 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. As a result, a given parcel must have the same ability to store and discharge water after development as it does before development occurs. The future development of Phase II of the PUD will be required to address stormwater retention on the property in accordance with City standards.

Schools

The Volusia County School District determined that the adopted Level-of-Service (LOS) will be met and capacity exists in the schools for the estimated students to be generated by the proposed PUD amendment.

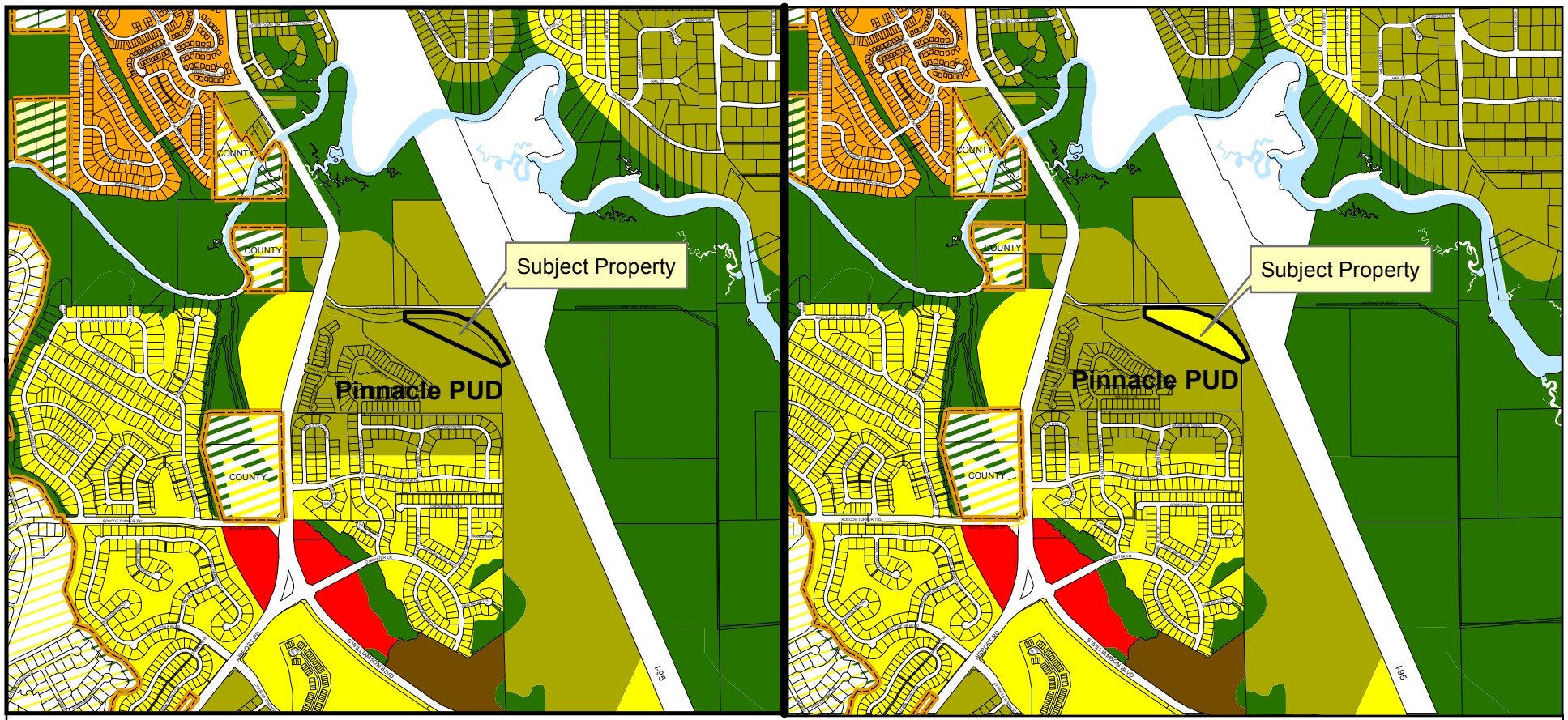
RECOMMENDATION

Staff recommends **approval** of the First Amendment to the Pinnacle PUD Master Development Agreement and Conceptual Development Plan, subject to the following:

1. Approval of the Future Land Use amendment (Case No. 16-20000001); and
2. Resubmittal of the MDA and CDP to address outstanding technical comments prior to scheduling this item for City Council review.
3. 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 – Zoning
Exhibit C – First Amendment to the Pinnacle PUD Master Development Agreement and Conceptual Development Plan (Dated June 30, 2016)



Current Future Land Use | **Proposed Future Land Use**

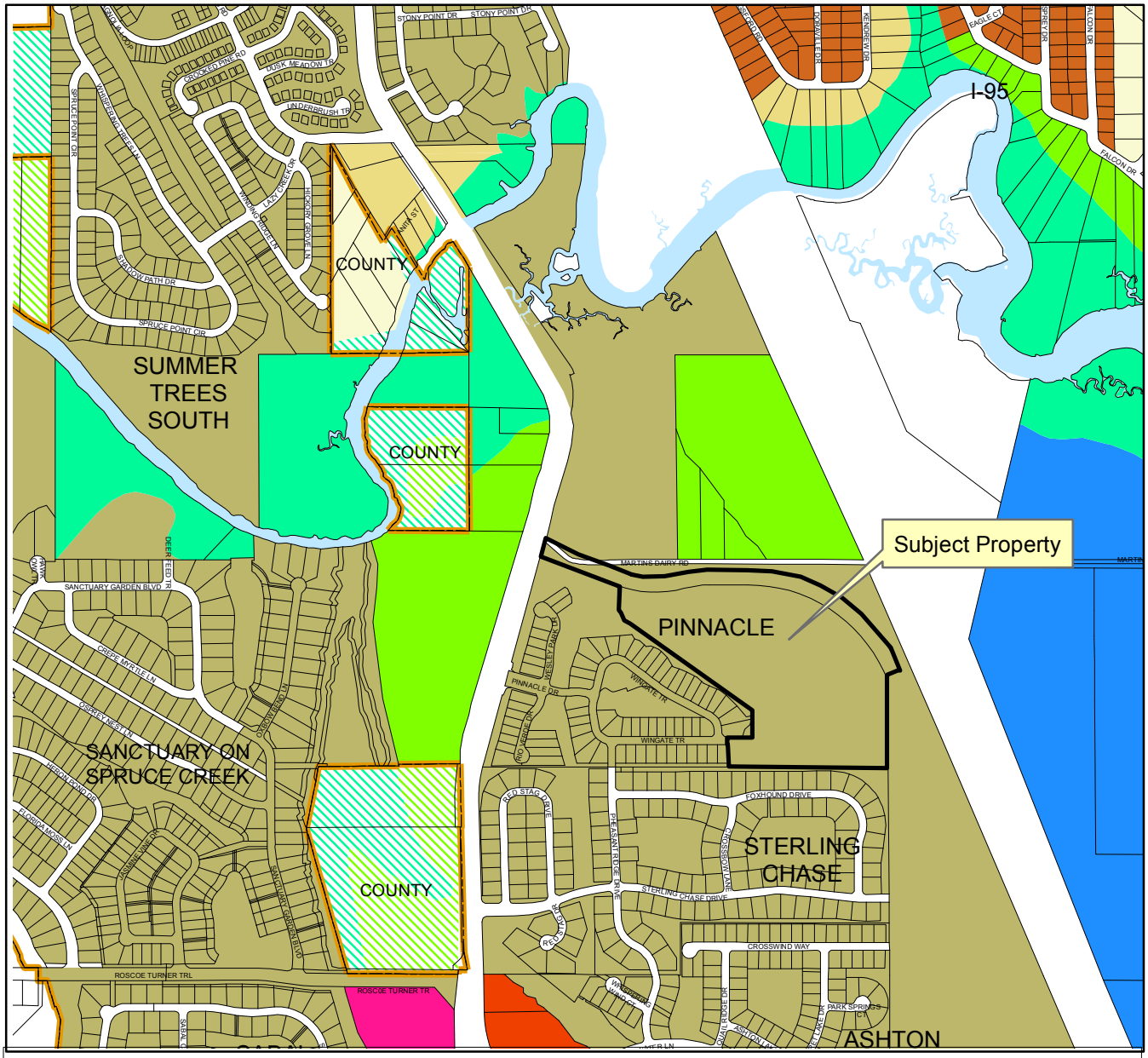
- Conservation
- Rural Transition (0-2 Units/Acre)
- Suburban Residential (2-4 Units/Acre)
- Urban Medium Density Residential (4-8 Units/Acre)
- Urban High Density Residential (8-16 Units/Acre)
- Commercial
- Volusia County Urban Low Indensity
- Volusia County Environmental Systems Corridor

Exhibit A

Current and Proposed Future Land Use

N W E S

DEPARTMENT OF COMMUNITY DEVELOPMENT



Zoning Classification

- Water Feature
- GPU Government/Public Use
- F-C Flood Plain-Conservation
- A Agriculture
- RR Rural Residential
- R-20SF Single Family Residential
- R-10SF Single Family Residential
- R-8SF Single Family Residential
- PUD Planned Unit Development
- PCD Planned Commercial Development
- CC Community Commercial
- Volusia County A-1
- Volusia County A-2
- Volusia County RC

CITY OF PORT ORANGE 1867 FLORIDA

Exhibit B - Zoning

CITY OF PORT ORANGE

DEPARTMENT OF COMMUNITY DEVELOPMENT

N W E S

Return Document to:

City Clerk
City of Port Orange
1000 City Center Circle
Port Orange, Florida 32119

FIRST AMENDMENT TO THE

THE PINNACLE PLANNED UNIT DEVELOPMENT

A RESIDENTIAL PUD

MASTER DEVELOPMENT AGREEMENT

This Agreement by and between JPSP Investments, LLC, a Florida limited liability company, having an address of 794 Sanders Road, Suite 1, Port Orange, Florida 32119, a Florida corporation (hereinafter the "Developer"); Pinnacle of Port Orange Homeowners Association, Inc., a Florida corporation, having an address of 933 Beville Road, Suite 103 L, South Daytona Beach, Florida 32119 (hereinafter the "HOA"); and the CITY OF PORT ORANGE, FLORIDA, a chartered municipal corporation, having an address of 1000 City Center Circle, Port Orange, Florida 32129, (hereinafter the "City"), hereby amends the Pinnacle Planned Unit Development, a residential PUD Master Development Agreement (hereinafter "MDA"), recorded at Official Records Book 5088, Page 3609, Public Records of Volusia County, Florida.

