



AGENDA
PLANNING COMMISSION
CITY OF PORT ORANGE

Meeting Date: Thursday, November 20, 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 - October 23, 2025
4. APPLICATION: Small-Scale Comprehensive Plan Amendment/1737 Fern Park Drive
CASE NO.: CPAM-25-0003
APPLICANTS: Daniel D. and Sandra L. Bordis
STAFF CONTACT: Suzette Cameron, Senior Planner (386) 506-5676

A request to change the Future Land Use (FLU) designation for ±9.37 acres located at 1737 Fern Park Drive from Volusia County *Urban Low Intensity* (0.2-4 units/acre) to City of Port Orange *Rural Transition* (0-2 units/acre).

5. APPLICATION: Rezoning/1737 Fern Park Drive
CASE NO.: REZONING-25-0005
APPLICANTS: Daniel D. and Sandra L. Bordis
STAFF CONTACT: Suzette Cameron, Senior Planner (386) 506-5676

A request to rezone ± 9.37 acres located at 1737 Fern Park Drive from Volusia County A-2 Rural Agriculture to City of Port Orange Agriculture (A).

6. APPLICATION: LDC Text Amendment / Chapter 16
CASE NO.: DCAM-25-0006
APPLICANT: City of Port Orange
STAFF CONTACT: Tim Burman, Community Development Director (386) 506-5675

A request to amend Chapter 16 of the Land Development Code to comply with Senate Bill 954 and the statutory requirements of Section 397.487, Florida Statutes as it relates to Certified Recovery Residences.

7. 2026 Proposed Public Hearing and Development Review Calendars

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 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.

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
OCTOBER 23, 2025

THE REGULAR PLANNING COMMISSION MEETING of the City of Port Orange was called to order by Vice Chair Bo Bofamy at 5:30 p.m.

CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call

Present: Vice Chair Bo Bofamy
Commissioner Scott Steger
Commissioner Mark Bowling
Commissioner Maria Mills-Benat
Commissioner Daniel Mallegol

Absent: Chair Thomas Jordan
Commissioner Stan Schmidt

Also Present: Shannon Balmer, City Attorney
Penelope Cruz, Planning Manager
Amanda Bonin, Deputy City Clerk

DISCUSSION/ACTION

3. Consideration of Minutes

Motion to approve the September 25, 2025 meeting minutes was made by Commissioner Scott Steger and Seconded by Commissioner Maria Mills-Benat. Motion carried unanimously by roll call vote.

4. APPLICATION: Variance/801 Pheasant Run Court
CASE NO.: VARC-25-0004
APPLICANT: Peter and Leticia Ferreira
STAFF CONTACT: Suzette Cameron, Senior Planner, (386) 506-5676/scameron@port-orange.org

A request for a variance from the Land Development Code to reduce the minimum secondary front yard setback along Hensel Road from 40 feet to 32.49 feet to allow for the construction of an addition to an existing single-family home.

Motion to approve Variance/801
Pheasant Run Court Case No.: VARC-
25-0004 was made by Commissioner
Maria Mills-Benat and Seconded by
Commissioner Scott Steger.

Penelope Cruz, Planning Manager, introduced the item, provided details, and answered
Commissioners' questions.

Motion carried unanimously by roll call
vote.

OTHER BUSINESS

5. Commissioner Comments

There was nothing further.

6. Staff Comments

There was nothing further.

PUBLIC COMMENTS

There were none.

ADJOURNMENT - 5:39 p.m.

Chair Thomas Jordan



STAFF REPORT

Small-Scale Comprehensive Plan Amendment
1737 Fern Park Drive
CASE NO. CPAM-25-0003

REQUEST: Amend the Comprehensive Plan Future Land Use (FLU) Map to change the FLU designation for ±9.37 acres from Volusia County *Urban Low Intensity* (0.2-4 units/acre) to City of Port Orange *Rural Transition* (0-2 units/acre).

LOCATION: 1737 Fern Park Drive

OWNERS/APPLICANTS: Daniel D. and Sandra L. Bordis

STAFF CONTACT: Suzette Cameron, Senior Planner (386) 506-5676

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION: November 20, 2025

INTRODUCTION

Daniel D. and Sandra L. Bordis, owners and applicants, are requesting approval to change the Future Land Use (FLU) designation for ±9.37 acres from Volusia County Urban Low Intensity (0.2-4 units/acre) to City of Port Orange Rural Transition (0-2 units/acre). **The requested FLU amendment will reduce the allowed density for the property from 37 units to 19 units.** The subject property is located on the south side of Fern Park Drive, east of Taylor Road and behind the All-Aboard Storage development.

