



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, July 25, 2019

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. APPLICATION: PCD Rezoning/The Palms at Ashton Lakes PCD
CASE NO. : 19-65000001
LOCATION: Southeast corner of S. Williamson Boulevard and Oakwater Lane
STAFF CONTACT: Gwen Perney, Senior Planner (386) 506-5673/gperney@port-orange.org
APPLICANT: NX Port Orange Owner LLC; 1621 18th St., Suite 250, Denver, CO 80202

A request by the applicant to rezone ±18.72 acres from Cypress Head Planned Commercial Development (PCD) to The Palms at Ashton Lakes PCD and approval of The Palms at Ashton Lakes PCD Master Development Agreement (MDA) and Conceptual Development Plan (CDP) to allow for the development of a 167-bed assisted living facility (ALF) and a future commercial outparcel.

6. APPLICATION: Rezoning/6015 Spruce Creek Road
CASE NO. : 19-60000004
LOCATION: Southeast corner of Central Park Boulevard and Spruce Creek Road
STAFF CONTACT: Briana Conlan-King, Senior Planner (386) 506-5676/brking@port-orange.org
APPLICANT: Christ The King Community Church International, Inc.; 1723 Creekwater Blvd., Port Orange, FL 32128

A request by applicant to rezone ± 7.58 acres from Single-family Residential (R-10SF) to Government/Public Use (GPU).

7. APPLICATION: Subdivision Plat & Plans/Springs at Port Orange
CASE NO. : 18-50000002
LOCATION: 5410 S. Williamson Blvd., located on the southwest side of S. Williamson Blvd., north of Summer Trees Road
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org
APPLICANT: Continental 425 Fund LLC; W134 N8675 Executive Parkway, Menomonee Falls, WI 53051

A request by the applicant to subdivide ± 29.5 acres into three (3) lots.

8. APPLICATION: PCD Amendment/First Amendment to the Riverwalk Amended and Restated MDA and CDP
CASE NO. : 19-40000004
LOCATION: East side of Ridgewood Avenue, between Orange Avenue and Herbert Street
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org
APPLICANT: Josif Atanasoski, Manager of Halifax River Partners, LLC; 1800 N. US Hwy 1, Ormond Beach, FL 32174

A request by the applicant for approval of the First Amendment to the Riverwalk Amended and Restated Master Development Agreement (MDA) to defer the completion date for certain site improvements in Phase 1 and defer recording of the Riverwalk subdivision plat to September 20, 2020. There is no proposed change to the September 20, 2019, completion date for the 23-foot public trail and park.

9. APPLICATION: LDC Text Amendment/Chapters 2, 17, and 18
CASE NO. : 19-25000002
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org
APPLICANT: City of Port Orange

A request for approval of an amendment to the Land Development Code (LDC) Chapters 2, 17, and 18, to address zoning for contractor businesses and motor vehicle sales as part of an effort to update the LDC.

10. APPLICATION: Administrative Rezoning/415 Herbert Street
CASE NO. : 19-60000006
LOCATION: 415 Herbert Street
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org
APPLICANT: City of Port Orange

A request to rezone ± 0.64-acres from Commercial Industrial (CI) to Government/Public Use (GPU).

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 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.