

**ITEM DESCRIPTION:**

**..Title**

RZ-2413: Request for a rezoning from Volusia County Industrial (I-1), Volusia County Agriculture (A-3), and City of Edgewater Heavy Industrial (I-2) to City of Edgewater Mixed Use Planned Unit Development (MUPUD) for 136 ± acres across from Hacienda Del Rio.

**..Body**

**OWNER:**

Booker St., LLC  
483 Clinton Cemetery LLC  
Relocation Rd LLC  
Ridgewood Avenue LLC

**APPLICANT:**

Holiday Builders / Paul Andrzejczak

**LOCATION:**

North of Clinton Cemetery Road  
East of F.E.C. Railroad  
South of Booker Street  
West of S Ridgewood Avenue / US 1

**AREA:**

136 ± acres

**PROPOSED USE:**

Mixed Use – Single Family Housing, Highway Commercial, Fire Station

**CURRENT LAND USE:**

Forested - Disturbed

**CURRENT PERMITTED USE:**

Hospital, Assisted Living, Independent Living, & All uses within I-2, Heavy Industrial

**CURRENT FLUM DESIGNATION:**

70.8 acres – Public/Semi Public  
56.2 acres – Industrial with Conservation Overlay  
10 acres – Volusia County Industrial

**PROPOSED FLUM DESIGNATION:**

Mixed Use

**CURRENT ZONING DISTRICT:**

80 acres – Volusia County A3 & I-1(City of Edgewater Annexation Agreement)  
56 acres – City of Edgewater I-2, Heavy Industrial

**PROPOSED ZONING DISTRICT:**

Mixed Use Planned Unit Development (MUPUD)

**VOTING DISTRICT:**

Council District 4, Councilperson Eric Rainbird

**STAFF RECOMMENDATION:**

Approval

**PLANNING BOARD:**

March 11<sup>th</sup>, 2026

**1<sup>st</sup> READING CITY COUNCIL:**

April 6<sup>th</sup>, 2026

**SURROUNDING LAND USES:**

The adjacent land uses and zoning classifications for the adjacent parcels are illustrated in the following table. Existing uses shown below are not intended to be an all-inclusive list, but a general summary of types of uses near the subject property. The subject parcel is outlined in the aerial exhibit.

**Table 1: Surrounding Area, FLU Designations, Zoning Designations**

	<b>Current Land Use</b>	<b>FLUM Designation</b>	<b>Zoning District</b>
<i>North</i>	Water Tower and Vacant	Public/Semi-Public, Highway Commercial	Public/Semi-Public, Business Planned Unit Development (Explore RV & Boat Storage)
<i>East</i>	Manufactured Homes Boston Whaler Future City Boat Ramp Incertec	Medium Density Residential Industrial	MH-1 (Hacienda Del Rio Annexation Agreement) MUPUD (Boston Whaler MUPUD) I-2, Heavy Industrial
<i>South</i>	Vacant	Low Density Residential	Residential Planned Unit Development (Lakeview Estates 55+ Community Single Family Homes)
<i>West</i>	F.E.C Railroad Rural Estate Homes	Rural	A-1, Agriculture

**OVERVIEW:**

The subject property is located on US 1/ Ridgewood Avenue South of Edgewater Lakes and Booker Street, bounded by Clinton Cemetery Road on the southern boundary. The subject property is 136.47 acres in size. The property has a future land use designation of Volusia County Industrial, City of Edgewater Industrial with Conservation Overlay, and Public/Semi-Public.

