



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, October 27, 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: 9th Amendment to the Master Development Agreement for the Crystal Lake Planned Unit Development
CASE NO.: 22-40000003
APPLICANT: A. Joseph Posey, Storch Law Firm
STAFF CONTACT: Gwen Perney, Principal Planner (386) 506-5673/gperney@port-orange.org

A request by the Applicant to approve the 9th Amendment to the Master Development Agreement (MDA) for the Crystal Lake Planned Unit Development (PUD) to add mini-warehouse to the list of uses allowed on Lots 13-53 through 13-84.

5. AGENDA ITEM: 2023 Proposed Public Hearing and Development Review Calendars
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org

C. OTHER BUSINESS

6. Commissioner Comments
7. 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.

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
AUGUST 25, 2022

THE REGULAR PLANNING COMMISSION MEETING of the City of Port Orange was called to order by Chairman Stan Schmidt at 5:30 p.m.

CALL TO ORDER

1. Pledge of Allegiance

2. Roll Call

Present:

Thomas Jordan
Stan Schmidt, Chair
Newton White
Lance Green, Vice Chair
John Junco

Absent:

Maria Mills-Benat
Darrel "Bo" Bofamy

Also Present:

Shannon Balmer, Assistant City Attorney
Robin Fenwick, City Clerk
Tracee Cody, Assistant City Clerk

DISCUSSION/ACTION

3. Consideration of Minutes - July 21, 2022

Motion to approve was made by
Member John Junco and Seconded by
Member Thomas Jordan. Motion carried
unanimously by voice vote.

4. APPLICATION: Rezoning/904 Taylor Road

CASE NO.: 22-60000005

APPLICANT: A. Joseph Posey, Storch Law Firm

STAFF CONTACT: Gideon Smith, Senior Planner (386) 506-
5676/gidsmith@port-orange.org

A request to rezone ±3.2 acres from Community Commercial (CC) to
Government/Public Use (GPU).

Motion to approve was made by
Member Newton White and Seconded
by Member Thomas Jordan.

Gideon Smith, Senior Planner, provided details on the rezoning request.

Motion carried unanimously by roll call vote.

OTHER BUSINESS

5. Commissioner Comments

There were none.

6. Staff Comments

There were none.

PUBLIC COMMENTS

There were none.

ADJOURNMENT – 5.36 p.m.

Chairman Stan Schmidt



STAFF REPORT

9th Amendment to the Master Development Agreement for the Crystal Lake Planned Unit Development Case No. 22-40000003

REQUEST:	To approve the 9 th Amendment to the Master Development Agreement (MDA) for the Crystal Lake Planned Unit Development (PUD) to add mini-warehouse to the list of uses allowed on Lots 13-53 through 13-84.
LOCATION:	1300 Reed Canal Road
APPLICANT:	A. Joseph Posey, Storch Law Firm
PROPERTY OWNERS:	Crystal Lake 2004, Ltd. and A&G Properties, LLC
STAFF CONTACT:	Gwen Perney, Principal Planner (386) 506-5673
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION DATE:	October 27, 2022

DEVELOPMENT PROPOSAL

The proposed 9th Amendment to the Crystal Lake Master Development Agreement (MDA) is to add the mini-warehouse use to the list of uses allowed to be developed on lots 13-53 through 13-84 in the Crystal Lake PUD. The subject property is located on the north side of Reed Canal Road, east of Clyde Morris Boulevard and west of the Eden at Crystal Lake Apartments (Location Map – Figure 1). If the amendment is approved, the applicant intends to submit a site plan to build a 3-story climate-controlled self-storage facility on the subject property.