Figure 1. Location Map



BACKGROUND

The property consists of a single parcel developed with a single-family residence. Access is provided from an unpaved easement along the north side of the property (Fern Park Drive) and an additional access easement through the All-Aboard Storage Crane Lakes development to the west.

In 2018, the subject property was annexed into the City of Port Orange. In 2020, the former owner submitted development applications to change the FLU designation and zoning classification from Volusia County to City to allow the development of a townhouse subdivision. Both development applications were not approved by the City Council. As a result, the subject property is in Port Orange, but its current FLU designation is Volusia County *Urban Low Intensity* (0.2–4 units/acre) and zoning classification is Volusia County A-2 Rural Agriculture.

The current property owners have submitted development applications to change the FLU designation to City of Port Orange *Rural Transition* (0-2 units/acre) and rezone to the City of Port Orange Agriculture (A) zoning district (see Case No. REZONING-25-0005).

If the development applications are approved, the property owners plan to demolish the existing single-family home, which is in disrepair, and construct a new single-family home on the subject property. At a future date, the property owners also plan to submit a Special Exception application to request approval to allow both the residence and nursery operations to coexist on the subject property.

PROPOSED AMENDMENT

The proposed amendment is to change the FLU designation for ±9.37 acres from Volusia County *Urban Low Intensity* (0.2-4 units/acre) to City of Port Orange *Rural Transition* (0-2 units/acre). The City of Port Orange *Rural Transition* FLU designation allows residential development at a density of no more than two units per acre and may also include accessory agricultural uses, based on the appropriate surrounding land use. The *Rural Transition* FLU designation is appropriate near Spruce Creek and its tributaries and situated between Agricultural lands and areas of higher density/intensity.

The existing land uses, Future Land Use (FLU) designations, and Zoning districts for the properties adjacent to the subject property are identified in Table 1. The current and proposed FLU designation of the subject property and adjacent properties are shown on Exhibit 1. The current and propose zoning classification of the subject property and adjacent properties are shown on Exhibit 2.

Table 1. Surrounding Land Uses, FLU Designations and Zoning Districts

Direction	Existing Land Use	FLU Designation	Zoning District
North	White Acres Nursery	Volusia County <i>Urban Low Intensity (0.2–4 units/acre)</i>	Volusia County A-2
South	Gamble Place	Port Orange <i>Conservation</i>	Volusia County Resource Corridor
East	Single-family	Volusia County <i>Urban Low Intensity (0.2–4 units/acre)</i>	Volusia County A-2
West	All Aboard Storage facility and multi-tenant office building	Port Orange <i>Office/Residential Transition</i>	Crane Lakes Depot Planned Commercial Development

The following tables identify the current adopted and proposed FLU designations by acreage (Table 2) and the change in density on the subject property (Table 3). **The requested amendment will reduce the allowed density for the property from 37 units to 19 units.**

Table 2. Current & Proposed Future Land Uses – Acreage by Category

FLU Designation	Current FLU (acres)	Proposed FLU (acres)	Net Change in FLU (acres)
Volusia County <i>Urban Low Intensity (0.2-4 units/acre)</i>	9.37	0	-9.37
City of Port Orange <i>Rural Transition (0-2 units/acre)</i>	0	9.37	+9.37
Total Acreage	9.37	9.37	0

Table 3. Current & Proposed Future Land Uses – Density by Category

FLU Designation	Current FLU (theoretical max units)	Proposed FLU (theoretical max units)	Net Change in FLU (theoretical max units)
Volusia County <i>Urban Low Intensity (0.2-4 units/acre)</i>	37	0	-37
City of Port Orange <i>Rural Transition (0-2 units/acre)</i>	0	19	+19
Net Change	37	19	-18

INFRASTRUCTURE IMPACT ASSESSMENT

In accordance with standard practice from the Florida Department of Economic Opportunity (DEO) and other review agencies, an impact comparison analysis of the proposed amendment has been completed based upon the theoretical maximum development potential under the current future land use designation versus the designation proposed. The following seven public facilities and services were examined:

- | | |
|-------------------|------------------------|
| 1. Transportation | 5. Stormwater Drainage |
| 2. Sanitary Sewer | 6. Recreation |
| 3. Potable Water | 7. Schools |
| 4. Solid Waste | |

Table 4. Impact Analysis (Theoretical Max.)

