



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, March 22, 2018

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
4. Election of Officers

B. DISCUSSION/ACTION

5. Consideration of Minutes
6. Case No. 18-70000001
SPECIAL EXCEPTION/301 DUNLAWTON AVENUE

A request by the applicant to approve a Special Exception to allow off-site parking for the office use located at 301 Dunlawton Avenue. If the Special Exception request is approved, the property owner of 301 Dunlawton Avenue is proposing to use the parking lot at the First United Methodist Church (708 Orange Avenue) as off-site parking to meet the parking requirements for the expanded office at 301 Dunlawton Avenue.

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

7. Case No. 18-20000001
SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE
AMENDMENT/ANGLER'S COVE SUBDIVISION
3626 South Peninsula Drive

A request by the applicant to change the Comprehensive Plan Future Land Use (FLU) designation for ±1.3 acres from Urban High Density Residential (8-16 units/acre) to Suburban Residential (2-4 units/acre).

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

8. Case No. 18-65000001
PLANNED UNIT DEVELOPMENT (PUD) REZONING WITH MASTER
DEVELOPMENT AGREEMENT (MDA) AND CONCEPTUAL DEVELOPMENT
PLAN (CDP)/ANGLER'S COVE SUBDIVISION
3626 South Peninsula Drive

A request by the applicant to rezone a +/- 1.3-acre property from R-3H (multi-family) to Planned Unit Development (PUD), and approval of the Master Development Agreement (MDA) and Conceptual Development Plan (CDP) to establish the regulatory framework for a 5-lot single-family subdivision.

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

9. Case No. 18-50000001
SUBDIVISION PLAT & PLANS/ANGLER'S COVE SUBDIVISION
3626 South Peninsula Drive

A request by the applicant to approve the Final Plat and Subdivision Plans for the Angler's Cove Subdivision to create five (5) single-family lots, along with associated subdivision improvements.

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

10. Case No. 18-25000002
LDC TEXT AMENDMENT/PC-A WORKPLACE DISTRICT

A request by the applicant to amend Chapter 17, Section 29(e) of the Land Development Code (LDC) to increase the percentage of the Planned Community-Agriculture (PC-A) Workplace District allowed to be developed as multi-family, amend the landscape buffer requirement for a multi-family development abutting single-family residential zoned property, and change the minimum living area requirement for a multi-family dwelling unit.

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

11. Case No. 18-25000003

LDC TEXT AMENDMENT/CHAPTER 17, SECTION 1

Amendment to Chapter 17, Section 1, of the Land Development Code (LDC), to codify the City's Policy to allow agriculture uses on property rezoned to a non-agriculture zoning district for future development.

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

12. Case No. 18-40000001

SECOND AMENDMENT TO THE AMENDED AND RESTATED NOVA DEPOT
PLANNED COMMERCIAL DEVELOPMENT (PCD) MASTER DEVELOPMENT
AGREEMENT (MDA) AND CONCEPTUAL DEVELOPMENT PLAN (CDP)
3730 Nova Road

A request by the applicant to amend the Amended and Restated Nova Depot Planned Commercial Development (PCD) Master Development Agreement (MDA) and Conceptual Development Plan (CDP) to establish the framework to subdivide a commercial lot into two (2) commercial lots.

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

13. Case No. 18-20000002

ADMINISTRATIVE LARGE-SCALE COMPREHENSIVE PLAN FUTURE LAND
USE AMENDMENT/WILLIAMSON BOULEVARD-WILLOW RUN BOULEVARD
SITE

South side of Willow Run Boulevard, east of Williamson Boulevard

A proposed amendment to change the Comprehensive Plan Future Land Use (FLU) designation for ±34.5 acres from Urban High Density Residential (8-16 units/acre), Urban Medium Density Residential (4-8 units/acre), and Suburban Residential (2-4 units/acre) to Mixed-Use Center.

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

14. CASE NO. 18-60000001

ADMINISTRATIVE REZONING/WILLIAMSON BOULEVARD-WILLOW RUN
BOULEVARD SITE

South side of Willow Run Boulevard, east of Williamson Boulevard

A proposed amendment to rezone +/- 34.5 acres from Planned Unit Development (PUD) to Mixed-Use Center (MXC) District, and +/- 5 acres from Planned Unit Development (PUD) to Community Commercial (CC).

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

C. OTHER BUSINESS

15. Commissioner Comments

16. 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 AN 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, CITYCLERK@PORT-ORANGE.ORG, AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY 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 7-1-1 or 1-800-955-8771. UPON REQUEST BY A QUALIFIED INDIVIDUAL WITH A DISABILITY, THIS DOCUMENT WILL BE MADE AVAILABLE IN AN ALTERNATE FORMAT. IF YOU NEED TO REQUEST THIS DOCUMENT IN AN ALTERNATE FORMAT, PLEASE CONTACT THE CITY CLERK WHOSE CONTACT INFORMATION IS PROVIDED ABOVE.