**Figure 1: Location Map**



**Figure 2: Existing Future Land Use Map**

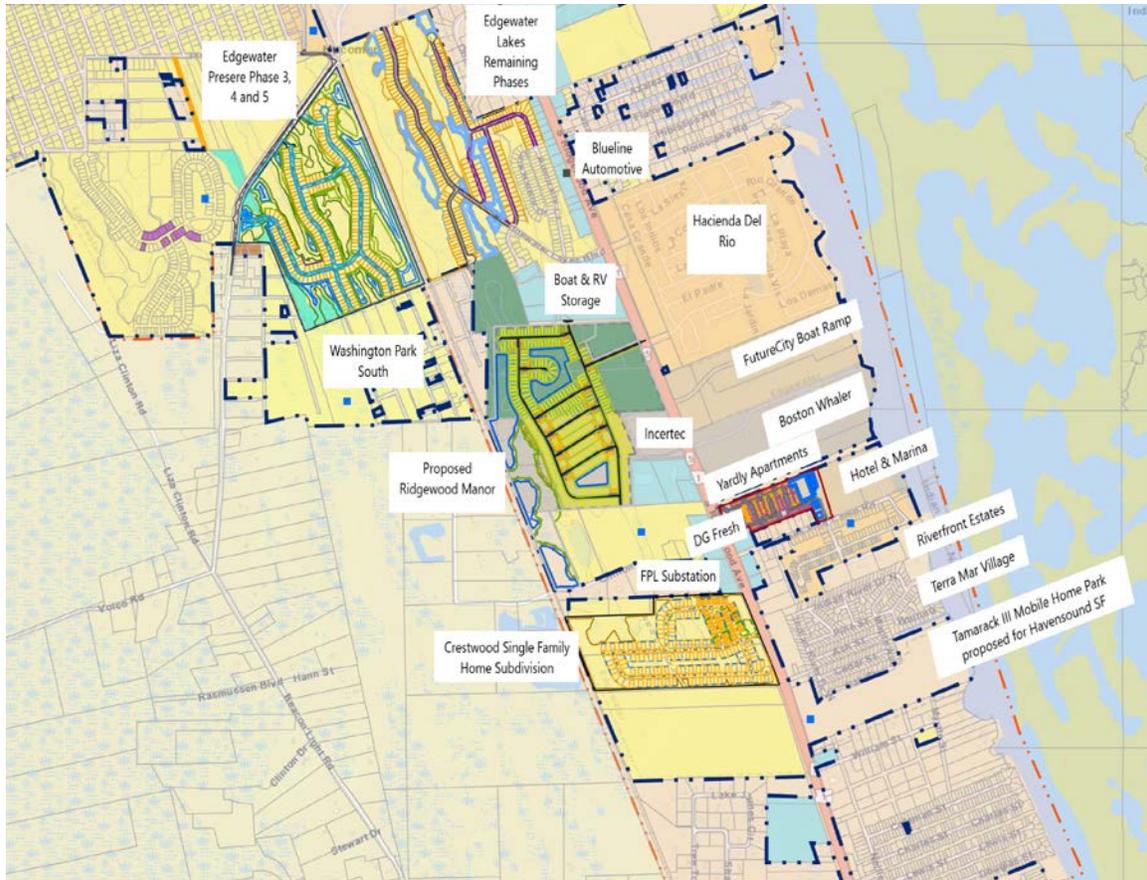


**Figure 3: Existing Zoning Map**

The applicant is requesting a large scale comprehensive plan amendment to change the future land use designation from Volusia County Industrial, City of Edgewater Industrial, and City of Edgewater Public/Semi-Public to City of Edgewater Mixed Use. The applicant is concurrently requesting a rezoning from Volusia County A-3 & I-1 and City of Edgewater I-2, to City of Edgewater Mixed Use Planned Unit Development Agreement (MUPUD). The applicant is proposing a 329 unit single family home subdivision with 20.87 acres for Commercial Outparcels, and a 2 acre tract for a future Fire Station.

**BACKGROUND:**

**Figure 4: Entitled Properties under Design and Existing Built Development**



- In 2004, City Council changed the future land use to low density residential and approved the Edgewater Lakes RPUD agreement.
- In 2004, City Council approves the Southeast Volusia Hospital District Annexation Agreement.
- In 2004, City Council approved the agreement for two 185' high Condominiums north of Jones Fish Camp Road.
- In 2006, the Citizens of Edgewater vote for a ballot amendment adopting a residential height restriction of 35' for all property East of US1.
- In 2006, the City Council changed the future land use to low density residential and approved the RPUD agreement for Worthington Creek and Julington Oaks subdivisions.
- In 2007, the City Council passes resolution 2007-R-03 codifying the charter amendment restricting residential height east of US1.
- In 2017, the City annexed Hacienda Del Rio.
- In 2017, the City annexed Boston Whaler and adopted the Boston Whaler MUPUD. City acquires property north of Boston Whaler for future City Park.
- In 2019, the City Council changed the future land use to low density residential and adopted the Edgewater Preserve RPUD.
- In 2020, the City Council approved a PUD amendment of the Julington Oaks RPUD to the Lakeview Estates RPUD agreement.

