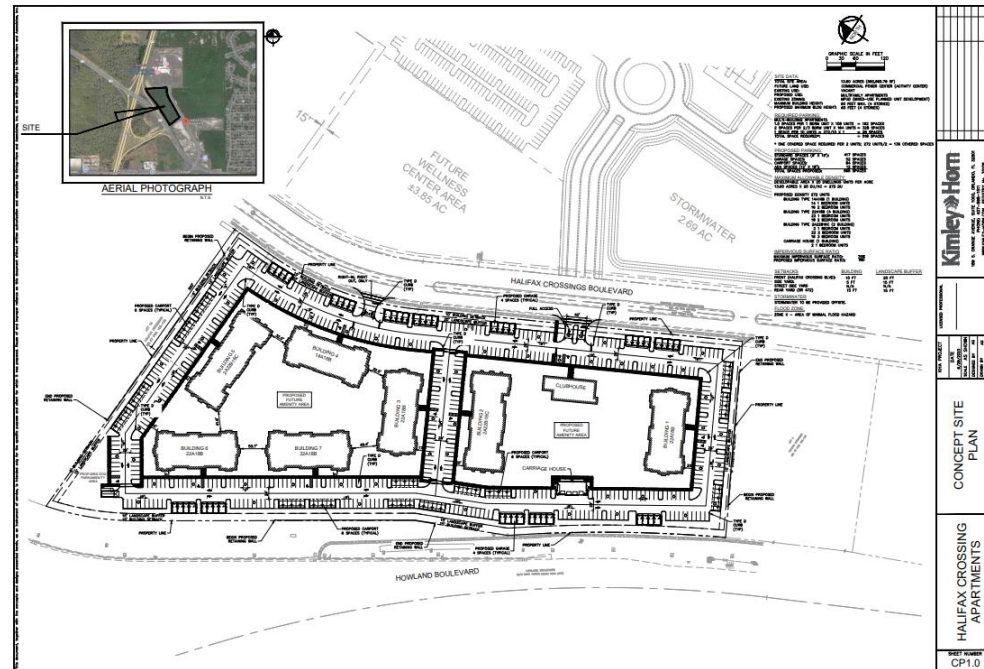


PRIVATE, PRE- APPLICATION & PUBLIC DEVELOPMENT PROJECT STATUS

January - March 2024

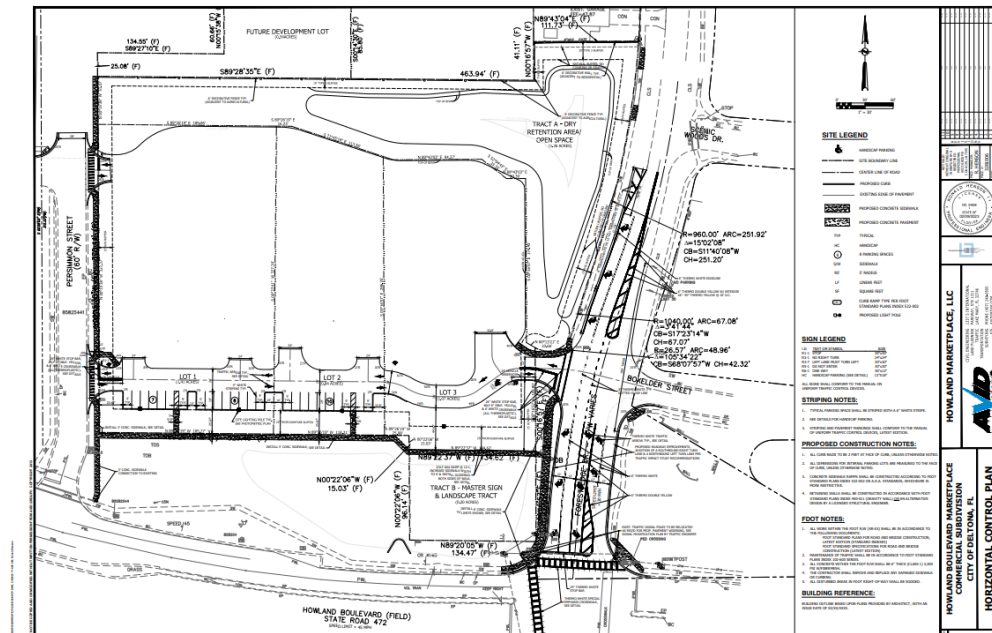
2972 Halifax Crossing Boulevard Proposed Apartment Complex - In DRC Review

- ▶ 272 Units - combination of 1, 2- & 3-bedroom units
 - ▶ 518 parking spaces required
 - ▶ 565 parking spaces to be provided
 - ▶ Inactive for the last 60 days



