



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, July 31, 2025

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: VARIANCE/5784 TAYLOR BRANCH ROAD
CASE NO.: VARC-25-0003
APPLICANT: Robert Ziegenfuss, Z Development
STAFF CONTACT: Penelope Cruz, Planning Manager (386) [506-5671](tel:506-5671)/pcruz@port-orange.org

A request for variances from the Land Development Code to allow the redevelopment of 5784 Taylor Branch Road into a Dutch Bros Coffee shop. Due to site constraints, the applicant is requesting the following variances: a reduction in parking space width from 10 feet to 9 feet; and a reduction of the landscape buffer along Dunlawton Avenue and Taylor Branch Road to allow a variable-width buffer, ranging from a minimum of 5 feet to a maximum of 12 feet.

5. APPLICATION: LDC TEXT AMENDMENT / CHAPTER 15
CASE NO.: DCAM-24-0002
APPLICANT: Lamar Outdoor Advertising
STAFF CONTACT: Tim Burman, Community Development Director (386) 506-5675/tburman@port-orange.org

A request by Lamar Advertising Company to amend the Land Development Code (LDC) to allow billboard owners to submit a reconstruction agreement for approval. The amendment would allow for the conversion of an existing static billboard sign face to a digital sign face, in exchange for the removal of other billboard sign faces within the City of Port Orange. The amendment also establishes criteria and standards for the placement and operation of reconstructed digital billboard sign faces.

6. APPLICATION: ADMINISTRATIVE REZONING
CASE NO.: REZONING-25-0004
APPLICANT: City of Port Orange
STAFF CONTACT: Penelope Cruz, Planning Manager (386) [506-5671](tel:3865065671)/pcruz@port-orange.org

An administrative rezoning for 12 properties located on the east side of the City of Port Orange, generally east of Spruce Creek Road. The proposed rezonings are to resolve zoning inconsistencies, bring the properties into compliance with the City's Comprehensive Plan, and ensure consistency with the surrounding zoning patterns as well as the historic and/or current use of the property.

7. APPLICATION: LDC TEXT AMENDMENT/ CHAPTERS 3, 5, 12, 15, and 16
CASE NO.: DCAM-25-0003
APPLICANT: City of Port Orange
STAFF CONTACT: Tim Burman, Community Development Director (386) 506-5675/tburman@port-orange.org

An administrative amendment to the Land Development Code (LDC) to improve and update the content of the LDC, as part of an ongoing maintenance effort. The proposed amendments include clarifications and minor changes that make the code more efficient to use, support the City's redevelopment efforts, and compliance with recently adopted state legislation regarding the administrative approval of subdivision plats.

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

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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.