



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, April 28, 2022

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: Small-Scale Comprehensive Plan Future Land Use Map Amendment / 4085 Ridgewood Avenue and 4147 Ridgewood Avenue
CASE NO.: 21-80000002
APPLICANTS: Brendan and Shannon Galbreath
STAFF CONTACT: Gwen Perney, Principal Planner (386) 506-5673

A request by the Applicants to amend the Comprehensive Plan Future Land Use (FLU) map to change the FLU designation for ±1.44 acres from *Commercial* to *Mixed Use Center*.

5. APPLICATION: Rezoning and Restatement of the Catfish Commons Planned Commercial Development (PCD) Master Development Agreement (MDA) and Conceptual Development Plan (CDP)
CASE NO.: 21-65000002
APPLICANTS: Brendan and Shannon Galbreath and Commons 4075, LLC
STAFF CONTACT: Gwen Perney, Senior Planner (386) 506-5673

A request by the Applicants to rezone three properties from Community Commercial (CC) and Ridgewood Development (RD) to Planned Commercial Development (PCD) and to approve the Restatement of the Catfish Commons Planned Commercial Development (PCD) Master Development Agreement (MDA) and Conceptual Development Plan (CDP) to incorporate the properties into the existing PCD boundary

6. APPLICATION: Small-Scale Comprehensive Plan Future Land Use Map Amendment/5360 Dubois Avenue
CASE NO.: 22-20000002

APPLICANT: City of Port Orange

STAFF CONTACT: Gideon Smith, Senior Planner (386) 506-5676

An administrative amendment to the Comprehensive Plan Future Land Use (FLU) Map to change the FLU designation for ±0.81 acres from *Commercial* to *Urban Medium Density Residential* (4-8 units/acre).

7. APPLICATION: Conventional Rezoning/4020 & 4096 Ridgewood Avenue, 215 Church Street, 411 Church Street, and 5360 Dubois Avenue

CASE NO.: 22-60000003

APPLICANT: City of Port Orange

STAFF CONTACT: Gideon Smith, Senior Planner (386) 506-5676

An administrative request to rezone ±4.99 acres from Planned Commercial Development (PCD) to Community Commercial (CC); ±0.16 acres from Commercial/Industrial (CI) to Neighborhood Preservation (NP); and ±0.81 acres from Ridgewood Development (RD) to Mobile Home Residential (RMH).

C. OTHER BUSINESS

8. Commissioner Comments

9. 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.

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.