- In 2020, the City Council changed the future land use to commercial and adopted the Xplore RV BPUD.
- In 2020, the City Council changed the future land use to low density residential and adopted the Riverfront Estates RPUD.
- In 2023, the City Council approved the major Site Plan for the Tamarack III Mobile Home Park.
- In December of 2023, the City Council changed the future land use to Mixed Use and approved the Edgewater River Oaks MUPUD agreement allowing for the construction of a 196 apartments, a 6 story hotel, and marina. This replaced the two, 185' tall Condominiums.
- In 2023, the City Council changed the future land use to low density residential and approved the Washington Park South RPUD agreement.
- In 2023, the City Council amended the Worthington Creek RPUD to Crestwood RPUD.
- In 2023, a bleach manufacturing facility approached City staff interested in locating on the heavy Industrial property of the proposed Ridgewood Manor development. The intent was to establish a bleach manufacturing facility with the ability of a railroad spur. At the time, the City Manager had an unfavorable opinion about the bleach plant and requested staff reevaluate the zoning. City staff successfully pushed back against the Bleach plant. Today, that Bleach plant is being proposed in the City of Titusville.
- In November of 2024, Holiday Builders submitted for a large scale comprehensive plan amendment and a rezoning. The applicant has resubmitted the MUPUD agreement eight times over the last year and a half amending the MUPUD agreement in collaboration with City staff.
- In December of 2024, Incertec, a metal plating company, purchased the old Factory Direct Building at 4100 S Ridgewood Avenue.
- In December of 2025, Volusia County and the City of Edgewater awarded Incertec a grant to allow for onsite treatment of waste water to residential standards.
- In 2026, Incertec filed for a major site plan for a 50,000 square foot expansion to their operations.

#### **EXISTING ENTITLEMENTS:**

The Southeast Volusia Hospital District Annexation (SVHDA) agreement was approved on December 6<sup>th</sup>, 2004 by the City of Edgewater (Book:5458; Page: 1979). The agreement set forth development standards to be incorporated in a later Business Planned Unit Development agreement:

### 3. **DEVELOPMENT STANDARDS.**

The BPUD zoning application shall incorporate the following development standards:

- (a) Maximum height: 8 stories, not to exceed 96 feet, exclusive of parapets, chimneys, cupolas, steeples, and rooftop equipment that is screened from view.
- (b) Maximum impervious coverage: 80%.
- (c) Maximum FAR: 0.5.
- (d) Minimum buffer design: Where the perimeter of the Property abuts a residential zoning district, "Class B" landscape buffers as described in Table V-5 of the City's Land Development Code; in all other locations where landscape buffers are required, "Class A" buffers as described in Table V-5 of the City's Land Development Code.

The SVHDA required the conveyance of a two (2) acre site for the City of Edgewater to construct a fire, police, or emergency services facility. This dedication of land requires a waiver of impact fees based upon the value of the land as determined by a qualified appraiser. The agreement as included a provision for fee waivers. The City Council within the agreement waived the application fee for the BPUD agreement, meter installation, road impact fees. The agreement also committed the City of Edgewater, "at its sole cost and expense, water and sewer lines to the boundary of the property". The City of Edgewater also waived traffic concurrency for the first 528 PM peak hour trips and did not require improvements for said trips. This is the most significant cost to the City of Edgewater within the proposed SVHDA. The City would be required to install off site road improvements to the adopted level of service for 528 PM peak hour trips. This would likely require in today's conditions two traffic lights and a half dozen acceleration and deceleration lanes. The agreement only requires the developer to provide for acceleration lanes and deceleration lanes only after the 528 PM peak hour trips threshold. Based upon recent traffic studies, Section 8 of the SVHDA would likely cost the city around \$2,876,000 dollars in transportation improvements.

