



AGENDA
STAFF DEVELOPMENT REVIEW COMMITTEE
CITY OF PORT ORANGE

Meeting Date: Wednesday, October 27,
2021

Time: 9:00 AM

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

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

APPLICATION: Site Plan/Eddin Medical Office
CASE NO.: 21-80000010
LOCATION: 224 Dunlawton Ave.
STAFF PLANNER: Penelope Cruz, Planning Manager, (386) 506-5671/pcruz@port-orange.org
APPLICANTS: Husam Eddin; 2123 S. Palmetto Ave., South Daytona, FL 32119
PROJECT ENGINEER: Parker Mynchenberg & Associates, Inc.; 1729 Ridgewood Ave., Holly Hill, FL 32117

A request by the applicant to construct a 1,800 square-foot medical office building with associated site improvements.

**PROJECT REVIEW #2.:
10:00 AM**

APPLICATION: Site Plan/Store-It Self Storage
CASE NO.: 21-80000009
LOCATION: 720 Dunlawton Ave.
STAFF PLANNER: Penelope Cruz, Planning Manager, (386) 506-5671/pcruz@port-orange.org
APPLICANTS: John S. Vanacore, Manager, Stor-It Self Storage Port Orange, LLC; 1451 N. US Highway 1, Suite 13, Ormond Beach, FL 32174
PROJECT ENGINEER: Parker Mynchenberg & Associates, Inc.; 1729 Ridgewood Ave., Holly Hill, FL 32117

A request by the applicant to construct a 103,688 square-foot storage and retail development with associated site improvements.

**PROJECT REVIEW #3.:
11:00 AM**

APPLICATION: MDA & CDP Restatement & Rezoning/Catfish Commons PCD

CASE NO.: 21-65000002

LOCATION: East of S. Ridgewood Ave., south of Dunlawton Ave., west of Halifax Dr.

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

APPLICANTS: Brendan Galbreath; 4190 Halifax Dr., Port Orange, FL 32127

PROJECT ENGINEER: Parker Mynchenberg & Associates, Inc.; 1729 Ridgewood Ave., Holly Hill, FL 32127

A request by the applicant to rezone and incorporate the properties at 4009 Halifax Dr., 4075 Ridgewood Ave., and 4147 Ridgewood Ave. into the existing Planned Commercial Development (PCD) and to adopt the restated Master Development Agreement (MDA) and Conceptual Development Plan (CDP) for the Catfish Commons PCD.

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, 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.