



**AGENDA**  
**PLANNING COMMISSION**  
**CITY OF PORT ORANGE**

**Meeting Date:** Thursday, February 27, 2020

**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: Small-Scale Comprehensive Plan Ordinance  
Amendment/Journey's End Planned Commercial Development (PCD)  
CASE NO.: 19-20000006  
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671  
APPLICANT: Robert A. Merrell III, Esquire, Cobb Cole; 149 S. Ridgewood  
Avenue, Suite 700, Daytona Beach, FL 32114  
**(Continued from January 23, 2020 Planning Commission Meeting)**

A request to remove the vehicular trip cap placed on ±6.71 acres property, located at 5840 and 5850 Journey's End Way, when the Commercial Future land Use (FLU) was applied in 2008, and allow the property to develop under the City's current transportation concurrency regulations.

6. APPLICATION: PCD Amendment/4th Amendment to the Master Development Agreement and Conceptual Development Plan for the Journey's End Planned Commercial Development

CASE NO.: 19-40000006

STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671

APPLICANT: Robert A. Merrell III, Esquire, Cobb Cole; 149 S. Ridgewood Avenue, Suite 700, Daytona Beach, FL 32114

**(Continued from January 23, 2020 Planning Commission Meeting)**

A request for the 4th Amendment to the Journey's End Planned Commercial Development (PCD) Master Development Agreement (MDA) and Conceptual Development Plan (CDP), to add "hotel" as a permitted use and revise the building and parking layout of the CDP for the commercial lot located on the east side of Journey's End Way between the Country Inn and Suites Hotel and the Extra Space Storage Facility.

7. APPLICATION: Special Exception/Halifax River Dock

CASE NO.: 20-70000001

STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org

APPLICANT: In Land We Trust, LLC; 3054 S. Peninsula Dr., Daytona Beach Shores, FL 32118

A request by the applicant to allow a private recreational facility, private dock, on a privately owned +/- 3-acre portion of a spoil island in the Halifax River in the Floodplain-Conservation (F-C) zoning district.

8. APPLICATION: LDC Text Amendment/Chapter 2, 12, and 17/Senior Independent Living Community/PC-A Zoning District

CASE NO.: 20-25000001

STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org

APPLICANT: Cameron General Contractors, Inc.; 7101 S. 82nd Street, Lincoln, NC 68516

A request by the applicant to amend the Land Development Code (LDC) to add a definition for a Senior Independent Living Community, add Senior Independent Living Facility as a permitted use in the Planned Community-Agriculture (PC-A) Workplace District, and establish dimensional and parking requirements for a Senior Independent Living Community.

### **C. OTHER BUSINESS**

9. Commissioner Comments

10. 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](mailto: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.