#### **COMMUNITY OUTREACH:**

The applicant at the request of City staff, held a community meeting with the adjacent land owners. Public notice was sent to Hacienda Del Rio, Edgewater Lakes, Riverfront Estates, and abutting property owners. A neighborhood meeting was held at Edgewater City Hall on January 13<sup>th</sup>, 2026 at 6pm.

#### **COMPREHENSIVE PLAN CONSISTENCY:**

Article IX Section 21-91.02 of the Land Development Code states that no application for a change in zoning can be approved unless the proposed zoning is consistent with the Land Use Designation/Zoning Classification Matrix in Table III-1. The Table, attached below, verifies consistency between the proposed Future Land Use designation and the Proposed Zoning District.

**TABLE III-1  
LAND USE AND ZONING COMPATIBILITY**

<b>Future Land Use Designation</b>	<b>Compatible Zoning Districts</b>
<b>Low Density Transition</b> 1.0 DU/net acre	RT, MUPUD
<b>Low Density Residential</b> 1.0 to 4.0 DU/net acre	R-1, R-2, R-3, RPUD, RP, RT, MUPUD
<b>Medium Density Residential</b> 4.1 to 8.0 DU/net acre	R-3, R-4, RPUD, MH-1, MH-2, MUPUD
<b>High Density Residential</b> 8.1 to 12.0 DU/net acre	R-5, RPUD, MUPUD
<b>Commercial</b>	B-2, B-3, B-4, BPUD, MUPUD
<b>Industrial</b>	I-1, I-2, IPUD, MUPUD
<b>Recreation</b>	CN, RT, AG, R-1, R-2, R-3, R-4, R-5, RPUD, RP, MH-1, MH-2, B-2, B-3, B-4, BPUD, I-1, I-2, IPUD, P/SP, R, EC, CC, MUPUD
<b>Public/Semi-Public</b>	CN, AG, P/SP, R, MUPUD
<b>Conservation</b>	CN, P/SP, R
<b>Agriculture</b> Minimum 1 DU/2.5 net acre	AG, R, MUPUD
<b>Mixed Use</b> Minimum 15 acres; to 12 DU/net acre	RPUD, BPUD, IPUD, MUPUD, EC, CC
<b>Sustainable Community Development</b> See SCD Sub-Element of the City of Edgewater Comprehensive Plan	SCD/PUD

DU = Dwelling Units

The requested large scale comprehensive plan amendment is an increase in residential density and a reduction in commercial (medical) and a reduction in the intensity of heavy industrial. City staff are in support of the proposed large scale comprehensive plan amendment and concurrent rezoning because the request is consistent with the comprehensive plan and as well as established legislative land use decisions. City staff have outlined below pertinent policies within the City of Edgewater’s Comprehensive Plan to support the recommendation:

Future Land Use Element

**Policy 1.1.9**

The Mixed-Use land use category permits low, medium and high density residential development; commercial uses (retail and office); light industrial; educational facilities; recreation facilities and compatible public facilities. The following restrictions are applicable to all Mixed-use developments: [9J-5.006 (3)(c)5., F.A.C.]

- A minimum of fifteen acres is required for the Mixed-Use land use category designation.
- The only zoning districts permitted in the Mixed-Use land use categories are planned developments, including community center and employment center districts.
- The City currently has an abundance of single-family residential land and limited commercial and light industrial uses. To encourage a variety of uses within the mixed use district, the community center and employment center districts will limit the percentage of any one type of use in the district, as follows: Community Center – The maximum amount of residential will be 60% of the site. The maximum amount of commercial uses (office and retail) will be 75% of the

site. The maximum amount of light industrial will be 75% of the site. The maximum amount of educational and public facilities will be 60% of the site.

**Policy 1.1.10: Residential Density and the Future Land Use Map**

The City shall ensure that residential density on the Future Land Map is based on the following considerations:

- The density and intensity of Deering Park North is restricted to 6,600 residential units and 2,800,000 square feet of nonresidential use on approximately 5,187 acres;
- Provision and maintenance of quality residential neighborhoods and preservation of cohesive neighborhoods;
- Protection of environmentally sensitive lands; and
- Transition of density between low, medium and high residential districts. [9J-5.006(3)(c)7, F.A.C.]