WITNESSETH:

WHEREAS, The Developer and the City previously entered into a Development Agreement to accommodate the development of the Pinnacle PUD in accordance with the terms and conditions set forth therein; and

WHEREAS, there are amendments to the City's comprehensive plan that impact the road network and future land use designation for a portion of the Pinnacle PUD; and

WHEREAS, the amendments to the City's comprehensive plan impact the Pinnacle PUD so that there are increases to the total area of the Pinnacle PUD and the density for 9.5 acre portion of the project; and

WHEREAS, the City amended its Land Development Code so that the amendment process identified in the original Development Agreement is no longer applicable;

WHEREAS, the Conceptual Development Plan for the Pinnacle needs to be amended to incorporate the changes resulting from the Martin Road right-of-way vacation; and

WHEREAS, the parties desire to amend the Development Agreement subject to the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the forgoing premises, the parties hereto do hereby each consent and agree as follows:

1. The recitals stated above are true and correct and are incorporated herein by reference.

2. Paragraph 1, "OWNERSHIP," is hereby amended to read as follows:

OWNERSHIP OF THE PROPERTY

This Planned Unit Development, commonly known as "THE PINNACLE", involves approximately 65.7± acres of land which is legally described on Exhibit "A" attached hereto, and shall henceforth be referred to as the "Property". The Property is under unified ownership of the Developer.

3. Paragraph 3, "DEVELOPMENT AGREEMENT AND CONCEPTUAL DEVELOPMENT PLAN" is hereby amended to read as follows:

Development of the Property shall be controlled by the terms and provisions of the original Master Development Agreement (the "Agreement"), this First Amendment to the Agreement and the revised Conceptual Development Plan, attached hereto as Exhibit "B", for the Property which generally depicts the revised planned layout of streets, lots, common areas and other planned features or improvements to the Property and demonstrates the lot coverage requirements available to lot owners within the PUD. Collectively, theAgreement, First

Amendment to the Master Development Agreement and the Conceptual Development Plan for the Property may be referred to as the "Plan". In the event of a conflict between the terms and provisions of the amended Master Development Agreement and the graphic illustrations of the Conceptual Development Plan, the amended Master Development Agreement shall control. If the amended Master Development Agreement is silent regarding a particular subject or requirement, such silence shall not be construed as a conflict with the Conceptual Development Plan. Except as otherwise provided in this amended Agreement, in the event of a conflict between the terms and provisions of the Plan and the City's ordinances, the requirements of the Plan shall control. If the Plan fails to address a particular subject or requirements, the requirements of the applicable City ordinance(s) in effect at the time of development plan approval shall control. The parties acknowledge that compliance with the City's Land Development Code may necessitate modification of the Conceptual Development Plan. In the event modification to comply with the LDC is required, and the modifications to the Conceptual Development Plan are not in conflict with the textual provisions of this Agreement and any City ordinances not superseded by this Agreement, the modifications shall be deemed "minor" and may be approved without formal amendment of this Agreement. Minor modifications shall require the City Administrative Official's written approval. If the Developer is not satisfied with the suggested resolution of any problem or the decision by the City Administrative Official categorizing the modification as minor or major, the Developer may appeal the decision to the Planning Commission. Appeals from the Planning Commission may be made to the City Council.

4. Paragraph 4D, “Number of Units/Density,” is hereby amended to read as follows:

D. Number of Units/Density

The total number of residential units in the development shall not exceed one hundred and fifty (150) dwelling units or a gross project density of 2.28 dwelling units per acre.

5. Paragraph 4G, “Minimum Building Setbacks,” is hereby amended to read as follows:

G. Minimum Building Setbacks

1. Single Family Detached Patio Homes

a.	Front	25 feet
b.	Rear	20 feet
	Rear (*adjoining wetland)*	45 feet (Lot 9-12, 19-36, 39-48, 79-95, 108-126, 137, 140-144)
c.	Side	7.5 feet
d.	Corner Side	20 feet

2. Pools and/or screen enclosures shall be permitted as follows:

a. Lots abutting wetlands (Lots 9-12, 19-36, 39-49, 79-95, 108-126, 140-144)

1. Enclosure	0 feet from upland buffer line
2. Pool	3 feet from upland buffer line

b. Lots abutting required yard of any other Lot (Lots 111-112)

1. Enclosure	5 feet from upland buffer line
2. Pool	8 feet from upland buffer line

c. All other lots:

1. Enclosure/Pool:	5 feet from rear lot lines

6. Paragraph 9, "SANITARY WASTE, STORMWATER, POTABLE WATER, AND RECLAIMED WATER," is hereby amended to read as follows:

9. SANITARY WASTE, STORMWATER, POTABLE WATER, AND RECLAIMED WATER

The City will supply water, sewer, and reclaimed water to the project. It is anticipated that the developer will extend water, sewer, and reclaimed water lines to serve

the PUD property in the development authorized herein. The City has the right to interrupt reclaimed service due to maintenance of the system and to ensure sufficient capacity and flow to all customers. Stormwater shall be retained as generally depicted on the Conceptual Development Plan. The Developer shall comply with the City's Land Development Code and the rules and regulations of the St. Johns River Water Management District concerning stormwater drainage.

7. Paragraph 10, "ROADS, SIDEWALKS," is hereby amended to read as follows:

10. ROADS, SIDEWALKS

Roads and sidewalks within the Development shall be private and shall be constructed to City standards and maintained by the HOA. Access to the site shall be provided via a gated entry driveway "Pinnacle Boulevard", located in Phase 1 with access to Williamson Boulevard; and via a gated driveway in Phase II connecting the future "Martin Road" which will extend from Airport Road adjacent to the Northern boundary of the Property as shown on the Conceptual Development Plan. As part of Phase II or any sub-phase thereof, the Developer shall provide for an emergency access easement through the vacated Martin Road right of way as illustrated by the Conceptual Development Plan, in accordance with City standards. Access for the adjoining property owners north of the Property shall be maintained before, during and after construction of each phase of the Pinnacle PUD subdivision. The Developer shall grant a driveway and access easement across common areas of the subdivision to allow connection to Martin Road, subject to the rights of any easement holders of record. Developer shall install either a minimum four (4') foot wide sidewalk on both sides of the roadways within the development or an eight (8') foot wide sidewalk/bike path on one side of the roadway. The roads, sidewalks and other improvements located in the easements and drives shall be maintained by the HOA. Developer shall install a single, eight (8') foot wide bikepath within the right-of-way of Airport Road where the PUD Property abuts Airport Road, as part of Phase I. All roads, bike paths and sidewalks will

be built to City standards. The Developer will be responsible for providing improvements to Airport Road as needed to meet concurrency requirements.

8. Paragraph 16, "EXPIRATION," is hereby amended to read as follows:

16. EXPIRATION

Development of the second phase of the Pinnacle PUD shall commence within two (2) years from the date of execution of this Agreement and completed within ten (10) years from the date of execution. Failure to comply with the schedule set out above shall cause this Agreement to lapse unless the schedule is modified by mutual agreement of the Development, Developer and the City. Development shall be defined by the LDC.

9. Paragraph 18, 'AMENDMENTS," is hereby amended to read as follows:

18. AMENDMENTS

Amendments to this Agreement and Conceptual Development Plan shall comply with the requirements established in Chapter 3, Article 1 and Chapter 17, Section 17 of the City of Port Orange Land Development Code and shall not be effective unless in writing and signed on behalf of the City and all record title property owners of the for which the amendment is to be applied.

10. This First Amendment shall be effective upon recording in the public records of Volusia County, Florida.

11. All the provisions of the Original MDA shall remain in full force and effect and shall be supplemented for the matters specifically amended herein by this First Amendment. The Original MDA shall survive the execution of this First Amendment.

(REMAINDER OF PAGE LEFT INTENTIONALLY BLANK)

IN WITNESS WHEREOF, the parties hereto attached their hands and seals this _____ day of _____ , 2016.

Signed, sealed and delivered
in the presence of

_____
Witness 1 Signature

_____
Print Name of Witness 1

_____
Witness 2 Signature

_____
Print Name of Witness 2

THE CITY OF PORT ORANGE, FLORIDA
a Florida municipal corporation

_____
By: Allen Green, Mayor

Attest:

_____
By: Robin Fenwick, City Clerk

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this _____ day of __, 20__, 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, State of Florida at Large
Printed name, commission and expiration of commission term

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this _____ day of __, 20__, by Robin Fenwick, 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, State of Florida at Large
Printed name, commission and expiration of commission term

JPSP Investments, LLC,
a Florida limited liability company

_____
Witness 1 Signature

By: _____
James Paytas, Managing Member

_____
Print Name of Witness 1

_____
Witness 2 Signature

_____
Print Name of Witness 2

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this _____ day of __, 2016, by _____, as _____ of JPSP, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced as identification and did not take an oath.

_____
Notary Public, State of Florida at Large
Printed name, commission and expiration of commission term

Pinnacle of Port Orange
Home Owners' Association, Inc.,
a Florida corporation

_____
Witness 1 Signature

By: _____
By: James Paytas, President

_____
Print Name of Witness 1

_____
Witness 2 Signature

_____
Print Name of Witness 2

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this _____ day of __, 2016, by _____, as _____ of Pinnacle of Port Orange Home Owners' Association, Inc., a Florida corporation, on behalf of the corporation. He/She is personally known to me or has produced as identification and did not take an oath.