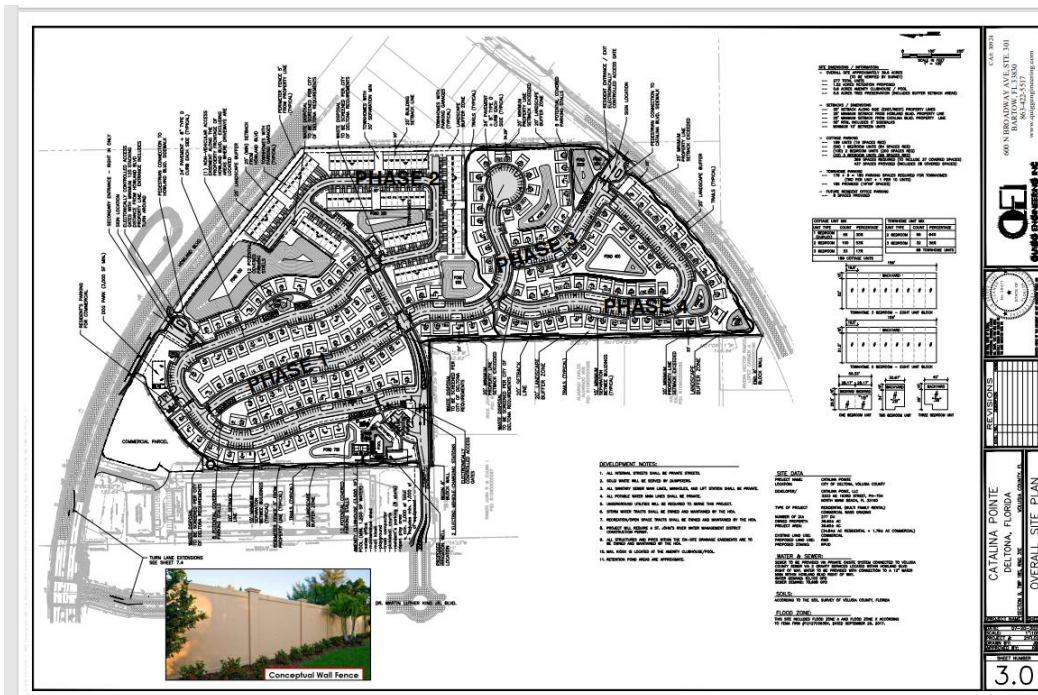
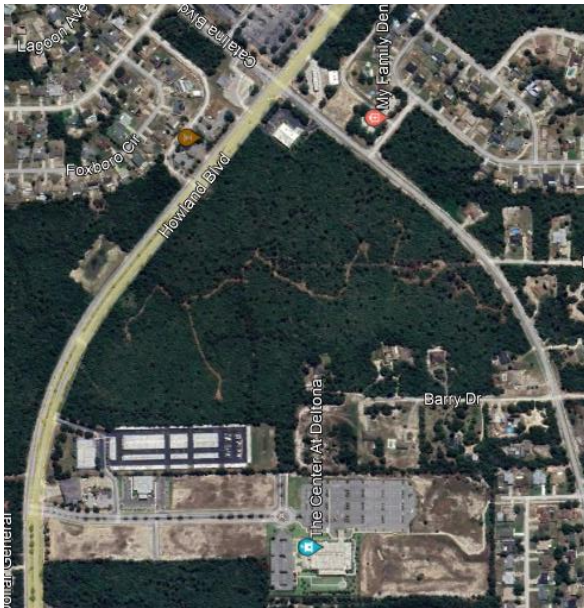
In DRC Review

- ## In for 3rd DRC Review



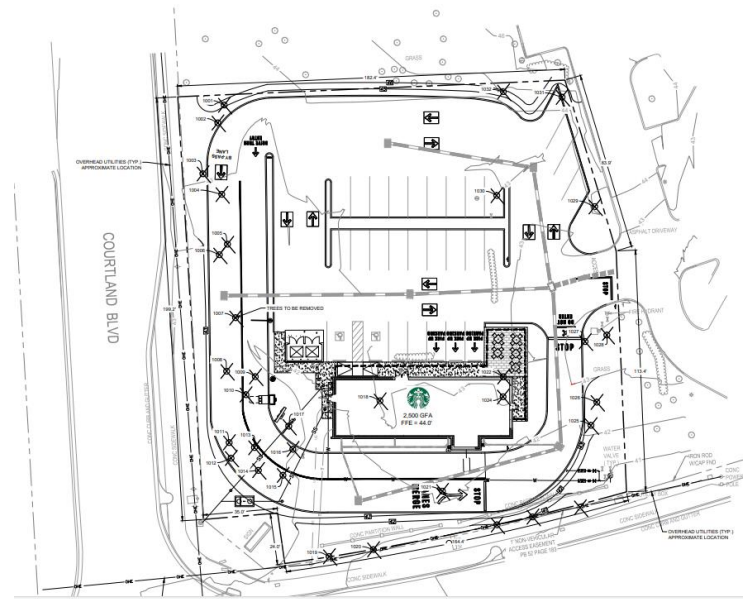
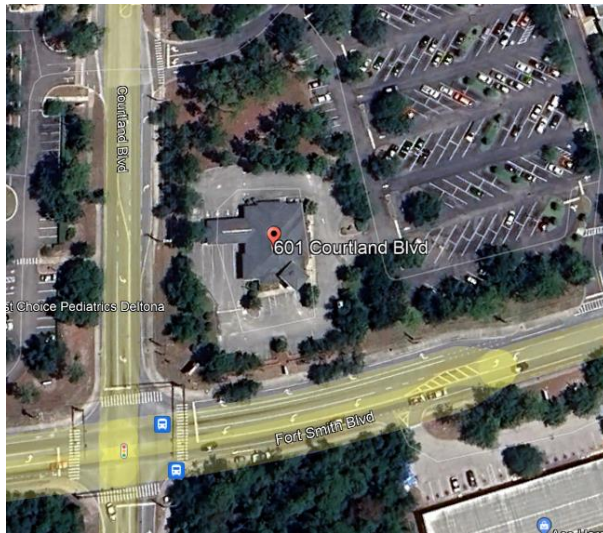
In DRC Review

