



**AGENDA**  
**STAFF DEVELOPMENT REVIEW COMMITTEE**  
**CITY OF PORT ORANGE**

**Meeting Date:** Wednesday, September 30,  
2020

**Time:** 9:00 AM

**Location:** Community Development  
Conference Room, 2nd Floor  
City Hall, 1000 City Center Circle

**PROJECT REVIEW #1:**  
**9:00 AM**

APPLICATION: Site Plan/Montessori Magic

CASE NO.: 20-80000007

LOCATION: 646 Herbert St.

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

APPLICANTS: Jenlylyn Fisher; 1640 Semla Ave., Holly Hill, FL 32117

PROJECT ENGINEER: Anderson-Dixon, LLC; 102 S. Orange St., New Smyrna Beach, FL 32168

A proposal by the applicant to redevelop an existing 2,818 square-foot single-family home site as a day care facility with associated site improvements.

**PROJECT REVIEW #2:**

**10:00 AM**

APPLICATION: PUD Rezoning/Madeline Commons

CASE NO.: 20-65000002

LOCATION: Northeast of McDonald Rd., north of Charles St.

STAFF PLANNER: Gwen Perney, Senior Planner (386) 506-5673/gperney@port-orange.org

APPLICANTS: Storch Law Firm; 420 South Nova Rd., Daytona Beach, FL 32114

PROJECT ENGINEER: Newkirk Engineering; 1230 N. US 1, Suite 3, Ormond Beach, FL 32174

A request by the applicant to rezone +/- 34.6 acres from Two-family residential zoning (R-2D) to Planned Unit Development (PUD) and approval of the Master Development Agreement (MDA) and Conceptual Development Plan (CDP) for the regulatory framework to construct a 62-lot single family and 192-lot townhome subdivision.

**NOTICES** – PURSUANT TO SECTION 286.0105 OF THE FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE DISTRICTING 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](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 OR HEARING 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.

## **PUBLIC PARTICIPATION INSTRUCTIONS**

Due to the Novel Coronavirus Disease 2019 (COVID-19) and Federal, State, County, and the City's Declarations of State of Emergency, and City of Port Orange Executive Order 9, the City of Port Orange will be calling meetings only when necessary, and conducting public meetings using communications media technology until the Local State of Emergency has concluded. Those wishing to attend meetings are encouraged to join the meeting through electronic means.

The September 30, 2020 SDRC Meeting will be conducted physically in the Conference Room in Community Development at City Hall, 1000 City Center Circle with an opportunity to participate virtually. Access in the conference room will be limited in order to comply with the safety instructions relating to COVID-19.

If you would like to attend the SDRC Meeting virtually, please fill out the Request to Speak. You may access the form by visiting [www.port-orange.org/publiccomments](http://www.port-orange.org/publiccomments). You must fill out all required information for the form to be submitted. Forms are due to the City Clerk no later than 24 hours prior to the meeting date/time. Once the form is received, the meeting link and instructions will be provided to you via email if you wish to attend virtually. If you prefer to have your comments read into the record, please provide this form within three (3) hours of the meeting date/time according to the agenda.

For additional information or for special assistance prior to the meeting, please contact Robin Fenwick, City Clerk, [cityclerk@port-orange.org](mailto:cityclerk@port-orange.org) or (386) 506-5563.