_____
Notary Public, State of Florida at Large
Printed name, commission and expiration of commission term

EXHIBIT "A"

LEGAL DESCRIPTION

INTENTIONALLY LEFT BLANK

EXHIBIT "B"

CONCEPTUAL DEVELOPMENT PLAN

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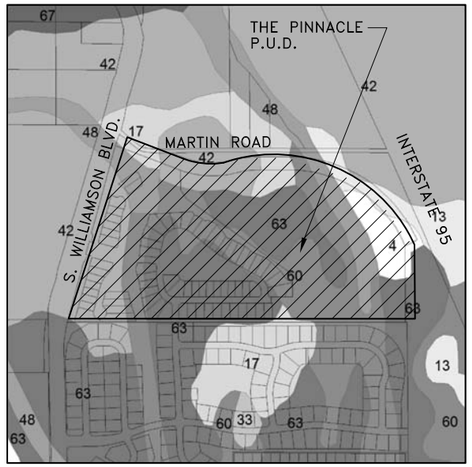
THE PINNACLE
C.D.P.
A PLANNED RESIDENTIAL COMMUNITY
CITY OF PORT ORANGE VOLUSIA COUNTY, FLORIDA

SCALE : 1" = 1000'

VICINITY MAP
SCALE: 1"=2000'

ZONING LEGEND:

A	AGRICULTURE
PUD	PLANNED UNIT DEVELOPMENT

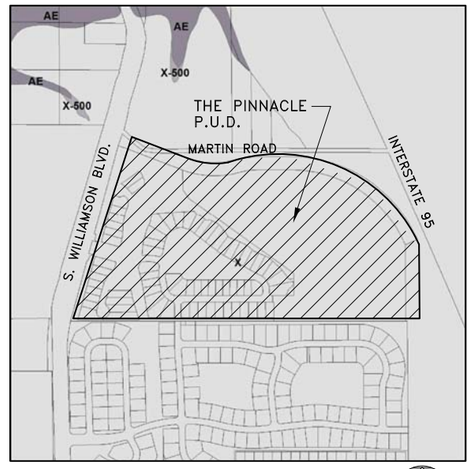


SCALE : 1" = 500'

SOILS MAP
SCALE: 1"=500'

LEGEND:

KEY	SOIL NAME	HYDROLOGIC GROUP
4	ASTATULA FINE SAND	A
13	CASSIA FINE SAND	B/C
17	DAYTONA SAND	B
42	PAOLA FINE SAND	A
48	PLACID FINE SAND	A/D
60	SMYRNA FINE SAND	A/D
63	TAVARES FINE SAND	A



LEGEND

FLOOD ZONE AE
(BASE FLOOD ELEVATIONS DETERMINED)

FLOOD ZONE X
(AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN)

FLOOD ZONE MAP
SCALE: 1"=600'

SCALE : 1" = 500'

LEGAL DESCRIPTION:

ALL OF PINNACLE PHASE I, MAP BOOK 51, PAGES 40–44, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH A PORTION OF MARTIN ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 5379, PAGE 15, SAID PUBLIC RECORDS AND TOGETHER WITH A PORTION OF SECTION 29, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF STERLING CHASE P.U.D., PHASE II PLAT BOOK 44, PAGES 120–122, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE RUN N89°59'32"W ALONG THE NORTH BOUNDARY OF SAID STERLING CHASE P.U.D., PHASE II, AND ALONG THE NORTH BOUNDARY OF STERLING CHASE P.U.D., PHASE I, AS RECORDED IN PLAT BOOK 44, PAGES 87 & 88, SAID PUBLIC RECORDS, 2584.03 FEET TO THE NORTHWEST CORNER OF SAID STERLING CHASE P.U.D., PHASE 1 AND THE EASTERLY RIGHT OF WAY LINE OF AIRPORT ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 3717, PAGE 2483, SAID PUBLIC RECORDS, AND THE BEGINNING OF A NON TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 02°05'30", AND A CHORD BEARING OF N14°12'00"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, 36.51 FEET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE N15°14'45"E, 1357.03 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE WITH THE SOUTHERLY RIGHT OF WAY LINE OF A DEDICATED PUBLIC RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5379, PAGE 15, SAID PUBLIC RECORDS, SAID SOUTHERLY RIGHT OF WAY LINE BEING ALSO THE NORTHERLY BOUNDARY LINE OF SAID PINNACLE PHASE I AND THE BEGINNING OF A NON TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 05°44'43" AND A CHORD BEARING OF S71°23'53"E; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 60.16 FEET; THENCE S69°00'32"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 469.48 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 32°46'39"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, 400.45 FEET; THENCE N11°47'11"W, 100.00 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 03°31'38" AND A CHORD BEARING OF N76°27'00"E, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, 36.94 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 15°14'23"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, 186.19 FEET: THENCE N89°55'35"E, 248.77 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1050.00 FEET AND A CENTRAL ANGLE OF 65°10'58"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 1194.54 FEET; THENCE S24°53'28"E, 34.54 FEET; THENCE S66°36'33"W, 100.03 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 16 SOUTH, RANGE 33 EAST; THENCE ALONG SAID EAST LINE S00°25'12"E, 579.06 FEET TO THE POINT OF BEGINNING. CONTAINING 65.762 ACRES, MORE OR LESS.

GENERAL NOTES

1.) TOTAL AREA OF THE PINNACLE P.U.D. IS 65.7 ACRES.

2.) NO PRINCIPAL BUILDING SHALL BE LOCATED CLOSER THAN TWENTY–FIVE (25) FEET TO THE BOUNDARY OF THE P.U.D.

3.) THE TOTAL NUMBER OF UNITS WITHIN THIS P.U.D. IS 150 UNITS. DENSITY = 2.28 UNITS/ACRE

4.) MINIMUM LOT SIZE:
SINGLE FAMILY DETACHED = 5000 S.F.

5.) AVERAGE LOT SIZE:
SINGLE FAMILY DETACHED = 55' X 120' (6,600 S.F.)

6.) MAXIMUM BUILDING HEIGHT IS 35 FEET.

7.) FLOOD ZONE: THE SITE IS CURRENTLY CLASSIFIED BY FEMA AS "FLOOD ZONE X" (AREA OUTSIDE OF 500 YEAR FLOODPLAIN). PANEL # 12013 0509 H. (MAP REVISED FEBRUARY 19, 2014)

8.) COMPLIANCE WITH THE ENVIRONMENTAL PRESERVATION CODE MAY NECESSITATE THE MODIFICATION OF THIS CONCEPTUAL DEVELOPMENT PLAN.

9.) ZONING: PLANNED UNIT DEVELOPMENT (PUD)

10.) OPEN SPACE AREA = 41.72 AC. (63%)
(CONSISTING OF COMMON OPEN SPACE (13.61 AC.), LOT OPEN SPACE (8.26 AC.), ROW GREEN AREA (4.15 AC.), AND OTHER OPEN SPACE (15.7).

11.) WETLAND IMPACTS ARE TO BE MITIGATED BY COMBINATION OF ON–SITE WETLAND CONSERVATION, ON–SITE UPLAND CONSERVATION.

12.) TAX PARCEL NUMBER: 6329–00–00–0040 (PART)

13.) COMPLIANCE WITH THE LAND DEVELOPMENT CODE MAY NECESSITATE MODIFICATION OF THE CONCEPTUAL PLAN.

DEVELOPMENT TEAM

1.) DEVELOPER/OWNER: JPSP INVESTMENTS, LLC
3008 S. PENINSULA DR.
DAYTONA BEACH SHORES, FL.32118
(386) 756–0439
(386) 761–8658 (FAX)
CONTACT: JIM PAYTAS

2.) ENGINEER/ ENVIRONMENTAL/ LANDSCAPE ARCHITECT: ZEV COHEN & ASSOCIATES, INC
300 INTERCHANGE BLVD.
ORMOND BEACH, FL 32174
(386) 677–2482
(386) 677–2505 (FAX)
CONTACT: RANDY HUDAK, P.E.
DANNY YOUNG

3.) SURVEYOR: SLIGER & ASSOCIATES, INC.
3921 S. NOVA ROAD
PORT ORANGE, FL 32127
(386) 761–5385
CONTACT: JOE ZAPERT, PLS

4.) GEOTECHNICAL: UNIVERSAL ENGINEERING SCIENCES
SOUTH DAYTONA, FL 32119
911 BEVILLE ROAD
(386) 756–1105
CONTACT: BRIAN POHL, P.E.

SHEET INDEX:

1. COVER SHEET
2. C.D.P. OPEN SPACE EXHIBIT
3. C.D.P. CONCEPTUAL DEV. PLAN

REVISED PER CITY COMMENTS DATED 06/28/16

THE PINNACLE
C.D.P.
COVER SHEET

CITY OF PORT ORANGE VOLUSIA COUNTY, FLORIDA

ZEV COHEN & ASSOCIATES, INC
300 Interchange Blvd Ste. C, Ormond Beach, Florida, 32174
(386) 677-2482 FAX 677-2505
ENGINEERS · PLANNERS · LANDSCAPE ARCHITECTS
(EB 4516) (LC 66)

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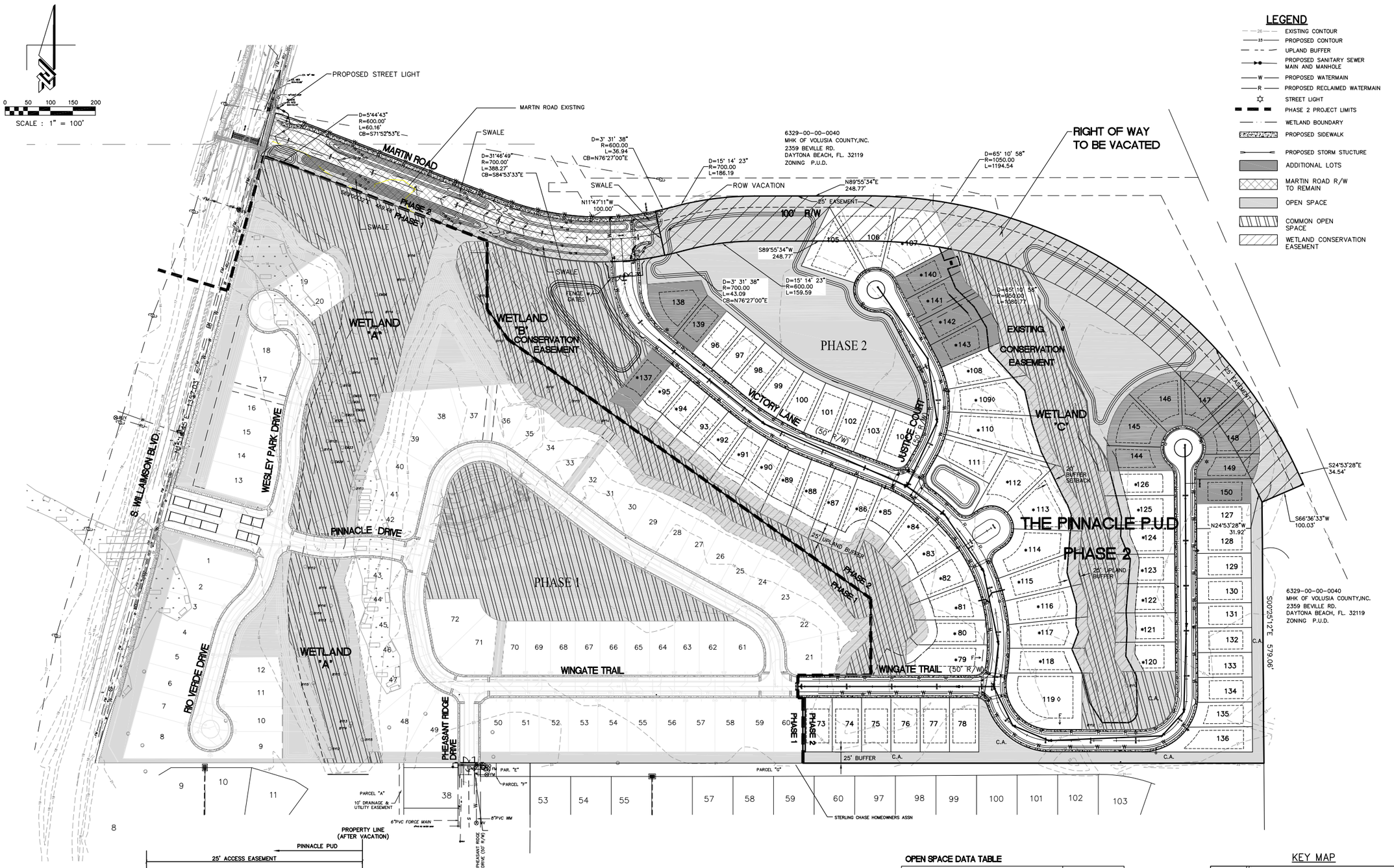
SEAL
NOT VALID WITHOUT EMBOSSED SEAL