Development Variable	Current Land Use (VC Urban Low Intensity 0.2-4 units/acre)	Proposed Land Use (PO Rural Transition 0-2 units/acre)	Net Change
Residential Units	37	19	-18
Population ¹	88	45	-43
P.M. Peak Hour Trips/ Daily Trips ²	38/556	20/411	-18/-145
Sanitary Sewer (gallons/day) ³	5,920	3,040	-2,880
Potable Water (gallons/day) ⁴	6,660	3,420	-3,240
Solid Waste (lbs./day) ⁵	282	144	-138
Stormwater Drainage ⁶	n/a	n/a	n/a
Recreation/Open Space ⁷ (acres)	0.62	0.32	-0.30

Notes:

1. Population: 2.39 persons per household (per 2020 Census)
2. Transportation: Traffic Analysis by LTG Engineering and Planning; 1.02 PM peak hour trips/unit and 9.52 daily trips/unit, Single-family (210); 0.52 PM peak hour trips/unit; ITE Trip Generation Manual, 12th Edition
3. Sanitary Sewer: 160 gallons per day per Equivalent Residential Unit
4. Potable Water: 180 gallons per day per Equivalent Residential Unit
5. Solid Waste: 3.21 pounds per person per day
6. Stormwater Drainage: LOS standard = 25-year, 24-hour event; Drainage system will be designed to meet the requirements of the Land Development Code
7. Rec. & Open Space: 7 acres/1,000 persons (0.007 acres/person)

The proposed FLU designation would **reduce** the theoretical maximum number of residential units on the subject property from 37 to 19. Overall, the amendment would result in a net **decrease** in impacts on public infrastructure.

TRANSPORTATION

According to the traffic analysis prepared by LTG Engineering and Planning, the anticipated maximum trip generation potential for the current FLU designation is 38 PM peak-hour trips and 556 daily trips. The anticipated maximum trip generation potential for the proposed FLU designation is 20 PM peak-hour trips and 411 daily trips. The proposed FLU designation would result in a net **decrease** of 18 PM peak-hour trips and 145 daily trips from this property.

As with all development, any future development proposal for the subject property may require a Traffic Impact Analysis (TIA) to thoroughly assess how the traffic from the proposed development will impact the surrounding roadways and identify any roadway improvements that may be necessary. As with other developments throughout the city, the developer may be required to enter into a Transportation Fair-Share and Concurrency Agreement with the City and Volusia County. This agreement could involve constructing

or contributing financially toward scheduled improvements for the affected roadways and intersections.

SANITARY SEWER

The City has available sewer capacity to accommodate the density allowed under the requested FLU designation. The City's adopted residential Level of Service (LOS) standard for sanitary sewer is 160 gallons per day per Equivalent Residential Unit (ERU). Based on this standard, the requested FLU designation could generate approximately 3,040 gallons per day (gpd) of wastewater. This is a net **decrease** of 2,880 gpd compared to the current FLU designations.

POTABLE WATER

The City has available potable water capacity (well and Consumptive Use Permit) to accommodate the density allowed under the requested FLU designation. The City's adopted residential LOS standard for potable water is 180 gallons per day per Equivalent Residential Unit (ERU). Based in this standard, the proposed FLU designation could theoretically generate approximately 3,420 gallons per day (gpd) of potable water. This is a net **decrease** of 3,240 gpd compared to the current FLU designations.

According to the City's 20-year CUP, issued by the St. Johns River Water Management District (SJRWMD), an average daily withdrawal of 7.33 million gallons per day (MGD) is allowed. The actual average daily flow of the City's potable water system in 2025 was 5.99 MGD.

SOLID WASTE COLLECTION

Solid waste generated within the City of Port Orange is taken to the Volusia County landfill, a 3,000-acre Class I landfill with a projected life span to the year 2050. The Volusia County landfill has the capacity to address the solid waste disposal needs for the requested FLU designation and proposed future development of the subject property. The City's residential solid waste collection standard is 1,350 residential units per curbside collection crew, per day and a weight standard of 3.21 pounds per person per day. Using these standards, the requested FLU designation could theoretically generate approximately 144 pounds of solid waste per day. This is a net **decrease** of 138 pounds of solid waste per day compared to the current FLU designation.