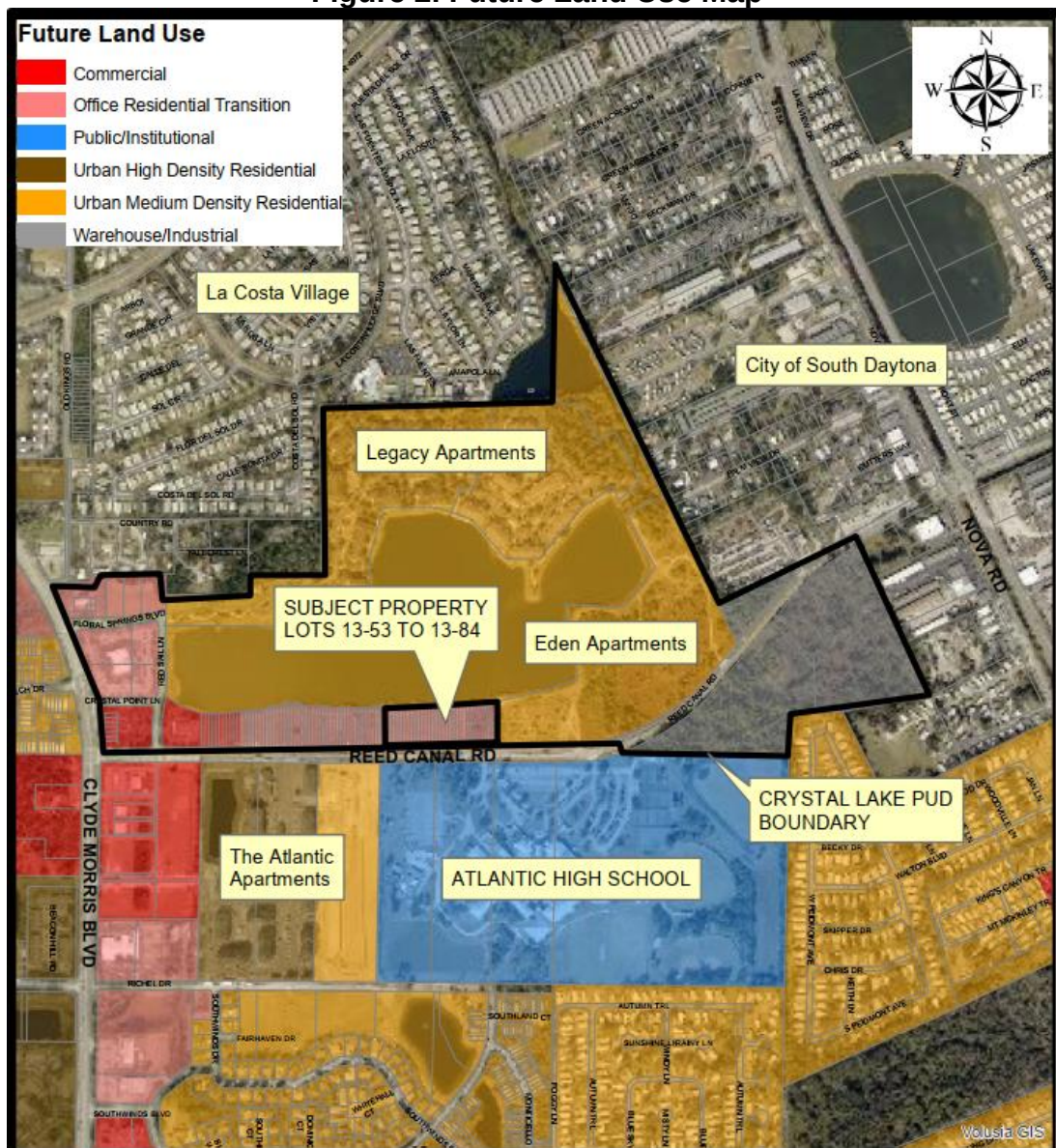
Figure 1. Location Map



The subject property is currently regulated by the Crystal Lake MDA, as amended, and the City of Port Orange Land Development Code (LDC). According to the applicant, the requested 9th Amendment is to allow the mini-warehouse use to be developed on the subject property. If the amendment is approved, the applicant intends to develop the subject property with a 3-story climate-controlled self-storage facility. The proposed amendment does not change any of the permitted uses or other development requirements for any other properties within the Crystal Lake PUD area.

The Crystal Lake MDA was approved by the City Council in 2000 and established a mixed-use development with various tracts, each with a common purpose and design theme. Lot 13 on the north side of Reed Canal Road was designated with a Future Land Use of *Office/Residential Transition* to provide a buffer between the Commercial properties on the west side of the PUD along Clyde Morris Boulevard and the multi-family residential uses to the north and east. (Figure 2 – Future Land Use Map).