PROJECT NO:	01051/CPD	DATE PREPARED:	5–18–16
DESIGNED BY:	RMH	DRAFTED BY:	TNL
CHECKED BY:	RMH	SCALE:	AS NOTED
SHEET:	C1 OF 3	010510COV	

15–2
FILE LOCATION

Exhibit C



STABILIZED EMERGENCY ACCESS SECTION

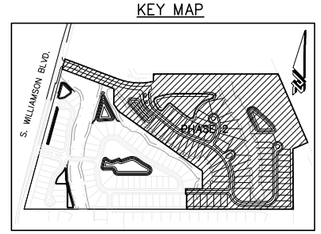
N.T.S.

OPEN SPACE DATA TABLE

USE	AREA
REQUIRED OPEN SPACE (60%)	39.42 ACRES
PROVIDED OPEN SPACE (63%)	41.72 ACRES
REQUIRED COMMON OPEN SPACE (20%)	13.14 ACRES
PROVIDED COMMON OPEN SPACE (20%)	13.61 ACRES

*NOTE OPEN SPACE HAS BEEN COORDINATED WITH WETLANDS (SEE SHEET C3)

KEY MAP



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- UPLAND BUFFER
- PROPOSED SANITARY SEWER MAIN AND MANHOLE
- PROPOSED WATERMAIN
- PROPOSED RECLAIMED WATERMAIN
- STREET LIGHT
- PHASE 2 PROJECT LIMITS
- WETLAND BOUNDARY
- PROPOSED SIDEWALK
- PROPOSED STORM STUCTURE
- ADDITIONAL LOTS
- MARTIN ROAD R/W TO REMAIN
- OPEN SPACE
- COMMON OPEN SPACE
- WETLAND CONSERVATION EASEMENT

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SURVEYORS • PLANNERS • TRANSPORTATION • ENVIRONMENTAL
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EDGEWATER
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(386) 677-2482 FAX (386) 677-2505

NO.	DATE	REVISIONS	BY
1.	11/29/05	REVISED PER CITY COMMENTS DATED 10/5/05	MG/DH
2.	12/29/05	REVISED PER CITY COMMENTS DATED 11/28/05	MG/DH
3.	4/28/06	REVISED PER CITY COMMENTS DATED 3/7/2006	MG/DH
4.	5/19/15	REVISED PER SJRWMD COMMENTS DATED 5/4/15	MLS
5.	6/25/15	REVISED PER CITY OF PORT ORANGE COMMENTS DATED 6/25/15	JES
6.	7/15/16	REVISED PER CITY OF PORT ORANGE COMMENTS	CJB

THE PINNACLE
C.D.P.
OPEN SPACE

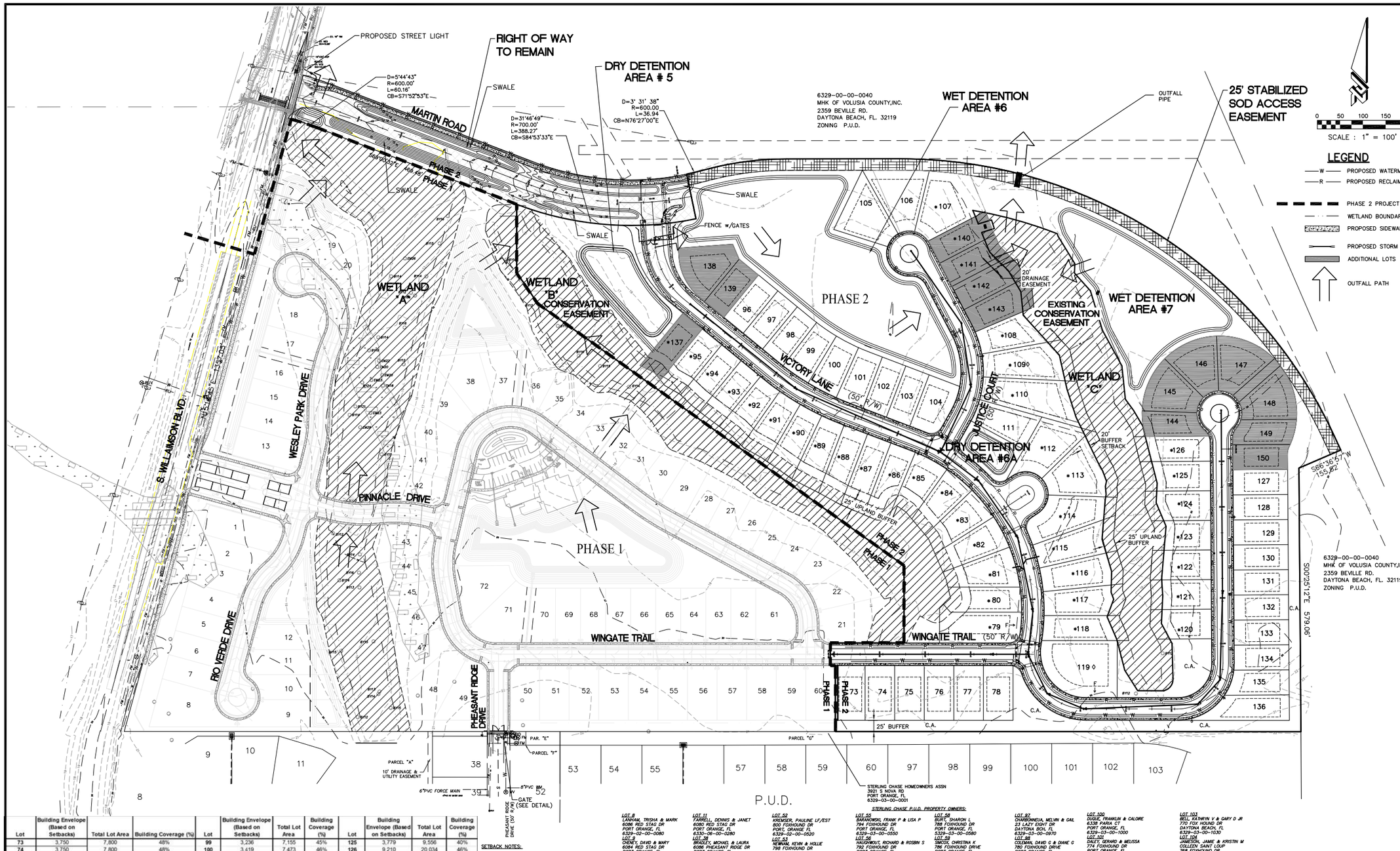
CITY OF PORT ORANGE
VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 01051
ISSUE DATE: 08-18-2005
DESIGNED BY: RMH
DRAFTED BY: TNL
CHECKED BY: RMH
DRAWING FILE: 01051PH2CDP.DWG
XREFS: 01051BAS_for exhibit.DWG
XREFS:

NOT VALID WITHOUT SEAL
RANDY M. HUDAK, P.E. NO. 65053

SCALE: 1"=100'
SHEET: C2 OF 3

Exhibit C



Lot	Building Envelope (Based on Setbacks)	Total Lot Area	Building Coverage (%)	Lot	Building Envelope (Based on Setbacks)	Total Lot Area	Building Coverage (%)	Lot	Building Envelope (Based on Setbacks)	Total Lot Area	Building Coverage (%)
73	3,750	7,800	48%	99	3,236	7,155	45%	125	3,779	9,556	40%
74	3,750	7,800	48%	100	3,419	7,473	46%	126	9,210	20,034	46%
75	3,750	7,800	48%	101	3,366	7,180	47%	127	3,273	7,713	42%
76	3,750	7,800	48%	102	3,000	6,600	45%	128	3,000	6,600	45%
77	3,750	7,800	48%	103	3,000	6,600	45%	129	3,000	6,600	45%
78	3,750	7,800	48%	104	3,984	8,496	47%	130	3,000	6,600	45%
79	4,954	12,136	41%	105	5,578	10,725	52%	131	3,000	6,600	45%
80	3,454	8,815	39%	106	7,240	13,492	54%	132	3,000	6,600	45%
81	4,373	9,759	45%	107	5,685	14,233	41%	133	3,000	6,600	45%
82	3,944	9,211	43%	108	3,913	10,428	38%	134	3,000	6,600	45%
83	3,574	8,824	41%	109	6,649	14,078	47%	135	3,275	7,093	46%
84	3,107	8,142	38%	110	8,446	17,535	48%	136	4,564	9,587	48%
85	2,863	8,467	34%	111	4,339	8,858	49%	137	2,899	7,959	36%
86	3,102	9,261	33%	112	5,974	11,598	52%	138	4,382	10,607	41%
87	3,869	9,172	42%	113	6,354	15,438	41%	139	3,000	6,600	45%
88	3,660	8,907	41%	114	6,241	13,111	48%	140	2,720	7,666	35%
89	3,722	9,246	40%	115	5,041	11,434	44%	141	2,603	7,544	35%
90	3,407	8,846	39%	116	5,070	11,253	45%	142	3,177	8,246	39%
91	3,249	8,611	38%	117	4,616	10,642	43%	143	3,523	9,092	39%
92	3,068	8,370	37%	118	4,156	9,778	43%	144	3,020	6,868	44%
93	2,921	7,868	37%	119	10,178	18,855	54%	145	5,181	9,899	52%
94	2,950	7,902	37%	120	2,959	8,526	35%	146	5,182	9,871	52%
95	3,005	7,994	38%	121	3,102	8,602	36%	147	5,545	10,496	53%
96	3,000	6,600	45%	122	3,038	8,511	36%	148	5,225	9,932	53%
97	3,000	6,600	45%	123	2,753	8,195	34%	149	3,263	7,086	46%
98	3,081	6,761	46%	124	3,443	9,120	38%	150	3,012	6,665	45%

SETBACK NOTES:

1. REAR YARD POOL AND ENCLOSURE SETBACKS ARE AS FOLLOWS:
   - LOTS 73-78; 96-100; 104-105; 127-136; SWIMMING POOLS AND SCREENED POOL ENCLOSURES – 5' FROM REAR PROPERTY LINE;
   - LOTS 79-95; 106-126; SCREENED POOL ENCLOSURE – 0' FROM UPLAND BUFFER; SWIMMING POOL – 3' FROM UPLAND BUFFER
   - LOTS 101-103; 111; SCREENED POOL ENCLOSURE – 5' FROM SIDE/REAR PROPERTY LINES, SWIMMING POOL – 8' FROM SIDE/REAR PROPERTY LINES.
2. SIDE YARD ACCESSORY STRUCTURES SHALL BE STAGGERED (OFFSET) BETWEEN TWO ADJACENT LOTS A MINIMUM OF 10' MEASURED PARALLEL WITH THE COMMON LOT LINE.
3. A 45 FOOT REAR YARD SETBACK IS REQUIRED FOR LOTS ABUTTING WETLANDS. THIS SETBACK IS COMPRISED OF A 25' UPLAND BUFFER PLUS A 20' SETBACK FROM THE UPLAND BUFFER. APPLICABLE LOTS ARE INDICATED WITH AN ASTERISK (*).