- 437 parking spaces provided



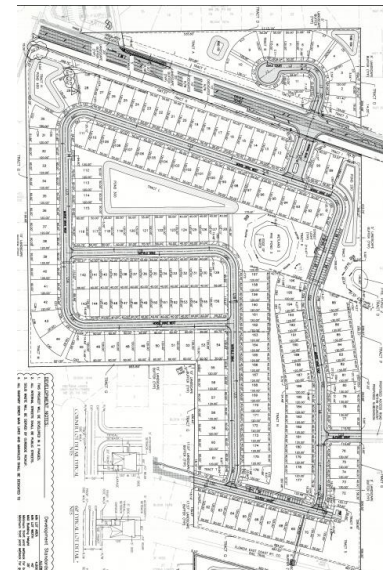
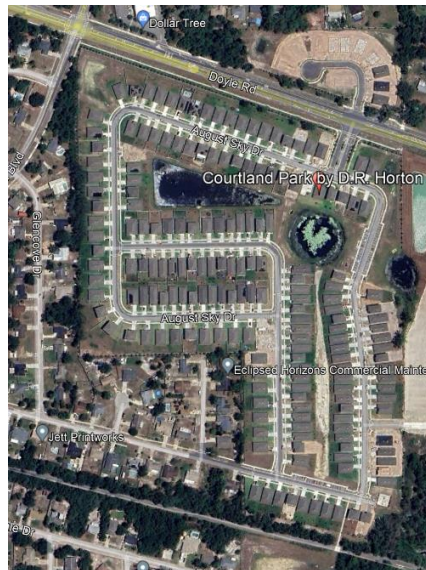
601 Courtland Boulevard @ Fort Smith Boulevard - Bank redevelopment for proposed Starbucks - In DRC Review

- ▶ Proposed redevelopment of former SunTrust Bank site
 - ▶ 2,500 Square Foot Commercial Coffee Shop
 - ▶ Cross Access with adjacent Deltona Commons Shopping Center
 - ▶ 27 parking spaces required; 29 parking spaces provided



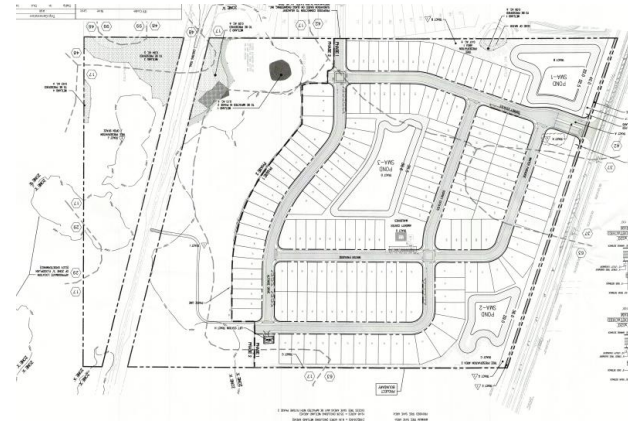
Doyle Road @ Courtland Boulevard - Courtland Park RPUD - *Nearing Build Out*

- ▶ 196 Single Family Residential Units
 - ▶ Project is nearing 100% build out
 - ▶ **Staff is working with builder, developer, Engineer of Record as well as City Engineering Consultants to address issues including but not limited to stormwater pond impacts, infrastructure depressions, off-site impacts, etc.**



Doyle Road - Osprey Estates RPUD Phase I - *Site Work Under Construction*

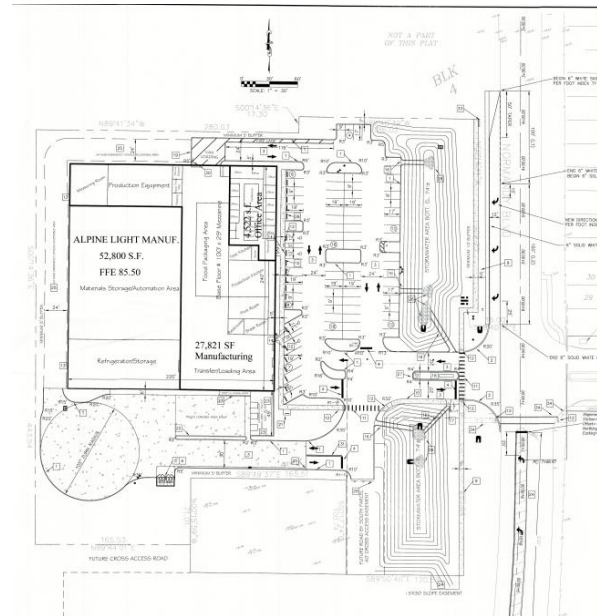
- ▶ ~55-acre development
 - ▶ 230 Single Family Residential Units (169/51)
 - ▶ Cross Access Connection with Courtland Park
 - ▶ 440 parking spaces required
 - ▶ 472 parking spaces provided



- ▶ Staff is working with builder, developer, Engineer of Record as well as City Engineering Consultants to address issues including but not limited to stormwater pond impacts, ability to proceed with platting, etc.
 - ▶ **Builder, developer & EOR have done an extensive evaluation of the stormwater issues plaguing this development. Staff and City Engineering Consultants expect that their redesign & reconstruction will address the concerns.**