Figure 2. Future Land Use Map



According to the applicant, the proposed 9th Amendment to the Crystal Lake MDA is to add mini-warehouses to the list of uses allowed to be developed on the subject property so it can be developed with a climate-controlled self-storage facility. In the Crystal Lake MDA, the allowed uses for the subject property currently include offices, office/warehouse facilities, business services, convenience stores without fuel operations, medical offices, and veterinary clinics.

While the office/warehouse facility use is already a permitted use on the subject property, according to the LDC, an office/warehouse facility is defined as an office building with an attached warehouse to accommodate the office use. The building with these two uses must be designed so it appears from the street as a typical professional office building, and any associated truck loading areas are not visible from that street. According to the applicant, the proposed storage building will be used for only individual self-contained storage of household goods and is considered to be a mini-warehouse use.

The proposed 9th Amendment requires any building associated with a mini-warehouse use to be designed as a multi-level building in accordance with the architectural design standards in the LDC including: full architectural treatment on all visible sides of the building; accessing the storage units from interior corridors instead of exterior garage doors; using exterior finish materials such as stucco, and natural brick or stone; using earth tone or pastel colors on the building.

Prior to development on the subject property, a site plan will be required to be submitted to the city and approved by the Staff Development Review Committee (SDRC). Any development on the subject property will be required to meet the standard commercial site requirements (landscape buffers, screening, architecture, traffic concurrency, drainage and other infrastructure, parking, etc.) in the City's Land Development Code.

The proposed amendment has been reviewed by the Staff Development Review Committee (Police, Fire, Community Development, Public Utilities, Public Works, and City Attorney's Office).

CONSISTENCY WITH COMPREHENSIVE PLAN

The subject property (Lots 13-53 to 13-84) is designated *Office/Residential Transition* on the City's Future Land Use (FLU) Map. The original MDA was found to be consistent with the Comprehensive Plan when it was approved in 2000. The proposed 9th Amendment does not change the FLU designation for the subject property and is consistent with the general intent of the City's Comprehensive Plan.

RECOMMENDATION

Staff recommends approval of the 9th Amendment to the Master Development Agreement for the Crystal Lake Planned Unit Development, subject to review and approval by the City Attorney's Office for legal form and content.

ATTACHMENT

Exhibit 1: 9th Amendment to the Master Development Agreement for the Crystal Lake Planned Unit Development

EXHIBIT 1

Document Prepared By
Storch Law Firm
420 South Nova Road
Daytona Beach, FL 32114

Return recorded document to:
City of Port Orange
1000 City Center Circle
Port Orange, FL 32129

NINTH AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT FOR THE CRYSTAL LAKE PLANNED UNIT DEVELOPMENT (PUD)

THIS NINTH AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT FOR THE CRYSTAL LAKE PLANNED UNIT DEVELOPMENT (PUD) (the “**Ninth Amendment**”) is made this ____ day of _____, 20____, by and among the City of Port Orange, a political subdivision of the State of Florida (“**City**”) whose address is 1000 City Center Circle, Port Orange, Florida 32119; A&G Properties, LLC, a Florida limited liability company (“**A&G Properties**”), whose address is 753 E. Glenn Avenue, Auburn, AL 36830; and Crystal Lake 2004, LTD., a Florida limited partnership (“**Crystal Lake 2004**”), whose address is 600 E. Colonial Drive, Suite 100, Orlando, Florida 32803.

WHEREAS, the City, John T. Self (together with John T. Self’s wife, Barbara W. Self, who is now deceased), Robert Beatty, III, Rebecca Joyce Beatty Perkins, Elizabeth Ann Beatty Hayes and RSIII, Inc., a Florida corporation (as the contract purchaser of the subject property), previously entered into an agreement and covenant to bind their successors and assigns to the terms and provisions of a development agreement entitled “Master Development Agreement for the Crystal Lake Planned Unit Development (PUD)”, recorded in Official Records Book 4517, Page 1749, of the Public Records of Volusia County, Florida (the “**Master Development Agreement**”), relating to property described therein; and

WHEREAS, on or about July 16, 2003, John T. Self (a/k/a John Thomas Self) by that certain Warranty Deed recorded in Official Records Book 5125, Page 1449, Public Records of Volusia County, Florida, conveyed the real property described therein to John T. Self, as Trustee of the John T. Self Trust dated March 31, 2003 (“**Self Trust**”); and