LOT 8 LANHAM, TRISHA & MARK 6086 RED STAG DR PORT ORANGE, FL 6329-02-00-0080

LOT 9 DEUCE, DAND & MARY 6084 RED STAG DR PORT ORANGE, FL 6329-02-00-0090

LOT 10 MONDEN, JIN KYU & SUK-EN FRITH 6082 RED STAG DR PORT ORANGE, FL 6329-02-00-0100

LOT 11 FARRELL, DENNIS & JANET 6080 RED STAG DR PORT ORANGE, FL 6329-02-00-0280

LOT 36 HUGHES, MICHAEL & LAURA 6086 PHEASANT RIDGE DR PORT ORANGE, FL 6329-02-00-0380

LOT 37 KHALILKHLAN, JOHN & ANGELA 6088 PHEASANT RIDGE DRIVE PORT ORANGE, FL 6329-02-00-0390

LOT 52 KRENSER, PAULINE LF/EST 800 FOXHOUND DR PORT ORANGE, FL 6329-02-00-0520

LOT 53 NEWMAN, KEVIN & HOLLIE 798 FOXHOUND DR PORT ORANGE, FL 6329-03-00-0530

LOT 54 WATTS, JOSHUA M & LINDSEY M 796 FOXHOUND DRIVE PORT ORANGE, FL 6329-03-00-0540

LOT 55 BARANOWSKI, FRANK P & LISA P 794 FOXHOUND DR PORT ORANGE, FL 6329-03-00-0550

LOT 56 HAUGHBOUT, DONALD & ROSBIN S 792 FOXHOUND DR PORT ORANGE, FL 6329-03-00-0560

LOT 57 BOYNTON, ROBERT A & BONNIE 790 FOX HOUND DR PORT ORANGE, FL 6329-03-00-0570

LOT 58 BURT, SHARON L 788 FOXHOUND DR PORT ORANGE, FL 6329-03-00-0580

LOT 59 SPENCE, CHRISTINA K 786 FOXHOUND DRIVE PORT ORANGE, FL 6329-03-00-0590

LOT 60 MCGREGOR, JAMES C & BEVERLY J 784 FOXHOUND DR PORT ORANGE, FL 6329-03-00-0600

LOT 97 CHARBONNEAU, MELVIN & GAIL 23 VISTA EIGHT DR DAYTONA BCH, FL 6329-03-00-0970

LOT 98 CLEVELAND, DAVID C & DIANE G 780 FOXHOUND DRIVE PORT ORANGE, FL 6329-03-00-0980

LOT 99 MURRY, DEBORAH A 778 FOXHOUND DR PORT ORANGE, FL 6329-03-00-0990

LOT 100 DUGUE, FRANKLIN & CALORE 6338 PARA CT PORT ORANGE, FL 6329-03-00-1000

LOT 101 DALEY, GERARD & MELISSA 774 FOXHOUND DR PORT ORANGE, FL 6329-03-00-1010

LOT 102 STOYKA, JAMES T & DIANE K 772 FOXHOUND DR PORT ORANGE, FL 6329-03-00-1020

LOT 103 BELL, KATHRYN V & GARY D JR 770 FOX HOUND DR DAYTONA BEACH, FL 6329-03-00-1030

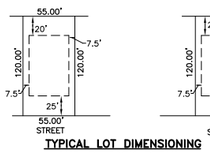
LOT 104 JAMESON, JAMIE & KRISTIN M COLLEEN SAINT LOUP 768 FOXHOUND DR PORT ORANGE, FL 6329-03-00-1040

LOT 105 LAFFERTY, KAREN J 766 FOXHOUND DR PORT ORANGE, FL 6329-03-00-1050

STERLING CHASE P.U.D. PROPERTY OWNERS:

MINIMUM BUILDING SETBACKS:

FRONT:	25'
REAR:	20'
LOTS ADJOINING WETLANDS	45'
SIDE:	7.5'
SIDE CORNER:	20'
MAXIMUM BUILDING COVERAGE:	60%
MINIMUM OPEN SPACE:	30% OF LOT



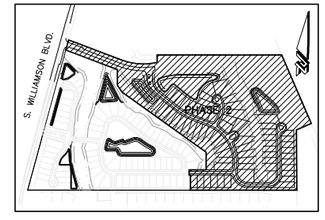
TYPICAL LOT DIMENSIONING AND SETBACK DETAIL
N.T.S.

NOTE:
SEE NOTE #1 REGARDING THE ADDITIONAL LOT RESTRICTIONS ON LOTS 11 AND 120.

NOTES:

1. THE MAXIMUM BUILDING COVERAGE PER LOT IS NOT TO EXCEED 60% OF THE TOTAL LOT AREA. THE BUILDER WHO DESIGNS THE BUILDING SIZE IS TO ENSURE THAT THIS LOT COVERAGE DOES NOT EXCEED 60% ( )
2. CORNER LOTS ARE REQUIRED TO BE 15% WIDER THAN THE MINIMUM WIDTH FOR NON-CORNER LOTS. EACH BUILDING SHALL BE POSITIONED SO THAT THE "FRONT" MAINTAINS THE ABOVE MENTIONED STANDARD.
3. C.A. (COMMON AREA) AS REQUIRED IN MDA SECTION 14.
4. CUL-DE-SACS TO BE CONSTRUCTED TO SAME STANDARDS AS PHASE I, WHICH HAS BEEN PREVIOUSLY APPROVED BY THE CITY AND CONSTRUCTED.
5. PINNACLE PUD PHASED 2 HAS AN EXISTING STORMWATER PERMIT, NO. 40-127-89089-4, DATED AUGUST 3, 2015; COMPLIANCE TO ALL CONDITIONS MUST BE MET.
6. EMERGENCY ACCESS ROAD MUST BE A MINIMUM 20FEET WIDE FOR FIRE TRUCK AND MINIMUM 13.5 FEET VERTICAL CLEARANCE PER NFPA 1, CHAPTER 18 SECTION 18.2.3.4.1.1 AND 18.2.3.4.1.2.

KEY MAP



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NO.	DATE	REVISIONS	BY
1.	7/27/15	REVISED PER CITY COMMENTS DATED 7/9/15	RMH
2.	12/28/15	REVISED PER CITY COMMENTS DATED 12/7/15	RMH
3.	5/19/15	REVISED PER SJRWMD COMMENTS DATED 5/4/15	MLB
4.	6/23/16	REVISED PER CITY OF PORT ORANGE COMMENTS DATED 6/20/16	JES

THE PINNACLE
C.D.P.
CONCEPTUAL DEV. PLAN

CITY OF PORT ORANGE — VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 01051
ISSUE DATE: 08-18-2005
DESIGNED BY: RMH
DRAFTED BY: TNL
CHECKED BY: RMH
DRAWING FILE: 01051PH2CDP.DWG
XREFS: 01051BAS_for exhibit.DWG
XREFS:

NOT VALID WITHOUT SEAL
RANDY M. HUDAK, P.E. NO. 65053

SCALE: 1"=100'
SHEET: C3 OF 3

STAFF REPORT
CASE NO. 16-25000003
LDC Amendment/Chapters 2, 17, and 18 – Craft Food and Beverage Producer, Brewery, and Microbrewery

REQUEST:	To amend Chapter 2 of the Land Development Code (LDC) to add definitions for craft food and beverage producer, microbrewery, and brewery; amend Chapter 17 of the LDC to add craft food and beverage producer and microbrewery as a permitted use with special development requirements in the Community Commercial, Highway Commercial, Interchange Commercial Development, Ridgewood Development, Planned Community-Riverwalk, and Mixed-Use Center (MXC) zoning districts; to add brewery as permitted use with special development requirements in the Commercial Industrial and Light Industrial zoning districts; and amend Chapter 18 of the LDC to add special development requirements for these permitted uses (Exhibit B).
APPLICANT:	City of Port Orange
STAFF RECOMMENDATION:	**Approval**
STAFF CONTACT:	Penelope Cruz, Principal Planner (386) 506-5671
PLANNING COMMISSION DATE:	August 25, 2016

INTRODUCTION

The Land Development Code (LDC) has not been comprehensively updated since the early 1990's. Staff has been updating the Code in phases over the past several years. Prior amendments included updates to sign regulations, erosion control, updates to Building Code references, county-wide Traffic Impact Analysis standards, school concurrency, Construction Standards modifications, site plan and subdivision regulations, removal of select uses from the Ridgewood Corridor zoning district, zero lot line homes in the R-2D zoning district, and others.

A growing trend throughout the United States has been the establishment of locally owned microbreweries and craft food and beverage producers (rum, wine, coffee, ice cream, etc.). These businesses are manufacturing small batches of alcoholic beverages and food and typically contain a commercial tap room or tasting room that function similar a bar or restaurant where patrons come and drink or eat what was created at the facility. The microbrewery and craft food and beverage producers are unique uses that combine two primary uses (manufacturing and commercial). The combination of these uses is unique because they are typically allowed in different zoning districts, with one component being industrial and the other component being commercial (Exhibit A).