**Policy 1.2.7: Performance Standards and Environmental Impact Study**

Additional performance standards will be required for development sites that are determined through the Environmental Impact Study to have floodplains, such as vegetative buffers, additional setbacks and clustered development away from the floodplain's areas.

**Policy 1.5.1: Inconsistent Land Uses**

Proposed land use amendments, which are inconsistent with the character of the community or inconsistent with adjacent future land uses shall not be approved by the City, unless the adjacent future land use can be shown to be inconsistent with the *Comprehensive Plan*.

**Policy 1.7.1: Considering Adjacent Existing and Proposed Land Uses**

When reviewing land use amendments, the City shall consider the existing and proposed land uses in any jurisdictions that are adjacent to the proposed amendment.

**Policy 1.18.1: Defining Low Impact Development**

Low Impact Development is an ecologically friendly approach to site development and storm water management that aims to mitigate development impacts to land, water and air. The approach emphasizes the integration of site design and planning techniques that conserve the natural systems and hydrologic functions of a site.

**Staff Response:**

In order to address these policies, City staff had to analyze the existing lot size development pattern within the City of Edgewater. At the time of this analysis in March of 2025, the City of Edgewater had 10,785 residential dwelling units. 62.7% of residential lots in Edgewater range in size between .2 acres and .49 acres (8,712 to 21,344 square feet) and 32.7% are smaller than .19 acres (8,276 square feet). Deering Park North MUPUD agreement allows for the development of 5,280 Single Family dwelling units consisting of units smaller than a quarter acre in size. All of the units to be built in Deering Park North fit into one of these two above mentioned land development patterns. The proposed development is proposing residential lot sizes that match the existing land use pattern based upon the current inventory of residential lots within the City of Edgewater and is compliant with the first provision of FLU Policy 1.1.10.

City of Edgewater Residential Lot Sizes	
1 Acre or Greater (43,560 sq ft +)	135 parcels
.99 Acres - .5 acres (43,124.4 to 21,780 sq ft)	241 parcels
.49 acres - .2 acres (21,344.4 to 8,712 sq ft)	6,878 parcels
.19 acres and smaller (8,276.4 - 1 sq ft)	3,531 parcels

The second aspect of FLU Policy 1.1.10 is the creation of quality residential neighborhoods that also preserve the cohesion of adjacent neighborhoods. City staff have requested within the MUPUD for the roads to be public. This creates access from the subdivisions west of the FEC railway on Volco Road and Florida Shores to US1 through alternative means. City staff have required the dedication of land for a future fire station. The MUPUD outlines on street parking requirements totaling 108 additional space for 329 residential units to address past complaints of parking issues due to the size of driveways and the road width in newer subdivisions.

The MUPUD agreement outlines significant design considerations to create a quality residential neighborhood including, but not limited to on-street parking, littoral planting to foster biodiversity, strictest stormwater retention and nutrient removal requirements (100 year closed basin), Dark Sky Lighting, native Florida landscaping, preservation of wetlands. The proposed large scale comprehensive plan amendment is supported by the second provision of FLU Policy 1.1.10.

The third provision of FLU Policy 1.1.10 requires the protection of environmentally sensitive lands. The proposed development at the entitlement stage, has procured an Environmental Assessment in compliance with FLU Policy 1.1.8 and FLU Policy 1.2.7. The Environmental Assessment was also accompanied by wetland delineation survey. The proposed development advances the protection of environmentally sensitive lands by preserving the large western wetlands that run the western boundary of the property along the FEC railway.