WHEREAS, on July 1, 2004, the Self Trust by that certain Special Warranty Deed recorded in Official Records Book 5354, Page 397, Public Records of Volusia County, Florida, conveyed the real property described therein to A&G Properties; and

WHEREAS, on October 25, 2004, the Self Trust by that certain Warranty Deed recorded in Official Records Book 5428, Page 1055, Public Records of Volusia County, Florida, conveyed the real property described therein to Crystal Lake 2004; and

WHEREAS, the property affected by this Ninth Amendment is now owned by A&G Properties and Crystal Lake 2004; and

WHEREAS, the Master Development Agreement was amended by that certain First Amendment to the Crystal Lake PUD Development Agreement recorded in Official Records Book 4612, at Page 4011 (the "**First Amendment**"); and that certain Second Amendment to Crystal Lake PUD Development Agreement recorded in Official Records Book 4704, at Page 417 (the "**Second Amendment**"); and that certain Third Amendment to Master Development Agreement for Crystal Lake Planned Unit Development ("PUD") recorded in Official Records Book 4876 at Page 1749 (the "**Third Amendment**"); and that certain Fourth Amendment to Master Development Agreement for Crystal Lake Planned Unit Development ("PUD") recorded in Official Records Book 5078 at Page 2021 (the "**Fourth Amendment**"); and that certain Fifth Amendment to the Master Development Agreement for the Crystal Lake Planned Unit Development (PUD) recorded in Official Records Book 5204 at Page 3392 (the "**Fifth Amendment**"); and that certain Sixth Amendment to the Master Development Agreement for the Crystal Lake Planned Unit Development (PUD) recorded in Official Records Book ____ at Page ____ (the "**Sixth Amendment**"); and that certain Seventh Amendment to the Master Development Agreement for the Crystal Lake Planned Unit Development (PUD) recorded in Official Records Book 8299 at Page 2493 (the "**Seventh Amendment**"); and that certain Eighth Amendment to the Master Development Agreement for the Crystal Lake Planned Unit Development (PUD) recorded in Official Records Book 8308 at Page 3729 (the "**Eighth Amendment**"). The Master Development Agreement, as amended by the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment, the Sixth Amendment, the Seventh Amendment, and Eighth Amendment, is now hereinafter collectively referred to as the "Master Development Agreement"; and

WHEREAS, the City, A&G Properties, and Crystal Lake 2004 wish to further amend the Master Development Agreement for the purposes of amending: (i) Paragraph 4 (Use and Dimensional Requirements) to add mini warehouse as a permitted use subject to conditions.

NOW, THEREFORE, the parties, in consideration of the mutual and covenants contained herein, and with the intent to be legally bound and to bind their successors and assigns, due hereby agree as follows:

1. The recitals and premises set forth above are true and correct, form a material part of this Ninth Amendment and are incorporated herein by reference.

2. This Ninth Amendment pertains only to that portion of Lot 13 of the Crystal Lake, Tract 3 Subdivision, described in the legal description attached hereto and incorporated herein as Exhibit "A".

3. Paragraph 4. **Uses and Dimensional Requirements**. Section 1(c) of Exhibit "C" (Permitted Uses and Dimensional Requirements) referred to in Paragraph 4 of the Master Development Agreement is hereby amended to include a permitted use for Lots 13-53 through 13-84 as follows:

c. Tract 3, Lot 13¹

Lots 13-53 through Lot 13-84:

Mini warehouses (designed as a multilevel building in accordance with Chapter 14 (Architectural Design), of the City Land Development Code).

4. This Ninth Amendment shall be effective upon the recording of the Ninth Amendment in the Public Records of Volusia County, Florida at the expense of A&G Properties and Crystal Lake 2004, owners of the Property subject to this Ninth Amendment.

5. The Master Development Agreement, as previously enacted and amended by the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth Amendments thereto, shall remain in full force and effect except with respect to those matters specifically amended by this Ninth Amendment.

¹ Sublots 13.1 through 13.83 shall be formed into building sites with a minimum width of eighty (80) feet. Up to twenty-five percent (25%) of the gross leaseable area of Lot 13 (for a total of up to 28,423 square feet of the gross leaseable area of Lot 13) may be used for general commercial/retail use purposes; provided, however, no single general commercial/retail use shall be greater than five thousand (5,000) square feet of gross leaseable area [and such general commercial/retail uses shall be concentrated within Building No. 1 and Building No. 2].