DISCUSSION:

Currently, the Land Development Code (LDC) permits traditional manufacturing uses that manufacture alcoholic beverages or food for sale to distributors for off-site sales as a permitted use within the Commercial Industrial (CI) and Light Industrial (LI) zoning districts. However, the LDC does not clearly permit these manufacturing uses to also have a tasting room/bar, restaurant, or retail sales area.

A recent trend across the country, is to establish zoning requirements to allow microbreweries, breweries and craft food and beverage producers to have an area where customers can sample or buy the locally produced beverages/products and also purchase retail items associated with the business.

In Port Orange, Tomoka Brewing Company is classified as a restaurant because their sale of food exceeds 50% of all sales and is therefore allowed in commercial zoning districts. However, microbreweries (without food sales) such as Daytona Beach Brewing Company and New Smyrna Beach Brewing Company would only be allowed in Port Orange in industrial areas.

Microbreweries and craft food and beverage producers have been sought after in recent years by local municipalities trying to use these uses as a catalyst to revitalize underutilized areas. There are examples throughout Florida of successful microbreweries and craft food and beverage producers that have assisted in redeveloping areas by attracting other complementary users such as local specialty restaurants, farmer markets, retail stores, etc. to the surrounding areas and add to the local flavor.

The proposed amendments to the LDC would create new definitions for craft food and beverage producer, microbrewery, and brewery, identify which zoning districts these uses are permitted, and create special development requirements to ensure these uses are compatible with the surrounding area.

PROPOSED AMENDMENTS

The proposed LDC Amendments include (see Exhibit B):

1. Defining *Craft food and beverage producer*, *Brewery*, and *Microbrewery*;
2. Adding *Craft food and beverage producer* and *Microbrewery* as a permitted use with special development requirements in the Community Commercial (CC), Highway Commercial (HC), Interchange Commercial Development (ICD), Ridgewood Development (RD), Planned Community-Riverwalk (PC-R), and Mixed-Use Center (MXC) zoning districts;
3. Adding *Brewery* as a permitted use with special development requirements in the Commercial Industrial (CI) and Light Industrial (LI) zoning districts;
4. Adding Brewery as a permitted use with special development requirements in the Community Commercial (CC), Highway Commercial (HC), Interchange Commercial Development (ICD), Ridgewood Development (RD), Planned Community-Riverwalk (PC-R), and Mixed-Use Center (MXC) zoning districts if the development site is a minimum of two (2) acres in size; and
5. Adding special development requirements for *Craft food and beverage producer*, *Brewery*, and *Microbrewery*

Proposed Definitions (Chapter 2):

Craft food and beverage producer. An establishment, not exceeding 20,000 square feet in gross floor area, that engages in onsite commercial production of beverage and or food products to a final form employing batch-processing or hand-crafting using traditional methods, and distributes to customers on-site via product tasting and direct sales and/or offsite to retailers and wholesalers. Typical products may include, but are not limited to coffee roasting, ice cream, baked goods, confectioneries, liquor, wine, and any other craft beverage manufacturing. A beverage and food producer shall comply with all applicable Florida Statutes.

Brewery. An establishment primarily engaged in the production of beer and other fermented malt beverages for sale on premises and in packages for later consumption off premises via retail carryout, or through distribution and may include accessory uses such as a tasting room, restaurant, retail, demonstration area, education and training facilities, and other uses incidental to the brewing business that may be open and accessible to the public. A brewery shall comply with all applicable Florida Statutes.

Microbrewery. An establishment primarily engaged in the production of beer and other fermented malt beverages, not exceeding 20,000 square feet in gross floor area, beverages for sale on premises and in packages for later consumption off premises via retail carryout, or through distribution and may include accessory uses such as a tasting room, restaurant, retail, demonstration area, education and training facilities, and other uses incidental to the brewing business that may be open and accessible to the public. A microbrewery shall comply with all applicable Florida Statutes.

Special Development Requirements

According to the LDC, a permitted use with special development requirements is a use that is permitted provided specific development requirements are met. The special development requirements are intended to ensure compatibility with surrounding uses. Staff researched other municipalities and spoke with local microbrewery owners to determine what impacts would need to be mitigated through specific development requirements to ensure compatibility with surrounding uses.

Staff is proposing development requirements that address the mixture of uses, screening of equipment and storage of materials, access and loading, parking, and outdoor seating.

	Craft Food and Beverage producer (CC, HC, ICD, RD, PC-R, MXC)	Microbrewery (CC, HC, ICD, RD, PC-R, MXC)	Brewery (CC, HC, ICD, RD, PC-R, MXC)	Brewery (CI, LI)
20,000 square foot maximum gross floor area	✓	✓		
The development site must be a minimum of two (2) acres in size.			✓	
For properties with a *Warehouse/Industrial* Future Land Use Designation, accessory retail sales area, bar, and/or restaurant uses may be integrated in an amount not to exceed 15% of the total floor area within an individual building.				✓
Decorative silos that are designed to be compatible and integral with the principal structure are permitted. No additional sign area is permitted for decorative silos; however, permitted wall sign area for the principal structure or building may be transferred to the silo, provided that silo signage is only situated on the sides of the silo visible from a right-of-way. The maximum height shall not exceed the maximum building height of the zoning district.		✓	✓	✓
Required to include one or more accessory uses such as a tasting room, tap room, restaurant, retail, demonstration area, education and training facility or other use incidental to the brewery and open and accessible to the public.	✓	✓	✓	
Loading and unloading facilities are required to be internal to the site or development or located at the back (or side not adjacent to a single-family or duplex residential use or zoning district) of building.	✓	✓	✓	
Required parking is calculated based on square footage proposed for each use (example: manufacturing parking ratio + bar parking ratio based on square-footage).	✓	✓	✓	✓
Storage of materials, including silos, products for distribution, and other items requiring long-term storage shall be allowed in areas behind building (or a side not adjacent to a residential use or zoning district), in enclosed buildings, or otherwise screened from the public right of way or a single-family or duplex residential use or residential zoning district. Spent or used grain must be stored in sealed containers.	✓	✓	✓	✓
Off-site distribution via semi-trailer is only permitted if the truck traffic is limited to streets classified as arterial on the Comprehensive Plan Roadway Functional Classification Map.	✓	✓	✓	
Outdoor seating is not permitted to be located on any side adjacent to a single-family or duplex residential use or residential zoning district.	✓	✓	✓	
Comply with Code of Ordinances, Ch. 6, Sec. 6-2	✓	✓	✓	✓

RECOMMENDATION:

Approval of the amendments to Chapters 2, 17, and 18 of the Land Development Code.

Exhibit A

Example Craft Food Producer:

Mitchell's Ice Cream

Starbucks Reserve

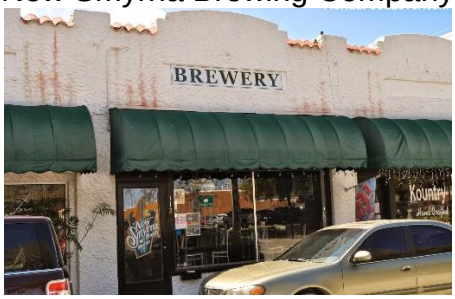
Example Microbreweries:

Fremont Brewing Company

Cocoa Beach Brewing Company

Engine 15 Brewing Company

New Smyrna Brewing Company



Wicked Weed Brewing

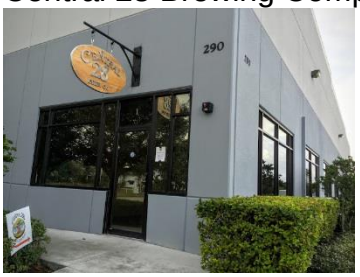
Example Breweries:

Funky Buddha Brewery

Catskill Brewery

Stoney Creek Brewery

Central 28 Brewing Company



Swamp Head Brewery

Pyramid Alehouse Brewery

EXHIBIT B

Please Note: Words with underlined (underlined) type shall constitute additions to the original text and words with strikethrough (~~strikethrough~~) type shall constitute deletions from the original text.

Chapter 2 - DEFINITIONS AND INTERPRETATIONS

Section 2: - Definitions.

Craft food and beverage producer. An establishment, not exceeding 20,000 square feet in gross floor area, that engages in onsite commercial production of beverage and or food products to a final form employing batch-processing or hand-crafting using traditional methods, and distributes to customers on-site via product tasting and direct sales and/or offsite to retailers and wholesalers. Typical products may include, but are not limited to coffee roasting, ice cream, baked goods, confectioneries, liquor, wine, and any other craft beverage manufacturing. A craft food and beverage producer shall comply with all applicable Florida Statutes.

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Chapter 17 - ZONING DISTRICT REGULATIONS

Section 21: - Community commercial (CC) district.

(bb) Permitted uses with special development requirements (chapter 18, section 4).

(1) Athletic/sports facilities (subsection 2).
(2) Brewery (subsection 3.7).
(~~2~~3) Child care centers (subsection 4).
(4) Craft food and beverage producer (subsection 5.15).
~~(3) Theaters (subsection 17).~~
(~~4~~5) Community gardens (subsection 5.1).
(6) Microbrewery (subsection 9.57).
(7) Theaters (subsection 17). [*Editorial note*: renumbered in alphabetical order]

Section 22: - Highway commercial (HC) district.

(bb) Permitted uses with special development requirements (chapter 18, section 4).

(1) Brewery (subsection 3.7).
(2) Community gardens (subsection 1.5). [*Editorial note*: renumbered in alphabetical order]
(3) Craft food and beverage producer (subsection 5.15).
(~~1~~4) Laundry/dry cleaning plants (subsection 9).

(5) Microbrewery (subsection 9.57).
(~~2~~6) Taxidermy (subsection 16).
~~(3) Community gardens (subsection 1.5).~~

Section 22.5: - Interchange commercial development (ICD) district.
(bb) Permitted uses with special development requirements (chapter 18, section 4).
(1) Brewery (subsection 3.7).
(~~1~~2) Child care centers (subsection 4).
(3) Craft food and beverage producer (subsection 5.15).
(~~2~~4) Community gardens (subsection 5.1).
(5) Microbrewery (subsection 9.57).
(~~3~~6) Office/warehouse facilities (subsection 12.2).

Section 23: - Commercial industrial (CI) district.
(c) Permitted uses with special development requirements (chapter 18, section 4).
(1) Brewery (subsection 3.7).
(~~1~~2) Kennels (subsection 8).
(~~2~~3) Health/exercise club (subsection 6).

Section 24: - Light industrial (LI) district.
(c) Permitted uses with special development requirements (chapter 18, section 4).
(1) Brewery (subsection 3.7).
(~~1~~2) Health/exercise club (subsection 6).