STORMWATER DRAINAGE

There is no anticipated impact to the City's drainage system from the proposed land use. Stormwater management in the City of Port Orange deals with both quality and quantity. The City's adopted LOS standard for stormwater is the 25-year, 24-hour storm event. More specifically, the stormwater facilities must be capable of treating and conveying the runoff from such a storm without causing flooding of adjacent properties or polluting any receiving water bodies. In addition, the Comprehensive Plan and Land Development Code require that there be no net loss of stormwater retention function as a result of development. In other words, a given parcel must have the same ability to store and discharge water after development as it does before development occurs. Any future redevelopment of the property will be required to address stormwater retention on the property in accordance with these City standards.

RECREATION AND OPEN SPACE

The City has sufficient parkland capacity to support the requested FLU designation. The requested FLU designation would require 0.32 acres of parkland, which represents a net **decrease** of 0.30 acres compared to what is required under the current FLU designation. According to the City's Concurrency Management Report, the city currently maintains a surplus of 69.6 acres of parkland.

SCHOOLS

Pursuant to the Volusia County School District criteria, the proposed FLU amendment and any future development of this property are exempt from School Concurrency review because the proposed FLU amendment only is considered de minimus.

ENVIRONMENTAL CONDITIONS

An environmental analysis was prepared by ZevCohen and Associates. The habitat on the property is composed primarily of slash pine trees, bahia and native grasses. According to the environmental analysis, there are no protected plant species, or wetlands on-site. At this time, three gopher tortoise burrows have been observed on the site. Prior to any commercial development, a complete gopher tortoise survey will be required within 90 days of construction. If gopher tortoises need to be relocated, a Florida Fish and Wildlife Conservation Commission (FWC) permit and mitigation payment will be required before any removal can occur.

REVIEW CRITERIA AND STAFF FINDINGS

1. *Consistency with the City's Comprehensive Plan.*

Staff finding: The proposed FLU amendment is generally consistent with the pertinent Goals, Objectives, and Policies of the City's Comprehensive Plan. The proposed FLU category is compatible with adjacent properties and adequate capacity exists for roadways, potable water, sewer, schools, and solid waste to accommodate the proposed amendment.

2. *Compatibility with land use designations for adjacent parcels and neighborhoods.*

Staff finding: The proposed FLU amendment is compatible with the adjacent properties. Compatibility is defined in the Comprehensive Plan as a condition in which dissimilar land uses can co-exist in relative proximity to one another in a stable fashion over time, such that neither use is unduly negatively impacted by the other. The subject property is surrounded by White Acres Nursery to the north, Gamble Place to the south, single-family to the east, and commercial development to the west (see Table 1 – page 4).

Any future development of the subject property will also comply with the requirements in the Land Development Code (LDC) to ensure compatibility between land uses, such as scale of development, height, setbacks, landscape buffers, tree preservation, and design.

3. *Impacts on public facilities/infrastructure/services.*

Staff finding: All public facilities have adequate capacity to accommodate the proposed amendment, and no negative impacts are anticipated.

4. *Whether the amendment increases the clearance time for evacuation of the population in the Hurricane Vulnerability Zone above twelve hours.*

Staff finding: The subject property is not located within the Hurricane Vulnerability Zone.

5. *Whether the amendment discourages the proliferation of urban sprawl.*

Staff finding: The proposed amendment will not encourage sprawl. Pursuant to section 171.043(1) Florida Statutes, the subject property was determined to be, reasonably compact and to not contribute to urban sprawl during the 2018 annexation review. The proposed amendment is for an infill property that has access to existing infrastructure and services.

PUBLIC NOTICE

On October 24, 2025, staff posted the property notifying the public of the proposed FLU amendment and rezoning. At the time this agenda item was prepared, there have not been any inquiries received.

STAFF RECOMMENDATION

Staff recommends approval to change the Future Land Use designation of approximately 9.37 acres of land from Volusia County *Urban Low Intensity* (0.2-4 units/acre) to City of Port Orange *Rural Transition* (0-2 units/acre), and transmittal to the required review agencies for review.