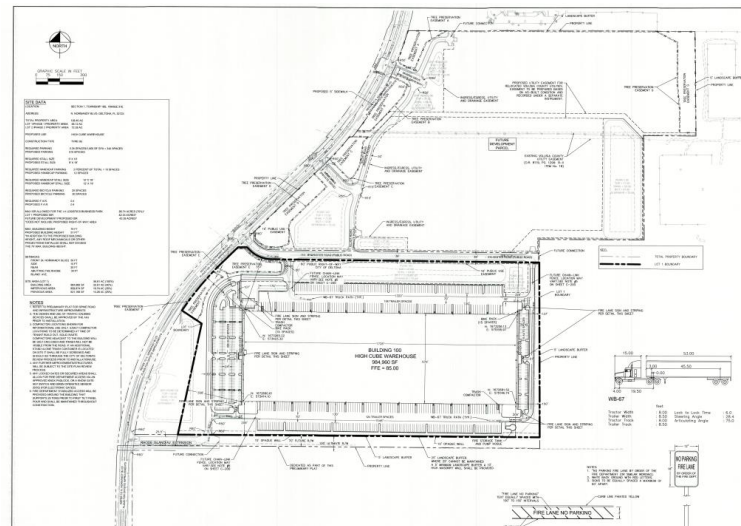
2622 Normandy Boulevard NORTH - The Nutty Bavarian - *Under Construction*

- ▶ 52,800 Square Foot Light Manufacturing
 - ▶ 100 parking spaces required
 - ▶ 81 parking spaces provided; deviation from LDC based on data provided from facility in Seminole County.



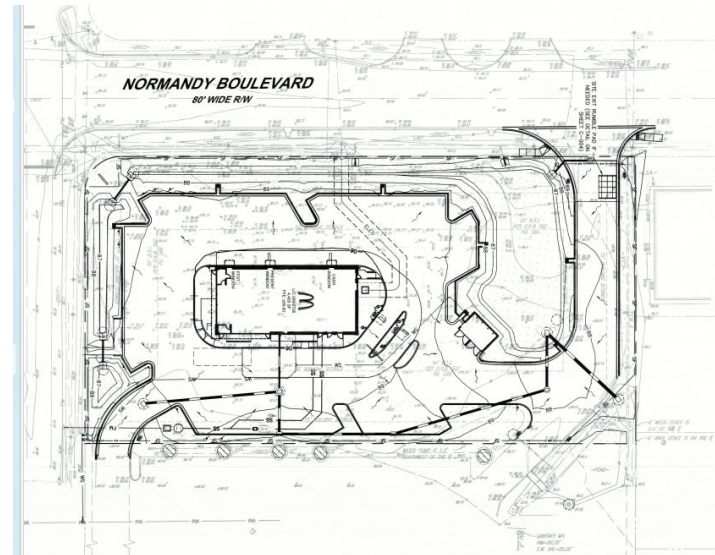
2501 Normandy Boulevard NORTH - I-4 Logistics Park - *Interior Buildout under Construction*

- ▶ 128.40-acre development; 56.12 acres Phase I/72.28 acres Phase II
 - ▶ Phase I - ~1M square foot high cube warehouse facility
 - ▶ 345 parking spaces required
 - ▶ 510 parking spaces required
 - ▶ 1st Building interior is being modified for end user needs & requirements.



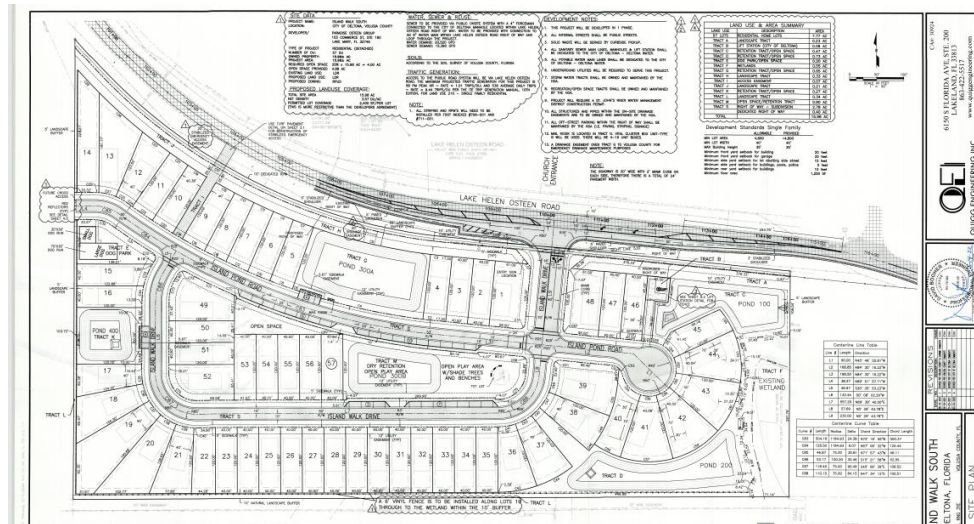
1241 Normand Boulevard - McDonalds (former Bank of America in old Winn Dixie Center) - **Under Construction**

- ▶ 1.72 acre outparcel site
 - ▶ 4,455 square foot drive-thru fast food establishment
 - ▶ 45 parking spaces required
 - ▶ 45 parking spaces provided
 - ▶ Cross access with shopping center



