



**AGENDA**  
**STAFF DEVELOPMENT REVIEW COMMITTEE**  
**CITY OF PORT ORANGE**

**Meeting Date:** Wednesday, March 13, 2024

**Time:** 9:00 AM

**Location:** 2<sup>nd</sup> Floor Conference Room  
City Hall, 1000 City Center Circle

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

**APPLICATION:** SITE PLAN MODIFICATION /APEC Virginia Heights Marathon Gas  
**CASE NO.:** SPIN-24-0004

**LOCATION:** 4590 S. Ridgewood Avenue

**STAFF PLANNER:** Suzette Cameron, Senior Planner, (386) 506-5676,  
scameron@port-orange.org

**APPLICANTS:** Andres Mizrahi, P.E., Bowman; 910 SE 17th Street, Fort Lauderdale,  
FL 33316; (954) 884-5262; [Amizrahi@bowman.com](mailto:Amizrahi@bowman.com); on behalf of Barracuda  
Stations, LLC

**PROJECT ENGINEER:** Andres Mizrahi, P.E., Bowman; 910 SE 17th Street, Fort  
Lauderdale, FL 33316; (954) 884-5262; [Amizrahi@bowman.com](mailto:Amizrahi@bowman.com)

A Site Plan Modification to demolish the existing convenience store and construct a new ±4,956 sq.ft. convenience store in the rear undeveloped portion of the site and relocated the gas pumps under a covered canopy. The proposed site modification requires the overall site to be brought up to code.

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

**APPLICATION:** SITE PLAN/Take 5 Oil Change

**CASE NO.:** SPIN-24-0005

**LOCATION:** 3738 Nova Road

**STAFF PLANNER:** Suzette Cameron, Senior Planner, (386) 506-5676,  
scameron@port-orange.org

**APPLICANTS:** Andrew Rakowski, Langan Engineering and Environmental Services,  
LLC; 13485 Veterans Way, Suite 120, Orlando, FL 32827; (267) 629-9987;  
[arakowski@langan.com](mailto:arakowski@langan.com)

**PROJECT ENGINEER:** Matt Korte, P.E., Langan Engineering and Environmental  
Services, LLC; 13485 Veterans Way, Suite 120, Orlando, FL 32827; (615) 621-6310;  
[Mkorte@langan.com](mailto:Mkorte@langan.com)

A Site Plan to construct a new ±1,695 sq.ft. oil change facility, 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](mailto: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.