Section 25: - Ridgewood development (RD) district.
(bb) Permitted uses with special development requirements (chapter 18, section 4).
(1) Assisted living facilities (subsection 1).
(2) Brewery (subsection 3.7).
(~~2~~3) Child care centers (subsection 4).
~~(3) Nursing homes (subsection 10).~~
(4) Community gardens (subsection 5.1).
(5) Craft food and beverage producer (subsection #).
(5) Microbrewery (subsection 9.57).
(6) Nursing homes (subsection 10). [*Editorial note*: renumbered in alphabetical order]

Section 30: - Planned community—Port Orange Riverwalk (PC-R) district.
(d) Mixed-use. The mixed-use development shall comply with the district-wide regulations and the following regulations for onsite improvements.

(2) Permitted uses with special development criteria (chapter 18, section 4).
(a) Craft food and beverage producer (subsection 5.15).
(b) Medical offices (subsection 9.7)
(c) Microbrewery (subsection 9.57).

Section 32: - Mixed Use Center (MXC) district.
(c) Permitted uses.

(1) Principal uses: All uses in this list shall be permitted within the MXC district. Uses are categorized based on similar impacts and to ensure diversity of uses. Those uses with special

development requirements are identified with an asterisk (*).These special development requirements are identified in Chapter 18, Section 4.

(a) Commercial category.

(1) Banks.
(2) Bars, lounges, and nightclubs *.
(3) Brewery*.
(4) Craft food and beverage producer*.
(~~3~~5) Game/recreation facility.
(~~4~~6) Health/exercise clubs *.
(~~5~~7) Marina, recreational *.
(8) Microbrewery*.
(~~6~~9) Office supplies.
(~~7~~10) Personal services.
(~~8~~11) Restaurants.
(~~9~~12) Retail sales and service.

Chapter 18 - CONDITIONAL USES, SPECIAL EXCEPTIONS AND PERMITTED USES WITH SPECIAL DEVELOPMENT REQUIREMENTS

Section 4: - Special development requirements for permitted uses.

(b) Special development requirements.

(3.7) *Brewery* (CI, LI, CC, HC, ICD, RD, PC-R, MXC).

(a) For properties with a Warehouse/Industrial Future Land Use Designation, accessory retail sales area, bar, and/or restaurant uses may be integrated in an amount not to exceed 15% of the total floor area within an individual building.
(b) For properties zoned CC, HC, ICD, RD, PC-R, or MXC, the development site must be a minimum of two (2) acres in size.
(c) For properties zoned CC, HC, ICD, RD, PC-R, or MXC, the brewery is required to include one or more accessory uses such as a tasting room, tap room, restaurant, retail, demonstration area, education and training facility or other use incidental to the brewery and open and accessible to the public.
(d) For properties zoned CC, HC, ICD, RD, PC-R, or MXC, Outdoor seating is not permitted to be located on any side adjacent to a single-family or duplex residential use or residential zoning district.
(e) For properties zoned CC, HC, ICD, RD, PC-R, or MXC, access and loading and unloading facilities are required to be internal to the site or development or located at the back (or side not adjacent to a single-family or duplex residential use or zoning district) of building.
(f) For properties zoned CC, HC, ICD, RD, PC-R, or MXC, Off-site distribution via semi-trailer (articulated combination vehicle with a permanent or semi-permanent pivoting joint; does not include a straight or box truck with no articulation) is only permitted if the truck traffic is limited to streets classified as arterial on the Comprehensive Plan Roadway Functional Classification Map.
(g) Decorative silos that are designed to be compatible and integral with the principal structure are permitted. No additional sign area is permitted for decorative silos; however, permitted wall sign area for the principal structure or building may be

transferred to the silo, provided that silo signage is only situated on the sides of the silo visible from a right-of-way. The maximum height shall not exceed the maximum building height of the zoning district.

(h) Required parking is calculated based on square footage proposed for each use (example: manufacturing parking ratio + bar parking ratio based on square-footage).

(i) Storage of materials, including silos, products for distribution, and other items requiring long-term storage shall be allowed in areas behind building (or a side not adjacent to a residential use or zoning district), in enclosed buildings, or otherwise screened from the public right of way or a single-family or duplex residential use or residential zoning district. Spent or used grain must be stored in sealed containers.

(5.15) *Craft food and beverage producer* (CC, HC, ICD, RD, PC-R, MXC).

(a) Required to include one or more accessory uses such as a tasting room, tap room, restaurant, retail, demonstration area, education and training facility or other use incidental to the brewery and open and accessible to the public.

(b) Access and loading and unloading facilities are required to be internal to the site or development or located at the back (or side not adjacent to a single-family or duplex residential use or zoning district) of building.

(c) Required parking is calculated based on square footage proposed for each use (example: manufacturing parking ratio + retail parking ratio based on square-footage).

(d) All outdoor equipment and storage of materials, including silos, products for distribution, and other items requiring long-term storage shall be allowed in areas behind building, in enclosed buildings, or otherwise screened, using architectural features consistent with the principal structure, from the public right of way or a single-family or duplex residential use or residential zoning district. Spent or used grain or similar materials that can attract rodents must be stored in sealed containers.

(e) Off-site distribution via semi-trailer (articulated combination vehicle with a permanent or semi-permanent pivoting joint; does not include a straight or box truck with no articulation) is only permitted if the truck traffic is limited to streets classified as arterial on the Comprehensive Plan Roadway Functional Classification Map.

(a) Outdoor seating is not permitted to be located on any side adjacent to a single-family or duplex residential use or residential zoning district.

(9.57) *Microbrewery* (CC, HC, ICD, RD, PC-R, MXC).

(b) Required to include one or more accessory uses such as a tasting room, tap room, restaurant, retail, demonstration area, education and training facility or other use incidental to the brewery and open and accessible to the public.

(c) Decorative silos that are designed to be compatible and integral with the principal structure are permitted. No additional sign area is permitted for decorative silos; however, permitted wall sign area for the principal structure or building may be transferred to the silo, provided that silo signage is only situated on the sides of the silo visible from a right-of-way. The maximum height shall not exceed the maximum building height of the zoning district.

(d) Access and loading and unloading facilities are required to be internal to the site or development or located at the back (or side not adjacent to a single-family or duplex residential use or zoning district) building.
(e) Required parking is calculated based on square footage proposed for each use (example: manufacturing parking ratio + bar parking ratio based on square-footage).
(f) Storage of materials, including silos, products for distribution, and other items requiring long-term storage shall be allowed in areas behind building (or a side not adjacent to a residential use or zoning district), in enclosed buildings, or otherwise screened from the public right of way or a single-family or duplex residential use or residential zoning district. Spent or used grain must be stored in sealed containers.
(g) Off-site distribution via semi-trailer (articulated combination vehicle with a permanent or semi-permanent pivoting joint; does not include a straight or box truck with no articulation) is only permitted if the truck traffic is limited to streets classified as arterial on the Comprehensive Plan Roadway Functional Classification Map.
(h) Outdoor seating is not permitted to be located on any side adjacent to a single-family or duplex residential use or residential zoning district.

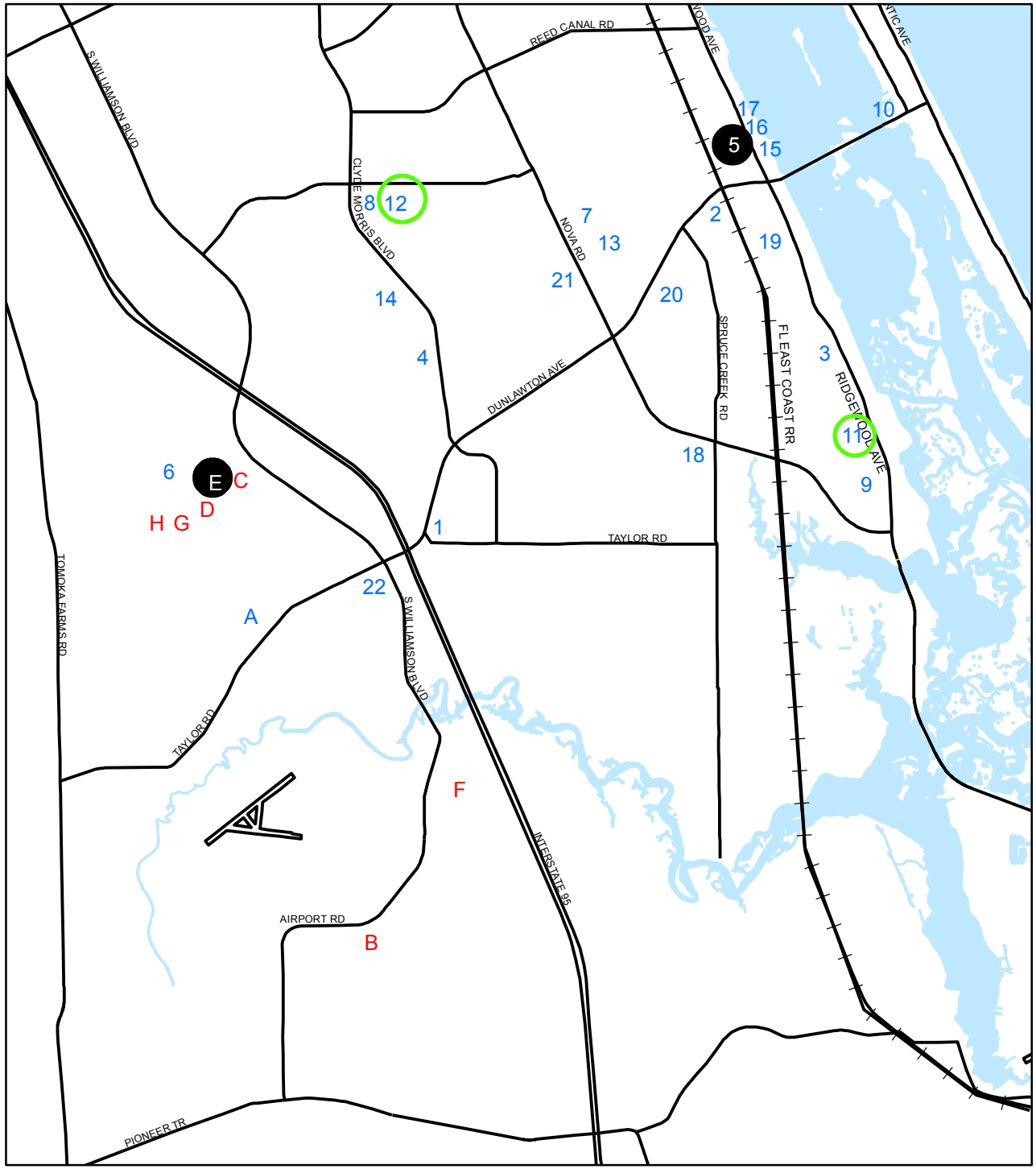
CITY OF PORT ORANGE
MONTHLY DEVELOPMENT ACTIVITY REPORT

VyStar Credit Union – 750 Dunlawton Ave.