IN WITNESS WHEREOF, the parties have executed this Ninth Amendment, by and through their duly authorized representatives, on the respective dates below:

“CITY”

CITY OF PORT ORANGE, a Florida
municipal corporation

WITNESSES:

Print Name: _____

By: _____
Donald O. Burnette, Mayor

Print Name: _____

Print Name: _____

Attest: _____
Robin L. Fenwick, MMC, City Clerk

Print Name: _____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of **[XX]** physical presence or **[]** online notarization this ____ day of _____, 20____, by _____ and Donald O. Burnette, Mayor and Robin L. Fenwick, City Clerk, both of the City of Port Orange, a Florida municipal corporation, on behalf of the City. They are personally known to me and did not take an oath.

Notary: Type, Print or Stamp Name

My Commission Expires:

WITNESSES:

“A&G Properties”

A&G PROPERTIES, LLC, a Florida
limited liability company

Print Name: _____

By: _____

Print Name: _____

Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 20____, by _____, as _____ of A&G Properties, LLC, a Florida limited liability company. He/she is personally known to me or produced _____ as identification and did not take an oath.

(Seal)

Notary Public

“Crystal Lake 2004”

WITNESSES:

CRYSTAL LAKE 2004, LTD., a Florida
limited partnership

Print Name: _____

By: _____

Print Name: _____

Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 20____, by _____, as _____ of **Crystal Lake 2004**, a Florida limited partnership. He/she is personally known to me or produced _____ as identification and did not take an oath.

(Seal)

Notary Public



STAFF REPORT

2023 PROPOSED PUBLIC HEARING CALENDAR AND DEVELOPMENT REVIEW CALENDAR

PUBLIC HEARING CALENDAR:

The 2023 Public Hearing calendar is structured in the same format as the calendar adopted in previous years, with the only changes occurring during the holiday months of November and December (Exhibit A). The Planning Commission meeting dates have been changed to accommodate the holidays as follows:

- The November 2023 Planning Commission meeting has been moved from fourth Thursday (November 23) to the third Thursday (November 16) due to the Thanksgiving holiday; and
- The December 2023 Planning Commission meeting has been moved from the fourth Thursday (December 28) to the second Thursday (December 14) due to the Christmas holiday.

DEVELOPMENT REVIEW CALENDAR:

The 2023 Staff Development Review Committee (SDRC) meeting calendar (Exhibit B) is structured in the same format as the calendar adopted in previous years. The project submittal dates provide applicants a SDRC meeting date every week to have their development projects reviewed. Similar to past years, staff will have approximately two weeks to complete their review before a SDRC meeting.

EXHIBIT A

CITY OF PORT ORANGE DEPARTMENT OF COMMUNITY DEVELOPMENT 2023 PUBLIC HEARING CALENDAR

APPLICATION DEADLINES	PLANNING COMMISSION MEETING DATES	CITY COUNCIL MEETING DATES *
DECEMBER 21, 2022	JANUARY 26, 2023	FEBRUARY 21, 2023
JANUARY 18, 2023	FEBRUARY 23, 2023	MARCH 21, 2023
FEBRUARY 15, 2023	MARCH 23, 2023	APRIL 18, 2023
MARCH 22, 2023	APRIL 27, 2023	MAY 16, 2023
APRIL 19, 2023	MAY 25, 2023	JUNE 20, 2023
MAY 17, 2023	JUNE 22, 2023	JULY 18, 2023
JUNE 21, 2023	JULY 27, 2023	AUGUST 15, 2023
JULY 19, 2023	AUGUST 24, 2023	SEPTEMBER 19, 2023
AUGUST 23, 2023	SEPTEMBER 28, 2023	OCTOBER 17, 2023
SEPTEMBER 20, 2023	OCTOBER 26, 2023	NOVEMBER 14, 2023
OCTOBER 11, 2023	**NOVEMBER 16, 2023	DECEMBER 19, 2023
NOVEMBER 15, 2023	**DECEMBER 14, 2023	JANUARY 16, 2024
DECEMBER 20, 2023	JANUARY 25, 2024	FEBRUARY 20, 2024

* First reading of ordinances. Second reading of ordinances is generally scheduled for the next Council meeting listed. Council dates are subject to change and may be verified through the City Clerk's office (386) 506-5563.