The final provision of FLU Policy 1.1.10 requires the transition of density while FLU Policy 1.7.1 requires the consideration of adjacent existing future land uses. The large scale comprehensive plan amendment to Mixed Use (maximum four 12 dwelling units per acre) represents on its face a substantial increase in residential intensity beyond the adjacent low density residential future land use designation that blankets the area. The density is further controlled within the MUPUD agreement that sets maximum density at 450 units. Based upon the lotted concept plan, the applicant is proposing 329 dwelling units for a gross density of 2.89 units per acre, well within the existing future land use pattern of development found within the low density residential future land use designation. In addition, this increase is compatible with the emerging land use pattern. City Council approved Edgewater River Oaks, to eliminate the condominium tower project vested on the North side of Jones Fish Camp Road. The proposed

project eliminates a substantial tax burden on the City from the existing entitlements with the Hospital Annexation agreement.

### Conservation Element

#### **Con Policy 1.1.8: Promoting Low Impact Development Techniques**

The City shall continue to promote the use of LID techniques which mimic a site's pre-development and hydrologic condition. These techniques will address infiltration, attenuation, and treatment needs of each specific site. LID works with nature to manage stormwater as close to its source as possible, with an emphasis on cost-effective strategies at the lot level and employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product. LID practices include, but are not limited to, bioretention facilities, rain gardens, vegetated rooftops, grass swales, rain barrels, permeable pavements or the replication of predevelopment hydrology. By implementing these principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed.

#### **Con Policy 1.2.1: Enforcing Stormwater Management and Shoreline Protection Ordinances**

The City shall continue to enforce its existing stormwater management and shoreline protection ordinances.

#### **Con Policy 1.2.2: Reducing Excess Runoff and Potential Pollutants**

The City shall continue to implement the public education program on the use of proper fertilization, pesticide and herbicide application to landscaping (especially for shoreline property owners) to reduce excess runoff of these potential pollutants.

#### **Con Policy 1.4.2: 100-year Floodplain and Priority of Conservation Areas**

The 100- year floodplain shall be given high priority in the selection of conservation areas within the City and for public acquisition of lands for conservation and recreational purposes.

#### **Con Policy 1.5.2: Enforcing the Tree Protection Ordinance**

The City shall continue to enforce its tree protection ordinance to maintain natural vegetative filters for air pollution.

#### **Con Policy 1.6.2: Upland Buffer Requirement**

A minimum 25-foot upland buffer will be required from the wetland boundaries in the city.

### Recreation and Open Space Element

#### **Rec Policy 1.9.3: Encouraging Planned Unit Development Type Projects**

The City shall encourage the use of Planned Unit Development type projects to promote the use of open space as buffers between various land uses.

## **Staff Response:**

The Ridgewood Manor MUPUD agreement provides the following environmental development standards:

- 100 Year/24 Hour Storm Event for Stormwater Attenuation (Closed Basin) with a required flood study and modeling through Stormwater Master Plan.
  - Con Policy 1.2.1
- Littoral Planting in Wet Pond
  - Con Policy 1.1.8, 1.2.2
- Native Landscaping
  - Con Policy 1.2.2, Con Policy 1.5.2
- 25 foot wetland buffer
  - CM Policies 1.2.2, 1.2.3, 2.2.2
- Enhanced Natural Landscape Buffer of 30 feet
- Open Space Requirement of 30%
  - LDC Requires 25%.
- Meets LDC Tree Preservation requirement of 15%
  - Con Policy 1.2.1, 1.2.2, 1.4.2, 1.5.2

The proposed development exceeds the Land Development Code and the current entitlements for the Hospital Annexation Agreement and by right under I-2 zoning. City staff believe the requested large scale comprehensive plan amendment and rezoning is compatible with the City of Edgewater's Comprehensive Plan.

## **REZONING:**

The Planned Unit Development designation is a conditional zoning district intended to provide a flexible approach for unique and innovative land development proposals, which could not be accomplished under conventional zoning. A PUD establishes permitted uses and specific development requirements. A Conceptual Development Plan illustrates the general location and intensity of the land uses within the development. A PUD does not approve any specific development itself, but establishes the parameters for how a site can be developed. A PUD must be developed in accordance with the standards established in the approved PUD agreement and must comply with all other applicable development regulations such as stormwater, landscaping, tree preservation, traffic, etc.

