



AGENDA
STAFF DEVELOPMENT REVIEW COMMITTEE
CITY OF PORT ORANGE

Meeting Date: Wednesday, July 19, 2023

Time: 9:00 AM

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

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

APPLICATION: SITE PLAN MODIFICATION/ Halifax Health at Oakwater
CASE NO.: SPIN-23-0008
LOCATION: 6225 S Williamson Boulevard
STAFF PLANNER: Gwen Perney, Principal Planner, (386) 506-5673,
gperney@portorange.org
APPLICANTS: H.H. Holdings, Inc.; Bill Griffin; 303 N. Clyde Morris Blvd., Daytona
Beach, FL 32114; 386-425-4773; administration@halifax.org
PROJECT ENGINEER: Brent Lenzen, P.E., Kimley-Horn & Associates, Inc.; 189
South Orange Ave, Suite 1000, Orlando, FL 32801; 407-898-1511;
Brent.lenzen@kimley-horn.com

A site plan modification for construction of a ±7,000 medical office building, an ± 8,961 square-foot multi-tenant office/retail/restaurant building, and a ± 8,950 square-foot Halifax Health Free-Standing Emergency Department (no overnight stays), along with associated site improvements, on 5.85 acres, located at the northeast corner of S. Williamson Boulevard and Oakwater Lane.

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

APPLICATION: SITE PLAN / Shoppes at Summer Trees
CASE NO.: SPIN-23-0009
LOCATION: 5500 S. Williamson Boulevard
STAFF PLANNER: Gwen Perney, Principal Planner, (386) 506-5673,
gperney@portorange.org
APPLICANTS: Scott Adams, Zev Cohen & Associates, Inc., 300 Interchange Blvd.,
Suite C, Ormond Beach, FL, 32174; 386-677-2482; sadams@zevcohen.com
PROJECT ENGINEER: Kris Rowley, P.E., Zev Cohen & Associates, Inc., 300
Interchange Blvd., Suite C, Ormond Beach, FL, 32174, (386) 677-2482;
krowley@zevcohen.com

A site plan for construction of a commercial shopping center with a $\pm 12,000$ sq.ft. multi-tenant building and a $\pm 18,701$ sq.ft. grocery with a potential $\pm 3,616$ sq.ft. expansion area, along with associated site improvements.

PROJECT REVIEW #3.:

11:00 AM

APPLICATION: SITE PLAN / BeStrong – Eastport Lot 4

CASE NO.: SPIN-23-0010

LOCATION: 4440 Eastport Parkway

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

APPLICANTS: Gabor Tovari-Nagy, BeStrong USA, Inc., 601 Innovation Way, Daytona Beach, FL 32114; (386) 624-5948; tnagy999@gmail.com

PROJECT ENGINEER: Robert J. Ball, P.E., Zev Cohen & Associates, Inc., 300 Interchange Blvd., Suite C, Ormond Beach, FL, 32174; (386) 677-2482; bball@zevcohen.com

A site plan for construction of $\pm 9,700$ sq.ft. building, with a possible $\pm 3,500$ sq.ft. expansion area, along with associated site improvements.

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.