** These dates have been rescheduled from regular dates due to holidays or other events.

PLANNING COMMISSION – Meets at 5:30 p.m. at 1000 City Center Circle in the Council Chambers, first floor, City Hall.

CITY COUNCIL – Meets at 6:30 p.m. at 1000 City Center Circle in the Council Chambers, first floor, City Hall.

EXHIBIT B

2023 STAFF DEVELOPMENT REVIEW COMMITTEE (SDRC) CALENDAR

APPLICATION DEADLINES (NO LATER THAN 12:00 NOON)	SDRC MEETING DATES
DECEMBER 14, 2022	JANUARY 4, 2023
DECEMBER 21, 2022	JANUARY 11, 2023
DECEMBER 28, 2022	JANUARY 18, 2023
JANUARY 4, 2023	JANUARY 25, 2023
JANUARY 11, 2023	FEBRUARY 1, 2023
JANUARY 18, 2023	FEBRUARY 8, 2023
JANUARY 25, 2023	FEBRUARY 15, 2023
FEBRUARY 1, 2023	FEBRUARY 22, 2023
FEBRUARY 8, 2023	MARCH 1, 2023
FEBRUARY 15, 2023	MARCH 8, 2023
FEBRUARY 22, 2023	MARCH 15, 2023
MARCH 1, 2023	MARCH 22, 2023
MARCH 8, 2023	MARCH 29, 2023
MARCH 15, 2023	APRIL 5, 2023
MARCH 22, 2023	APRIL 12, 2023
MARCH 29, 2023	APRIL 19, 2023
APRIL 5, 2023	APRIL 26, 2023
APRIL 12, 2023	MAY 3, 2023
APRIL 19, 2023	MAY 10, 2023
APRIL 26, 2023	MAY 17, 2023
MAY 3, 2023	MAY 24, 2023
MAY 10, 2023	MAY 31, 2023
MAY 17, 2023	JUNE 7, 2023
MAY 24, 2023	JUNE 14, 2023
MAY 31, 2023	JUNE 21, 2023
JUNE 7, 2023	JUNE 28, 2023
JUNE 14, 2023	JULY 5, 2023
JUNE 21, 2023	JULY 12, 2023
JUNE 28, 2023	JULY 19, 2023
JULY 5, 2023	JULY 26, 2023
JULY 12, 2023	AUGUST 2, 2023
JULY 19, 2023	AUGUST 9, 2023
JULY 26, 2023	AUGUST 16, 2023
AUGUST 2, 2023	AUGUST 23, 2023
AUGUST 9, 2023	AUGUST 30, 2023
AUGUST 16, 2023	SEPTEMBER 6, 2023
AUGUST 23, 2023	SEPTEMBER 13, 2023
AUGUST 30, 2023	SEPTEMBER 20, 2023
SEPTEMBER 6, 2023	SEPTEMBER 27, 2023
SEPTEMBER 13, 2023	OCTOBER 4, 2023
SEPTEMBER 20, 2023	OCTOBER 11, 2023
SEPTEMBER 27, 2023	OCTOBER 18, 2023
OCTOBER 4, 2023	OCTOBER 25, 2023
OCTOBER 11, 2023	NOVEMBER 1, 2023
OCTOBER 18, 2023	NOVEMBER 8, 2023
OCTOBER 25, 2023	NOVEMBER 15, 2023
NOVEMBER 1, 2023	NOVEMBER 22, 2023
NOVEMBER 8, 2023	NOVEMBER 29, 2023
NOVEMBER 15, 2023	DECEMBER 6, 2023
NOVEMBER 22, 2023	DECEMBER 13, 2023
NOVEMBER 29, 2023	DECEMBER 20, 2023
DECEMBER 6, 2023	DECEMBER 27, 2023
DECEMBER 13, 2023	JANUARY 3, 2024
DECEMBER 20, 2023	JANUARY 10, 2024
DECEMBER 27, 2023	JANUARY 17, 2024

To schedule a pre-application conference, please contact the Planning Division in Community Development at PLANNING@PORT-ORANGE.ORG / (386) 506-5601. If applicable, Planning Commission and City Council meeting dates will be established for each project upon resolution of outstanding technical comments.