### Roads, Streets, Parking, Lighting

The MUPUD establishes the typical right-of-way section based upon the City's standard details with a residential ROW of fifty (50) feet in width. The roads are to be dedicated to the public to promote connectivity with adjacent properties. Five (5) speed tables shall be installed by the developer to reduce speeding throughout the residential neighborhood. Single family homes are required to have a two (2) car garage and two (2) car spaces in the drive way. Guest parking shall be provided at a rate of one (1) guest space per four (4) dwelling units. In addition, the MUPUD agreement outlines that a centralized mailbox location shall provide a minimum number of parking spaces equivalent to two point five (2.5%) of the total unit count. The recreation center shall provide a minimum number of parking spaces equivalent to three point five percent (3.5%) of the total unit

count. Should the centralized mailbox location be combined with the recreation amenity center, then the developer shall provide parking spaces equivalent to five percent (5%) of the total unit count. A school bus designated loading space shall be accommodated within the development. Adjacent to said school bus loading space shall be a covered, protected, shelter bus bench stop with a water fountain. The development requires five (5) foot sidewalks. Streetlights shall adhere to the requirements of the land development code and shall adhere to the DarkSky principles.

Standard Lot Details and Dwelling Unit Details

**Table 2: MUPUD Lot Standards**

b. Minimum Lot Size

Single-Family Residential

Area:	6,000 sq. ft.
Width:	50 ft. Minimum
Depth	120 ft.
Max Height:	35 ft.

c. Minimum House Square Footage

The minimum gross house square footage for single-family units shall be at least 1,300 square feet living area under air, with a minimum of a two (2) car garage. Carports will not be permitted for any units.

d. Minimum Yard Size and Setbacks

Single-Family Residential

Front:	25 ft.
Rear:	15 ft.
Side:	5 ft.
Side (Corner) – Street:	10 ft.
Driveway Width:	18 ft.
Building Separation:	10 ft.

**Figure 4: Colored MUPUD Conceptual Plan**



## Tree Preservation, Open Space, Landscape Buffers, Landscaping

### **Tree Preservation:**

Per the proposed P.U.D. agreement, in conjunction with preserved wetlands the developer agrees to follow the Land Development Code, at this time the code requires 15% of the square footage. The proposed site has approximately 32% (approx. 43.73 acres). As well as, each lot will be required to have 1 (one) canopy tree in the rear yard and 1 (one) understory tree in the front yard per lot.

### **Landscaping and Irrigation:**

Landscaping and irrigation in common areas will comply with the Land Development Code and have irrigation, the irrigation standards for these locations shall meet the Volusia County Water Wise Landscaping Irrigation standards. Stormwater drainage areas with water features (i.e., ponds or canals) shall be incorporated into the recreational component and provide an improved

trail. The proposed trail is to be landscaped with native Florida vegetation of 5 different species of shrubs every 5 linear feet, thus creating a visual walkway appeal.

**For Example:**



Amenities

**Recreation Open Spaces:**

The proposed agreement allots 30% of the entire property to open spaces. The proposed master plan has created 32% noted above. However, in addition to the 43.73 acres (approx. 32%) of wetland conservation, the proposed master plan has 1.25 acres set aside for the use of Recreation Park Areas, which brings the proposed total to 44.98 acres (approx. 32.09%). The proposed agreement for open spaces includes an amenities center, with a pool, cabana, grill, as well as, trash containers. There is an element within the same section requiring dog waste bags and trash receptacles throughout the community every seven hundred and fifty (750) linear feet.

**Site Break Down:**

Site Area Breakdown	Acres	Percentage
<b>Net Residential Area - Residential Lot &amp; Roadway Areas</b>	<b>63.46</b>	<b>47%*</b>
Commercial Out Parcel Areas	20.87	15%
Water Management Areas - Lake Tracts & DD. Basin Areas	30.67	22%
Wetland Areas	10.70	8%
Wetland Upland Buffer Areas	2.36	2%
Amenity & Park Open Space Areas	1.25	.09%
Perimeter & Interior Landscape Buffer Areas	4.97	4%
Fire Station Civic Site Area	2.00	1%
<b>Total Gross Development Area</b>	<b>136.47</b>	<b>100%</b>

\* Per Chapter 1 Future Land Use Element Policy 1.1.9. Residential Total Area Within Community Center Maximum Is 60%.