ATTACHMENTS

- Exhibit 1 – Current and Proposed Future Land Use Map
- Exhibit 2 – Current and Proposed Zoning Map

EXHIBIT 1

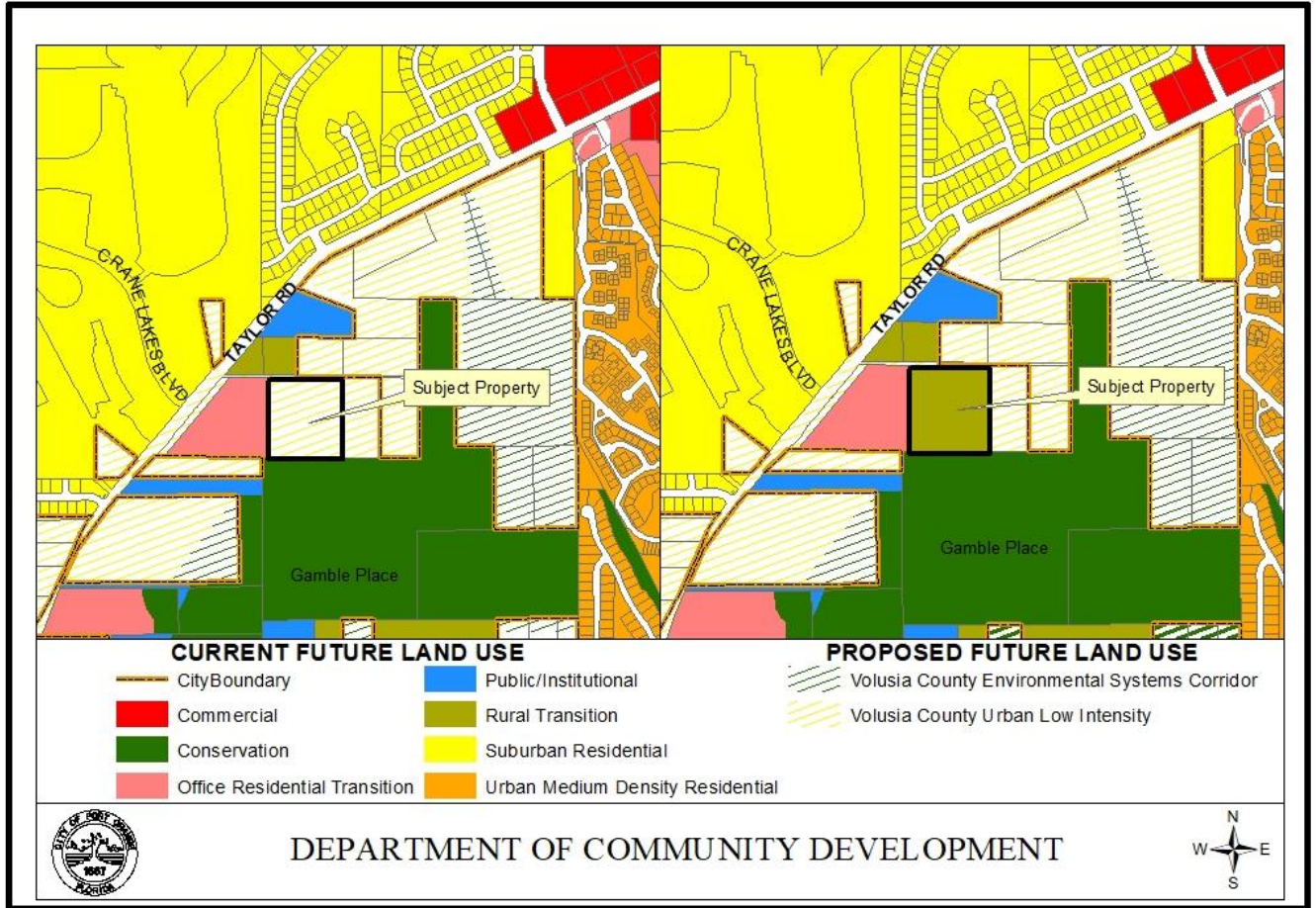


EXHIBIT 2





STAFF REPORT

REZONING / 1737 Fern Park Drive
CASE NO. REZONING-25-0005

REQUEST:	Rezone ± 9.37 acres from Volusia County A-2 Rural Agriculture to City of Port Orange Agriculture
LOCATION:	1737 Fern Park Drive (Figure 1 – Location Map)
OWNERS/APPLICANTS:	Daniel D. and Sandra L. Bordis
STAFF CONTACT:	Suzette Cameron, Senior Planner (386) 506-5676
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION:	November 20, 2025

PROPERTY OVERVIEW

The property owners and applicants, Daniel D. and Sandra L. Bordis, are requesting to rezone ± 9.37 acres from Volusia County A-2 Rural Agriculture to City of Port Orange Agriculture (A). The subject property is located on the south side of Fern Park Drive, east of Taylor Road and behind the All-Aboard Storage development (Figure 1 – Location Map).