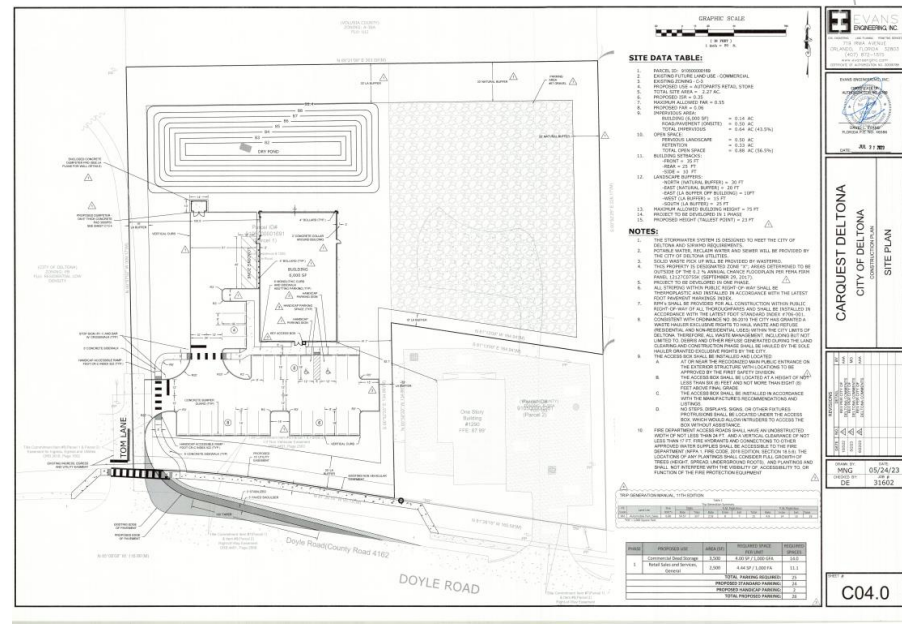
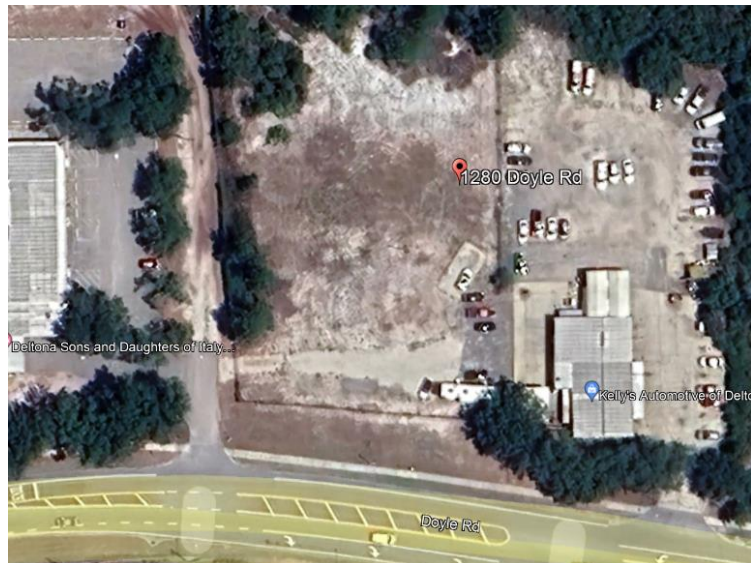
2608 Island Walk Drive - Island Walk South - *Under Construction - Nearing Build Out*

- ▶ ~15.98-acre development
 - ▶ 57 single family residential unit development
 - ▶ 114 parking spaces required -146 parking spaces provided
 - ▶ *This property appears to have been converted to solely rental/lease through the management company of BH. Units are advertised as ranging in rentals of \$2,135-\$2,565; 3-4 bedrooms/2-3 baths; washer & dryer provided; 1401-2260 square feet; pets allowed & on-site management.*



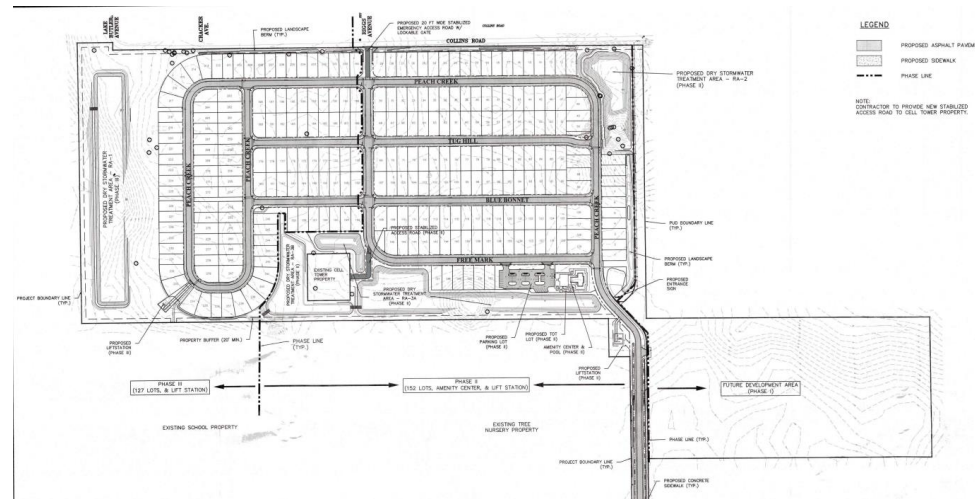
1280 Doyle Road - Car Quest - *Under Construction*

- ▶ 2.27-acre development adjacent to the Sons of Italy
 - ▶ 6,000 square foot commercial retail establishment
 - ▶ 25 parking spaces required
 - ▶ 26 parking spaces provided
- 



