



AGENDA
STAFF DEVELOPMENT REVIEW COMMITTEE
CITY OF PORT ORANGE

Meeting Date: Wednesday, August 13, 2025 **Time:** 9:00 AM

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

PROJECT REVIEW #1.:
9:00 AM

APPLICATION: PUD REZONING/VINTAGE ACRES PUD

CASE NO.: PRZA-25-0003

LOCATION: West side of Airport Road, North of Charles Street

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

APPLICANTS: Joseph Posey Jr., Storch Law Firm, 420 S. Nova Rd., Daytona Beach, FL 32114

PROJECT ENGINEER: Harry Newkirk, P.E., Newkirk Engineering, Inc.; 1230 N. US HWY 1, Suite 3, Ormond Beach, FL 32174; Harry@newkirk-engineering.com; 386-872-7794

A Planned Unit Development (PUD) Rezoning application to rezone ±56.5-acres to PUD and approve the Vintage Acres Master Development Agreement and Conceptual Development Plans that establishes the development parameters for a 113-unit single-family residential development.

PROJECT REVIEW #2.:
10:00 AM

APPLICATION: SUBDIVISION PLAT AND PLANS/WOODHAVEN PHASE 3

CASE NO.: SUBD-25-0001

LOCATION: West of Williamson Boulevard, North of Pioneer Trail

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

APPLICANTS: Niloufar Hosseini Lupoli, ICI Homes, 2379 Beville Rd., Daytona Beach, FL 32119; (386) 236-4272; jstowers@icihomes.com

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

An application for approval of a subdivision plat and subdivision plans for Phase 3 of the Woodhaven Planned Unit Development (PUD), which includes 215 single-family

lots and two future multi-family development areas tracts, along with associated subdivision 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.