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
darrel bofamy, commissioner
thomas jordan, commissioner
maria mills-benat, commissioner
newton white, commissioner

UPDATE: AUGUST 5, 2016



RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT PROJECTS

UPDATE: AUGUST 5, 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 Hawks Preserve Amenity Center
- F The Pinnacle PUD, Phase II
- G The Sanctuary at Westport
- H Westport Reserve, Phase 2B

Non-Residential

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

● New Project

○ Change In Status

RESIDENTIAL DEVELOPMENT PROJECTS

Update: August 5, 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 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, additonal 8 mobile home lots, storage area for the golf course, pickle ball courts, and associated site improvements	X								Awaiting resubmittal	16-82000003 PGC
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	15-80000009 GKP
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	14-50000006 16-52000001 PGC
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	-					DO modification issued 6/16/16	14-50000007 16-52000002 PGC
E	Hawks Preserve Amenity Center / site plan	5200 Bear Corn Run	696 SF amenity center building with swimming pool, restrooms, and associated site improvements on 0.54 acres	X								DRC scheduled for 8/10/16	16-80000009 PGC
F	The Pinnacle PUD – Phase II, D. O. Modification	E. side of Williamson Blvd. / W. of I-95, S. of Martin Dairy Rd.	64 single-family lots on ±29.72 acres	X	X							DO issued 11/06/15	15-52000001 PGC
F	The Pinnacle PUD – 1st Amendment to the MDA & CDP	E. side of Williamson Blvd. / W. of I-95, S. of Martin Dairy Rd.	Expand the boundary of the subdivision, increase total number of single-family lots to 150, modify stormwater retention area, and construction of a stabilized emergency access	X								Under review	16-40000004 PGC
G	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 33.63 acres	X	X	X	X	X	X			Under construction	16-80000001 GKP
H	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 ±140.85 acres	X								Under review; Tentatively scheduled for CC 8/16/16	16-50000002 GKP

NON-RESIDENTIAL DEVELOPMENT PROJECTS

Update: August 5, 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								1st resubmittal under review	16-80000006 PGC
5	Charles Street Center / redevelopment		3670 Ridgewood Ave.	Redevelopment of a 0.60 acre property including a 3,625 SF building and associated site improvements	X								Scheduled for DRC 8/17/16	16-82000004 BCK
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								Awaiting 2nd resubmittal	16-80000002 BP #16-2288 GKP
9	Faris Car Wash / redevelopment		5476 Ridgewood Ave.	3,000 SF 4-bay car wash building and associated site improvements on 0.95 acres	X								Awaiting 1st resubmittal	16-80000007 GKP

NON-RESIDENTIAL DEVELOPMENT PROJECTS

Update: August 5, 2016

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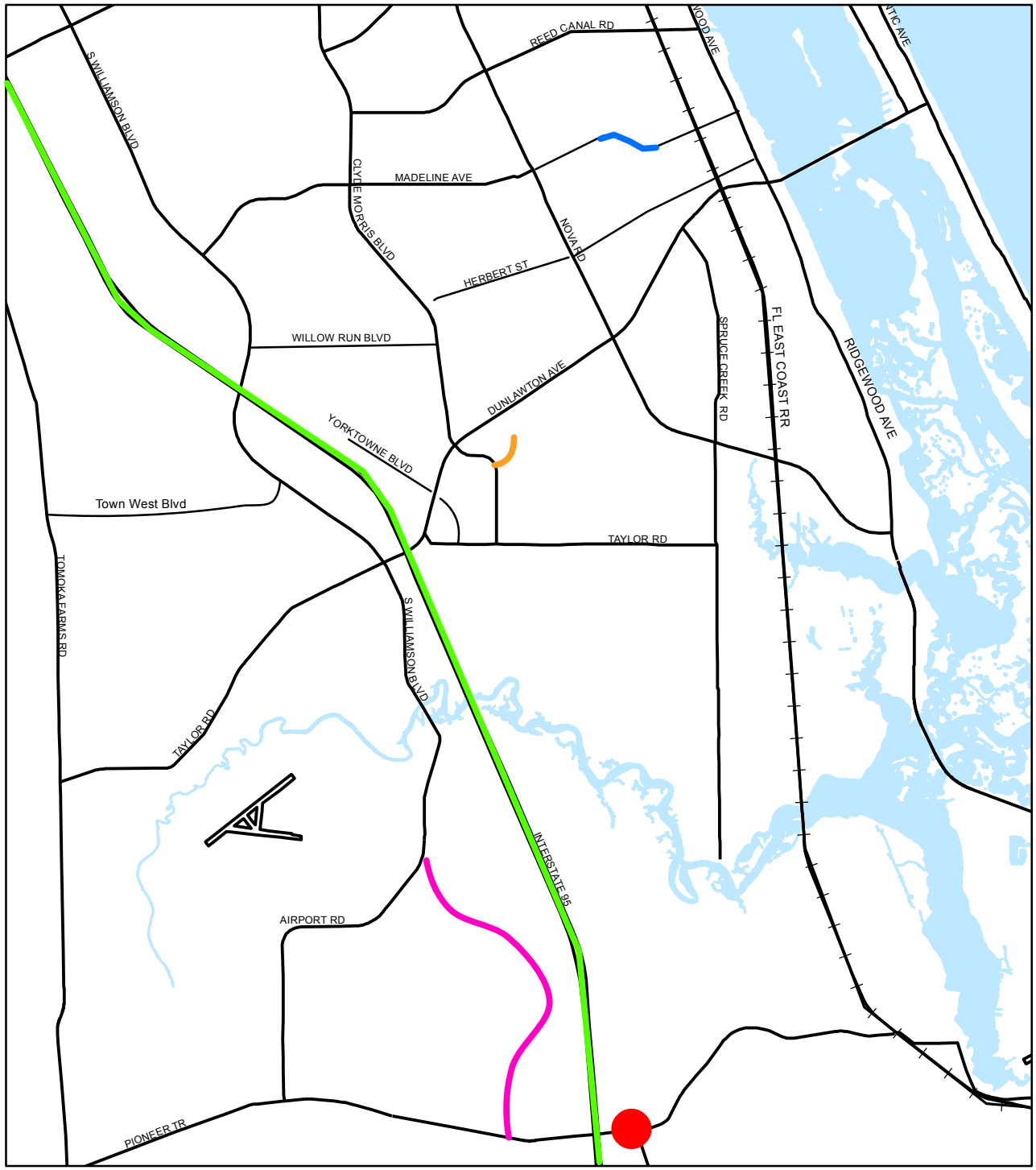
MAP ID	Project		Location	Description	Status								Comments	Case No./ Planner
					Under staff review	D. O. issued	Pre-con meeting	ABC permit completed	Const. Permit issued	Under construction	Final inspection	C. O. issued		
10	Hunter Building / redevelopment		59 Dunlawton Ave.	Redevelopment of a 0.57 acre property including a 5,132 SF warehouse building and associated site improvements	X								DO pending the property owner signing a Unity of Title agreement	16-80000005 BP #16-2573 PGC
11	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	X		Final inspection held 7/12/16; Awaiting resolution of punch list items	15-80000006 PGC
12	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	X	X	X	X	-	Complete	14-50000003 TPB
		Site Plan	3811 Clyde Morris Blvd.	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	X	X	X	X	X	Complete	14-80000007 BP #15-4343 TPB
13	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
14	Ravenwood Veterinary Hospital Expansion / site plan		4542 Clyde Morris Blvd.	Expansion of the veterinary hospital to include an 8,500 SF fenced dog run area, parking, and associated site improvements	X	X							DO issued 6/03/16	16-82000001 GKP
15	Riverwalk Marina and Riverboat PCD	Restatement of MDA & CDP	East and West sides of Halifax Dr. between Ocean Ave. and Herbert St.	Restatement of the MDA & CDP to state the framework for development of 2 residential condominium buildings, a restaurant on the point, 58-slip marina, linear park with 20-foot wide path, multi-purpose dock building, off-site signage along Dunlawton and Ridgewood and associated site improvements	X								Tentatively scheduled for CC 8/11/16	16-40000003 TPB
16	Riverwalk Condominium & Point Restaurant	Subdivision Replat	East and West sides of Halifax Dr. between Ocean Ave. and Herbert St.	Replat of subject property as an 8-lot subdivision	X								Tentatively scheduled for CC 8/11/16	16-50000001 TPB
		Site plan		Development of 2 residential condominium buildings, a restaurant on the point, 58-slip marina, linear park with 20-foot wide path, multi-purpose dock building, off-site signage along Dunlawton and Ridgewood and associated site improvements	X								2nd resubmittal pending CC approval of restatement of MDA/CDP and replat	16-80000003 TPB
17	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							Construction bid awarded at 8/02/16 CC meeting; Construction tentatively will begin at the end of August 2016	15-80000005 PGC

NON-RESIDENTIAL DEVELOPMENT PROJECTS

Update: August 5, 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		
18	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
19	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
20	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
21	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
22	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	X	X	X			Under construction	15-80000008 BP #15-2907 GKP



ROADWAY DEVELOPMENT PROJECTS

UPDATE: AUGUST 5, 2016

- I-95 Widening
- McDonald Road Sidewalk
- Pioneer Trail at Turnbull Bay Road
- S. Williamson Blvd. Extension
- Victoria Gardens Blvd. Sidewalk

ROADWAY DEVELOPMENT PROJECTS REPORT **Update: August 5, 2016**

Project	Description	Jurisdiction	Status
I-95 Widening	Construction to widen I-95 from SR44 to I-4/SR400 from 4 lanes to 6 lanes	FDOT	Under construction / 45% Complete Est. completion 04/2018
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	90% Design Plans complete
Pioneer Trail at Turnbull Bay Road	Intersection improvement	Volusia County/TPO	Under construction / Est. completion 09/2016
S. Willamson Blvd. Extension	Extension of Williamson Blvd. as a 4-lane divided roadway from Airport Rd. to Pioneer Trail	Developer/ Volusia County	Under construction / Est. completion 12/2016
Victoria Gardens Blvd. Sidewalk	Construct a 5' to 8'-wide sidewalk along the east/south side of Victoria Gardens Blvd. from Clyde Morris Blvd. to Appleview Way	City/TPO	Design awarded to Traffic Engineering Data Solutions