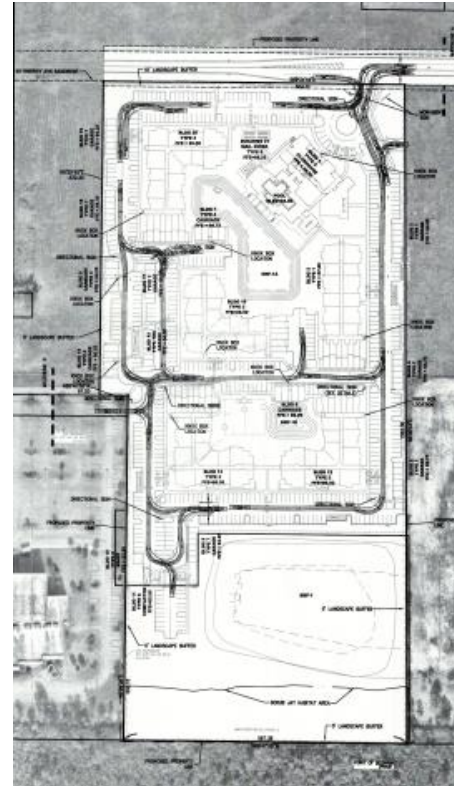
Peach Creek Drive @ Doyle Rd - Vineland Reserve - Phase II & III - *Under Construction*

- ▶ ~46.88-acre development (Phases II & III) - ~101.70 combined with Phase I
 - ▶ 279 single family residential unit development
 - ▶ 558 parking spaces required
 - ▶ 558 parking spaces provided (does not count parking at pool area)
 - ▶ Phase II - nearly 100% new home construction nearly completed
 - ▶ Phase III - all sites ready for vertical construction; approximately 50% built out



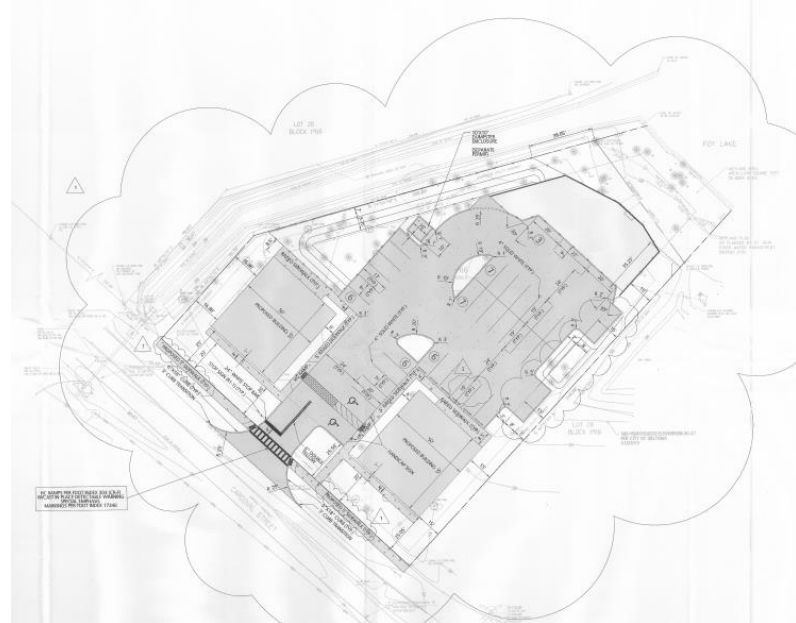
1000 Integra Myst Blvd - Integra Myst Apartments - Phases I & II - *Under Construction*

- Phase I completed; Phase II under construction.



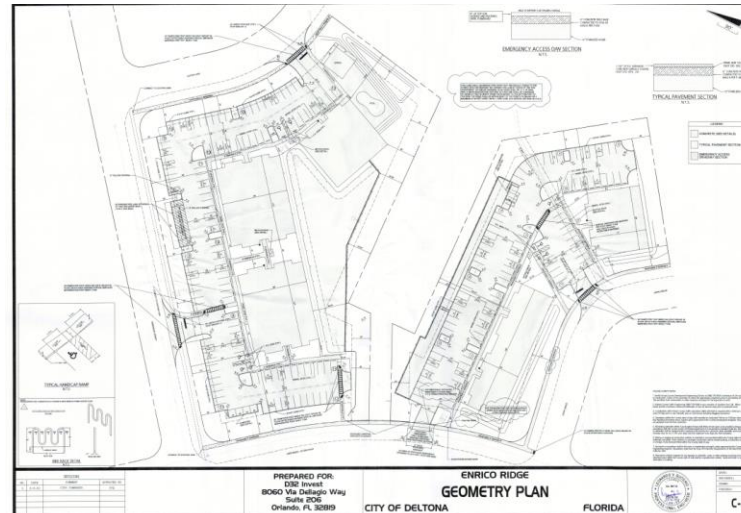
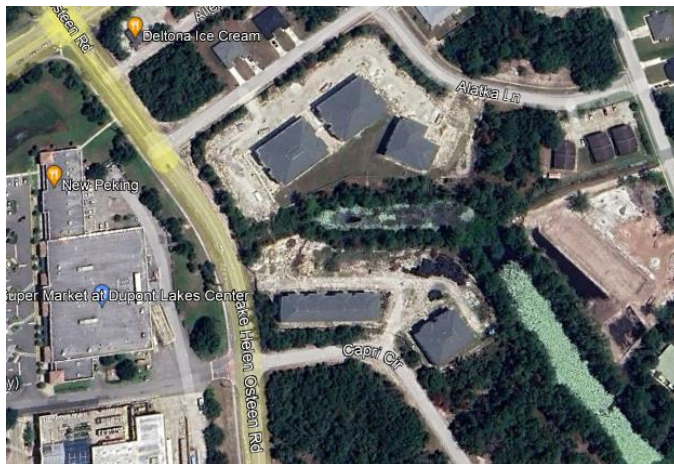
2912-2914 Thalita Terrace - Thalita Terrace - *Project appears to be abandoned*

