



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, August 26, 2021

Time: 5:30 PM

Location: Council Chambers, City Hall
1000 City Center Circle
Port Orange

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call

B. DISCUSSION/ACTION

3. Consideration of Minutes
4. APPLICATION: Subdivision Plat and Plans/The Palms at Ashton Lakes Subdivision
CASE NO.: 21-50000002
LOCATION: Southeast corner of S. Williamson Blvd. and Oakwater Lane (6241 S. Williamson Blvd.)
STAFF CONTACT: Gwen Perney, Principal Planner (386) 506-5673/gperney@port-orange.org
APPLICANT: Roger Strcula, Upham, Inc.; 265 Kenilworth Ave., Ormond Beach, FL 32174

A request by the applicant to subdivide ±18.7 acres into two (2) commercial lots as shown on the approved The Palms at Ashton Lakes Planned Commercial Development (PCD) Conceptual Development Plan (CDP).

5. APPLICATION: PUD Rezoning/Madeline Commons Planned Unit Development Master Development Agreement and Conceptual Development Plan
CASE NO.: 20-65000002
LOCATION: North of Charles St., between McDonald Rd. and 5th St.
STAFF CONTACT: Gwen Perney, Principal Planner (386) 506-5673/gperney@port-orange.org
APPLICANT: A. Joseph Posey, Jr., Storch Law Firm; 420 S. Nova Rd., Daytona Beach, FL 32114

A request by the applicant to approve the rezoning of 34.6 acres from R-2D (Two-Family Residential) to PUD (Planned Unit Development) and the Madeline

Commons Master Development Agreement and Conceptual Development Plan.

6. APPLICATION: 21-1 Large-Scale Comprehensive Plan Amendment/Property Rights Element
CASE NO.: 21-20000001
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org
APPLICANT: City of Port Orange

A request to amend the Comprehensive Plan to create a Property Rights Element in compliance with House Bill 59.

7. APPLICATION: Amendment to Port Orange Town Center Community Redevelopment Plan
CASE NO.: 21-15000001
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org
APPLICANT: City of Port Orange

A request to amend the Port Orange Town Center (POTC) Redevelopment Plan to modify the Riverwalk Planned Community Conceptual Development Plan (CDP).

8. APPLICATION: LDC Amendment/Chapter 2, 17, and 18
CASE NO.: 21-25000005
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org
APPLICANT: City of Port Orange

A request to amend Chapters 2, 17, and 18 of the Land Development Code (LDC) regarding the Riverwalk Overlay District and the Planned Commercial-Riverwalk (PC-R) zoning district.

C. OTHER BUSINESS

9. Commissioner Comments
10. 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.



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FOR SPECIAL ACCOMODATIONS, 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.

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.