



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, May 28, 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 Future Land Use Map Amendment/All Aboard Storage Taylor Road
LOCATION: East of Taylor Rd., south of Fern Park Dr., east of the Crane Lakes Golf and Country Club
CASE NO.: 19-20000005
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org
APPLICANT: Newkirk Engineering, Inc.; 1230 N. US Highway 1, Suite 3, Ormond Beach, FL 32174

A request by the applicant to change the Comprehensive Plan Future Land Use (FLU) designation for ±4.07 acres from Volusia County Urban Low Intensity (ULI) to City of Port Orange Office/Residential Transition (ORT).

6. APPLICATION: PCD Rezoning/All Aboard Storage Taylor Road
LOCATION: East of Taylor Rd., south of Fern Park Dr., east of the Crane Lakes Golf and Country Club
CASE NO.: 19-65000003
STAFF CONTACT: Gwen Perney, Senior Planner (386) 506-5673/gperney@port-orange.org
APPLICANT: Newkirk Engineering, Inc.; 1230 N. US Highway 1, Suite 3, Ormond Beach, FL 32174

A request by the applicant to approve rezoning of ±10.2 acres to All Aboard Storage Taylor Road Planned Commercial Development (PCD) and the Master Development Agreement (MDA) and Conceptual Development Plan (CDP).

7. APPLICATION: Small-Scale Future Land Use Map Amendment/Thrive Community Church
LOCATION: 6156 Williamson Boulevard
CASE NO.: 20-20000001
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org
APPLICANT: Thrive Community Church, Inc.; 1221 Dunlawton Avenue, Suite 200, Port Orange, FL 32127

A request by the applicant to change the Comprehensive Plan Future Land Use (FLU) designation for ±8.2 acres from Volusia County Urban Low Intensity (0.2-4 units/acre) to City of Port Orange Rural Transition (0-2 units/acre).

8. APPLICATION: Rezoning/Thrive Community Church
LOCATION: 6156 Williamson Boulevard
CASE NO.: 20-60000001
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org
APPLICANT: Thrive Community Church, Inc.; 1221 Dunlawton Avenue, Suite 200, Port Orange, FL 32127

A request by the applicant to rezone ±8.2 acres from Volusia County Rural Agriculture (A-2) to City of Port Orange Government/Public Use (GPU).

9. APPLICATION: Fourth Amendment to the Master Development Agreement and Conceptual Development Plan for the Home Depot PCD
LOCATION: 1551 Dunlawton Avenue
CASE NO.: 20-40000001
STAFF CONTACT: Briana Conlan-King, Senior Planner (386) 506-5676/brking@port-orange.org
APPLICANT: Kimley-Horn and Associates, Inc.; 445 24th Street, Suite 200, Vero Beach, FL 32960

A request by the applicant to amend the Master Development Agreement (MDA) and Conceptual Development Plan (CDP) for the Home Depot Planned Commercial Development (PCD).

10. APPLICATION: Administrative Rezoning/4035 Nova Road; 5245 and 5279 Nova Road; and 4050 Nova Road
LOCATION: 4035 Nova Road; 5245 and 5279 Nova Road; and 4050 Nova Road
CASE NO.: 20-60000002
STAFF CONTACT: Gwen Perney, Senior Planner (386) 506-5673/gperney@port-orange.org
APPLICANT: City of Port Orange; 1000 City Center Circle, Port Orange, FL 32129

A request to rezone ± 0.95 acres from Planned Commercial Development (PCD) to Community Commercial (CC), ± 2.36 acres from Commonwealth Plaza Planned Commercial Development (PCD) to Community Commercial (CC), and ± 17.9 acres from Professional Office (PO) and High Density Residential (R-3H) to Government Public Use (GPU).

11. APPLICATION: Subdivision Replat/Altamira Shopping Village
LOCATION: North and south side of Taylor Road with most of the subject property located north of Taylor Road and east of Dunlawton Avenue
CASE NO.: 19-50000002
STAFF CONTACT: Tim Burman, Community Development Director (386) 506-5675/tburman@port-orange.org
APPLICANT: Mark A. Watts, Esq., Cobb Cole; 231 N. Woodland Blvd., DeLand, FL 32720

A request by the applicant to replat +/- 19 acres of the Altamira Shopping Village property into 5 lots and 3 tracts as shown on the approved Altamira Planned Commercial Development (PCD) Conceptual Development Plan (CDP).

C. OTHER BUSINESS

12. Commissioner Comments
13. Staff Comments

D. PUBLIC COMMENTS

E. ADJOURNMENT

NOTICES – PURSUANT TO SECTION 286.0105 OF THE FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY DOES NOT PREPARE OR PROVIDE SUCH A RECORD.



FOR SPECIAL ACCOMMODATIONS, PLEASE NOTIFY THE CITY CLERK'S OFFICE (PHONE: 386-506-5563) 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 OR HEARING DATE.



HELP FOR THE HEARING IMPAIRED IS AVAILABLE THROUGH THE ASSISTIVE LISTENING SYSTEM RECEIVERS CAN BE OBTAINED FROM THE CITY CLERKS' OFFICE.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), 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, 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 OR HEARING DATE. IF YOU ARE HEARING OR VOICE IMPAIRED, CONTACT THE RELAY OPERATOR AT 7-1-1 or 1-800-955-8771.

Planning Commission Meeting

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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.