- ▶ Developer/Property Owner has indicated the funding is being secured and they expect to have this site 100% completed and ready for rental in the next 8-10 weeks.
 - ▶ *No activity observed in nearly 1 year.*



2161 Lake Helen Osteen Road - Enrico Vista Ridge - *Project appears to be abandoned*

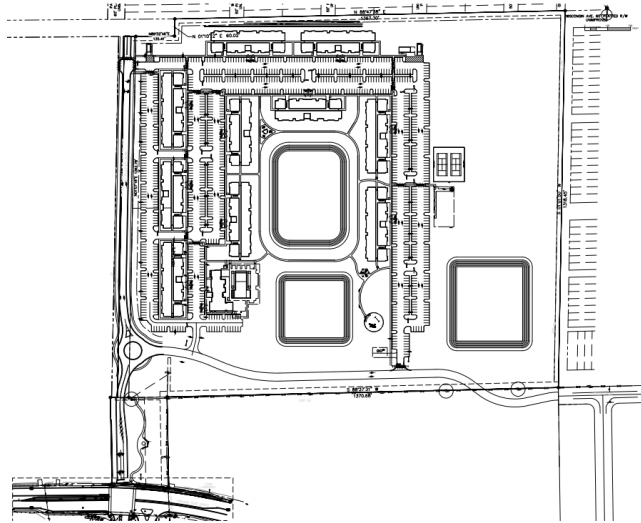
- ▶ Staff and developer/property owner & owner's representative had an on-site meeting on Friday, December 22, 2023 to discuss the project. The representatives of the property owner have indicated that funding is being secured and they expect to begin active work on-site in the next 8-10 weeks.
- ▶ Developer/property owner will continue to clean up the site internally as well as the outside area.
- ▶ Developer/property owner given until May 24th to resume construction activities or all permits will be cancelled. Code Compliance action is being pursued.



1000 Eloah Estates Road - Eloah Estates - *In DRC*

Review - 7th submittal

- ▶ 536 Unit Multifamily Development
 - ▶ Developer/Property Owner has indicated that they intend to respond to comments by DRC members, and will be resubmitting in approximately 2-6 weeks.



Private - Pre-Application Development Projects January - March 2024

- ▶ **1130 Deltona Boulevard (fka Wells Fargo Bank Building)**
 - ▶ Applicant is proposing to redevelop into a medical office.
- ▶ **930 Howland Boulevard (adjacent to Pine Ridge High School)**
 - ▶ 8.28 acre site; proposed use 98 senior living apartments under Live Local.
- ▶ **Lakeside Landing - Preliminary Plat**
 - ▶ Property was rezoned to allow 121 single family residential units on 38.57 acres off of Alex Lane
- ▶ **Somerset Avenue - Rezone & Subdivision**
 - ▶ Proposed 210 single family residential units on 46.25 acres north of Irondale Street
 - ▶ Property is impacted by wetlands, flood zones, environmentally protected species and would require extension of sanitary sewer.
 - ▶ Request is not consistent with existing properties to the north, south, east or west.
- ▶ **2925 Howland Boulevard - Site Development**
 - ▶ Proposed Dairy Queen (2,586 square feet) & retail space (1,426 square feet) on 1.79 acres near the intersection of Howland Boulevard & Catalina Boulevard
- ▶ **Hummingbird Street -**
 - ▶ Proposed 3 unit multi family development on 0.27 acres; property will connect to water & sewer.

Private - Pre-Application Development Projects January - March 2024 - continued

- ▶ **Kingdom Hall - 717 Forth Smith Boulevard**
 - ▶ Applicant is proposing to renovate the interior of the existing building; this may result in the need for additional parking, landscaping upgrades, et.
- ▶ **593 Fort Smith Boulevard**
 - ▶ This is a 4.3 acre singly family residential lot whereby a permit has been issued for construction of one (1) SFR; the owner wanted to discuss the ability to subdivide into 4 lots. The subdivision into 4 lots requires compliance with all code subdivision development standard.
 - ▶ Request is inconsistent with the existing platted lots of record in this community.
- ▶ **Cardinal Village - 2902 Cardinal Street**
 - ▶ Proposed extension of existing Development Order that expired on February 3, 2024; development is for a 60 unit multi-family residential community on approximately 3.30 acres. DRC Members approved the DO extension for 2 years or until February 2026
- ▶ **Retail Plaza - 875 Deltona Boulevard**
 - ▶ Proposed combination of 5 lots into one development site for approximately 5,000 square foot retail shopping center.
- ▶ **Residential Subdivision - 2668 Arcadia Street**
 - ▶ Proposed subdivision of a platted Tract E, approximately 0.73 acres into 3 separate lots for single family residential development. DRC Members denied this request and proposed a support of 2 lot subdivision, which would be more in line with the surrounding properties in the Deltona Lakes Unit 63.
- ▶ **Raintree Subdivision - 315 Pervis Road**
 - ▶ Proposed subdivision of approximately 69 acres currently zoned RE-1 to an RPUD with 289 single family residential lots 40-50' wide by 120' deep. DRC Members listed to a number of residents in person as well as on-line submittals in opposition of this proposed rezone inquiry.
 - ▶ Request is inconsistent with the existing platted lots of record in this predominately rural neighborhood.

