



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, January 25, 2024

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 - December 14, 2023
4. APPLICATION: Large-Scale Comprehensive Plan Amendment/Hammock Preserve
CASE NO.: CPAM-23-0001
LOCATION: North and south side of Madeline Avenue, east of Williamson Boulevard
APPLICANT: Mark Watts, Esq., Cobb Cole
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org

A request by the applicant to amend the Comprehensive Plan as follows:

1. Amend the Future Land Use (FLU) Map to change the FLU designation for ±5.2 acres of Parcel 1 (Parcel 6201-00-00-0010) from *Urban Medium Density Residential* (4-8 units/acre) to *Commercial*, and change the FLU designation of Parcel 2 (Parcel 6201-00-00-0012), consisting of ±32.4 acres, from *Suburban Residential* (0-2 units/acre) to ±29.9 acres of *Urban Medium Density Residential* (4-8 units/acre) and ±2.5 acres of *Commercial*.
2. Add a policy to the FLU Element to limit development on a 149.2-acre site to a maximum of 873 residential units and 40,000 square feet of commercial.
5. APPLICATION: PUD Rezoning and Hammock Preserve Planned Unit Development (PUD) Master Development Agreement and Conceptual Development Plan
CASE NO.: PRZA-23-0007
LOCATION: North and south side of Madeline Avenue, east of Williamson Boulevard
APPLICANT: Mark Watts, Esq., Cobb Cole
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-

5671/pcruz@port-orange.org

A request by the applicant to rezone 32.4 acres from R-8SF (single-family residential) to PUD (Planned Unit Development) and establish the Hammock Preserve Master Development Agreement and Conceptual Development Plan for a 149.2-acre site.

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.