



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, March 23, 2017

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. 16-50000004
SUBDIVISION PLAT AND PLANS/KING'S LANDING - PHASE 1
East side of Hensel Road, between East Hensel Drive and Hills Boulevard

A proposal by the applicant to subdivide +/- 82.2 acres into 19 one-acre single-family lots, along with tracts of land for common area, storm water retention (+/- 9.2 acres), and future single-family lots (+45 acres).

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

6. Case No. 17-50000001
SUBDIVISION PLAT AND PLANS/WOODHAVEN SUBDIVISION PHASE 1
North side of Williamson Boulevard, between Ashton Lakes and Sterling Chase Subdivisions and I-95

A proposal by the applicant to subdivide +/- 116 acres into 178 single-family lots and 93 townhome lots, along with associated subdivision improvements.

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

7. Case No. 16-50000005
SUBDIVISION REPLAT/CLARK PROFESSIONAL CENTER PHASE 2
5111 South Ridgewood Avenue

A proposal by the applicant to replat +/- 7.4 acres of the Clark Professional Center and Wedding Chapel PCD property into 6 lots as shown on the amended Clark Professional Center and Wedding Chapel Conceptual Development Plan (5th Amendment).

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

8. Case No. 17-25000001
LDC TEXT AMENDMENT/TATTOO ESTABLISHMENTS

Amendment to Chapters 2, 12, 16, 17, and 18 of the Land Development Code (LDC) related to Tattoo Establishments. The proposed amendments include adding the definition for tattoo establishment and updating the definition for personal service; adding a parking requirement for a tattoo establishment; adding tattoo establishment use to the list of prohibited home occupations; adding tattoo establishment as a permitted use in the Highway Commercial (HC), Ridgewood Development (RD), Interchange Commercial (ICD) zoning districts, and Planned Community-Agricultural (PC-A) zoning districts; removing tattoo parlor as a Special Exception use in the Highway Commercial and Ridgewood Development zoning districts; and removing Special Exception requirements for a tattoo parlor use.

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

9. Case No. 17-25000002

LDC TEXT AMENDMENT/ADULT ENTERTAINMENT ESTABLISHMENTS

Amendment to Chapters 12, 17, and 18 of the Land Development Code (LDC) related to Adult Entertainment Establishments. The proposed amendments include adding parking requirements for adult entertainment establishment uses; removing adult entertainment establishment as a Special Exception use in the Highway Commercial (HC) zoning district and adding adult entertainment establishment as a Special Exception use in the Commercial Industrial (CI) zoning district; removing the adult entertainment establishment Special Exception criteria for the Highway Commercial (HC) zoning district and adding the adult entertainment establishment Special Exception requirements for the Commercial Industrial (CI) zoning district; and updating the requirement for measuring the Special Exception separation distance between an adult entertainment use and a residentially-zoned property or parcel with a pre-existing adult entertainment use, pre-existing house of worship, school, park, child care center, or establishment dealing in alcoholic beverages.

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

10. Case No. 17-60000001

ADMINISTRATIVE REZONING/6080 DEERFEED TRAIL

A request to rezone +/- 0.77-acres from Floodplain-Conservation (F-C) to Rural Residential (RR).

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

C. OTHER BUSINESS

11. Commissioner Comments

12. 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.