Private - Pre-Application Development Projects January - March 2024 - continued

- ▶ **Expansion of Existing Retail Site/Development - 1330 Howland Boulevard**
 - ▶ Existing C-1 site of 0.57 acres, with an existing 2,000 square foot retail building. The applicant is proposing a 2,500 square foot building addition.
- ▶ **Possible Property Subdivision - 2160 Wiggley Farms Road**
 - ▶ Property is Zoned RE-5 and is located on 9.51 acres.
 - ▶ The owner would like to subdivide into 2 tracks of land - 5 & 4.51 acres respectively.
- ▶ **Culver's PROPOSED - 3095 Howland Boulevard (across from Advent Health Standalone ER)**
- ▶ **Life Fellowship Church - 1420 Courtland Boulevard**
 - ▶ Verizon would like to lease a portion of the property for installation of cell tower.
 - ▶ Cell tower is allowed by code, but in this particular situation the tower could only 70' height maximum and would have to be camouflaged.

Public Projects

January - March 2024

▶ Alexander Avenue 4B - Project (aka Straw Project)

- ▶ Staff is working with all partners on this project including but not limited to SJRWMD, West Volusia Water Supply Group, FDEP, EOR, CEI & Contractor to formulate an exit plan for this project.
 - ▶ Representatives of the District have provided support and assistance to close-out the project.
 - ▶ City's CEI Mead & Hunt is looking at the materials purchased to-date to determine where re-stocking might be available.
 - ▶ City is evaluating a number of possible replacement projects to ensure our CUP remains in compliance.
 - ▶ City staff is working on the restoration plan including removal of the sheet pilings and relocation to re-establish the sea wall; how best to open up the boat ramp and general landscaping restoration.
 - ▶ City staff has removed nearly all stored material from behind the Community Building, Craft Building & Little Red School House.
 - ▶ Upland Restoration has been bid and AG Pifer was the only bidder; staff is scheduled to present aware of contract to the Commission on April 1st.

▶ Clear Lake & Lake Baton - Stormwater Pump Station & Forcemain Replacement

- ▶ Project(s) are in design/engineering/permitting
 - ▶ Projects propose to upgrade old/inefficient/inadequate stormwater pumps and removal of stormwater forcemain piping from behind properties to the public right of way.
 - ▶ Staff is preparing this project for presentation for consideration of the Appropriations in a 50/50 match. Construction costs estimated at \$1,500,000.

▶ Courtland Boulevard Well Outfitting

- ▶ Contract awarded to Carr & Collier in the amount of \$2,962,410
 - ▶ Project remains compliant with the Scope of Work, Budget & Period of Performance
 - ▶ Project is progressing, long lead time on some equipment.
 - ▶ Environmental conflicts with Gopher Tortoises that are being resolved.

Public Projects

January - March (2)

▶ **Eastern Wastewater Treatment MBR Outfitting**

- ▶ Project awarded to Prime Construction in the amount of \$2,419,000
 - ▶ Project remains compliant with the Scope of Work, Budget & Period of Performance
 - ▶ The work generally consists of addition of a membrane bioreactor and associate piping, valves, electrical, instrumentation, addition of a blower and associated piping, removal and replacement of existing aeration diffusers, and miscellaneous modifications to enhance operations.

▶ **Fisher Wastewater Treatment MLE Improvements**

- ▶ Contract awarded to McMahan Construction in the amount of \$1,182,500
 - ▶ Project remains compliant with the Scope of Work, Budget & Period of Performance
 - ▶ Construction of internal recycle pump station and additional piping to modify the existing contact stabilization treatment train to an MLE process at Fisher WWTF
 - ▶ Project is progressing, long lead time on some equipment

▶ **Meter Replacements/Installation**

- ▶ Contract awarded to Vanguard in the amount of \$547,515 for an initial 10,000-meter installation.
 - ▶ Project remains compliant with the Scope of Work, Budget & Period of Performance
 - ▶ 19,000+ meters have been installed to-date.
 - ▶ City Commission approved the award to VanGuard for the installation of the remaining 20,000 meters as presented in their contract.

Public Projects

January - March(3)

► Providence Trail - Phase I (LAP/TPO)

- City staff working with FDOT staff and consultant team from DRMP is working diligently to get this project back on track for final approval, bidding & construction. Staff is working with the EOR for the project to update the plans, bid documents, engineers cost estimate, etc. to be submitted to FDOT for their final approval before being put out for bid.
 - Project provides 8' sidewalk/trail along the west side of Providence Boulevard from Doyle Road to Anderson Drive.
 - The overall plan is to continue the trail to provide connection to the various parks off of Providence Boulevard with a final connection to Howland Boulevard.

► Sanitary Sewer Lift Station #7

- City will be undertaking removal of the existing single-family home in the next 60-90 days to have the site ready for construction.
 - Project is out for bid.

► Sanitary Sewer Lift Station #7 - Forcemain

- Mead & Hunt selected as EOR; project is in for design/engineering/permitting

Public Projects

January - March 2024 (4)

▶ **Theresa Basin Flood Control Study**

- ▶ Contract awarded to Ardurra Group, Inc. in the amount of \$1,214,398
 - ▶ Consultant & staff had a kick-off meeting on Friday, October 6, 2023.
 - ▶ Public Meeting held January 31, 2024 at the City Center.

▶ **Watermain Replacements - Groups 2, 3 & 4**

- ▶ 100% plans under staff review and determination of priority of implementation.