### Stormwater and Utilities

### **Public Facilities Adequacy:**

The City of Edgewater has sufficient capacity to service the property with regards to water, wastewater, parks, and transportation while meeting the Level of Standard as outlined in the Comprehensive Plan. The subject property is serviced by the City of Edgewater for municipal water services, sewer, and solid waste. All are operating with enough capacity to support the project. In addition, the applicant will be requested to provide a Traffic Impact Statement at the Preliminary Plat Submittal phase.

In accordance with standard practice from the State Land Planning Agency (Florida Commerce) 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 designations versus the proposed designation.

**Table 2. Current and Proposed Future Land Uses – Density/Intensity by Category**

	<b>Current FLU Theoretical Max Density and Intensity</b>	<b>Proposed FLU Theoretical Max Density and Intensity</b>	<b>Net Change.</b>
Public/ Semi Public (FAR* 0.5) Industrial (FAR 0.5)	2,962,080 square feet	979 and 1,184,832 square feet	+ 979 Dwelling Units & -1,777,248 sq ft.

\* FAR (Floor Area Ratio) is the total covered area on all floors of all buildings on a certain lot divided by the total area of the property.

Impact analysis using the theoretical maximum for the existing and proposed change is shown above. A TIS will be required at preliminary plat review process. Below is a description of the available potable water, sanitary sewer, and solid waste with regards to the existing accounts, adopted level of service, and remaining capacity.

### **Sanitary Sewer:**

The City's adopted LOS standard for sanitary sewer is 204 gallons per equivalent residential unit, however all units south of Volco Road feed into the County's wastewater treatment plant, which has an adopted level of service of 284 gallons per day. Using this standard, the proposed subdivision is estimated to generate a demand of 93,436 gallons per day. It should be noted that the County's sewer treatment facility is currently operating at an acceptable level of service and has ample capacity.

Permitted Plant Capacity: 1,200,000 gpd AADF or 4,225 EDU  
Ridgewood Manor SF: 93,436gpd or 329 EDU  
Adopted LOS: 284 gpd/ERU

### **Potable Water:**

The City's adopted LOS standard for potable is 204 gallons per equivalent residential unit. Using this standard, the proposed land use would theoretically generate a demand of 67,116 gallons per day. It should be noted that the City's potable water is currently operating at an acceptable level of service under the consumptive use permit (CUP).

Permitted Plant Capacity: 5,000,000 gpd Max Day  
12-month Annual Average Daily Flow: 2,073,667 gpd  
Ridgewood Manor SF: 67,116 gpd or 329 EDU  
Adopted LOS per Policy 1.1.1: 204 gpd/ERU  
Remaining Capacity Available: 12,458 ERU (2,541,432 gpd)

### **Solid Waste Collection:**

The adopted level of service is 2.5 pounds of solid waste per dwelling unit per day. The proposed subdivision will generate 822.5 pounds of solid waste per day. Solid waste generated within the City is directly hauled to the Volusia County Landfill. The 3,000-acre landfill is a Class I facility with a projected life span to the year 2050.

### **Public Notice:**

In accordance with Article IX, Section 21-91.03, *Procedures*, the Technical Review Committee shall meet to review the application and, in this case, the Mixed Use Planned Unit Development Agreement.

A Technical Review Committee Public vote has been scheduled for February 19<sup>th</sup>, at 1:30pm in the City Council Chambers.

In accordance with Florida Statutes Chapter 166.041, a Public Notice sign shall be posted on February 25<sup>th</sup>. In addition, Public Notices were mailed to all addresses within 500' of the proposed project for the Planning and Zoning Board meeting on March 11<sup>th</sup>.

**Recommendation:**

Staff finds that this request for a rezoning is appropriate and suitable for the subject site, is compatible with the surrounding land uses, and is consistent with the City of Edgewater Comprehensive Plan.

Staff recommends the Technical Review Committee move the item to the Planning and Zoning Board for consideration.

Staff recommends the Planning & Zoning Board motion to send a favorable recommendation to City Council for application RZ-2415.