The property consists of a single parcel developed with a single-family residence. Access is provided via an unpaved easement along the north side of the property (Fern Park Drive) and an additional access easement through the All-Aboard Storage development to the west.

Figure 1. Location Map



DISCUSSION

In 2018, the subject property was annexed into the City of Port Orange. In 2020, the former owner submitted development applications to change the Future Land Use (FLU) designation and zoning classification from Volusia County to City to allow the development of a townhouse subdivision. Both development applications were not approved by the City Council. As a result, the subject property is in Port Orange, but its current FLU designation is Volusia County *Urban Low Intensity* (0.2–4 units/acre) and zoning classification is Volusia County A-2 Rural Agriculture.

The current property owners have submitted development applications to change the FLU designation to City of Port Orange *Rural Transition* (0-2 units/acre) and rezone to the City of Port Orange Agriculture (A) zoning district (see Case NO CPAM-25-0003).

If the development applications are approved, the property owners plan to demolish the existing single-family home, which is in disrepair, and construct a new single-family home on the subject property.

At a future date, the applicant intends to submit a Special Exception application to allow the development of a retail and wholesale nursery on the rear portion of the property, permitting both the residence and nursery operations to coexist on the subject property. Retail and wholesale nurseries are allowable uses within the City's Agricultural (A) zoning district; however, a retail nursery requires approval of a Special Exception by City Council. Based on a preliminary review, the subject property appears to meet all the applicable criteria outlined in the Land Development Code (LDC) to allow a retail nursery within the Agricultural (A) zoning district.

PROPOSED AMENDMENT

The proposed amendment is to rezone the ±9.37-acre property from the Volusia County A-2 (Rural Agriculture) zoning district to the City of Port Orange Agriculture (A) zoning district. Rezoning the property to the City's Agricultural (A) zoning district, which requires a minimum lot size of one acre, would allow the property to be subdivided in the future into up to nine single-family lots, while still permitting all agricultural uses allowed within the Agricultural (A) district (see Exhibit 1).

According to the property owners, they intend to demolish the existing single-family home, which is in disrepair, and construct one new single-family home on the subject property, and at a future date, to submit a Special Exception application to allow the development of a retail and wholesale nursery on the rear portion of the property, permitting both the residence and nursery operations to coexist on the subject property.

Any development of the subject property will be reviewed through either the building permit or Development Review process based on the type of improvement being developed. All development on the property will be required to comply with the requirements in the Land Development Code (LDC) to ensure compatibility between land uses, such as scale of development, height, setbacks, landscape buffers, and design.

COMPATIBILITY WITH SURROUNDING USES AND ZONING

The rezoning request has been reviewed according to the criteria established in Chapter 3, Section 7 of the LDC in terms of consistency with the Comprehensive Plan and compatibility with the surrounding land uses and zoning.

The proposed City Agricultural (A) zoning district is appropriate for this location and is compatible with the surrounding properties. Table 1 summarizes the current land use, Future Land Use (FLU) designation, and zoning classification of adjacent properties. Based on compatibility with adjacent uses and the availability of infrastructure (water, sewer, roads, etc.), the requested City Agricultural (A) zoning district is appropriate for this property and is consistent with the proposed of *Rural Transition* (0-2 units per acre) FLU designation (See Figure 2 – Current and Proposed Zoning Map and Figure 3 – Current and Proposed Future Land Use Map).

Table 1. Surrounding Land Uses, Future Land Use (FLU) Designations and Zoning Districts

Direction	Existing Land Use	FLU Designation	Zoning District
North	White Acres Nursery	Volusia County <i>Urban Low Intensity</i> (0.2-4 units per acre)	Volusia County A-2
South	Gamble Place	Port Orange <i>Conservation</i>	Volusia County Resource Corridor
East	Single-family	Volusia County <i>Urban Low Intensity</i> (0.2-4 units per acre)	Volusia County A-2
West	All Aboard Storage facility and multi-tenant office building	Port Orange <i>Office/Residential Transition</i>	Crane Lakes Depot Planned Commercial Development

Figure 2. Current and Proposed Zoning Map

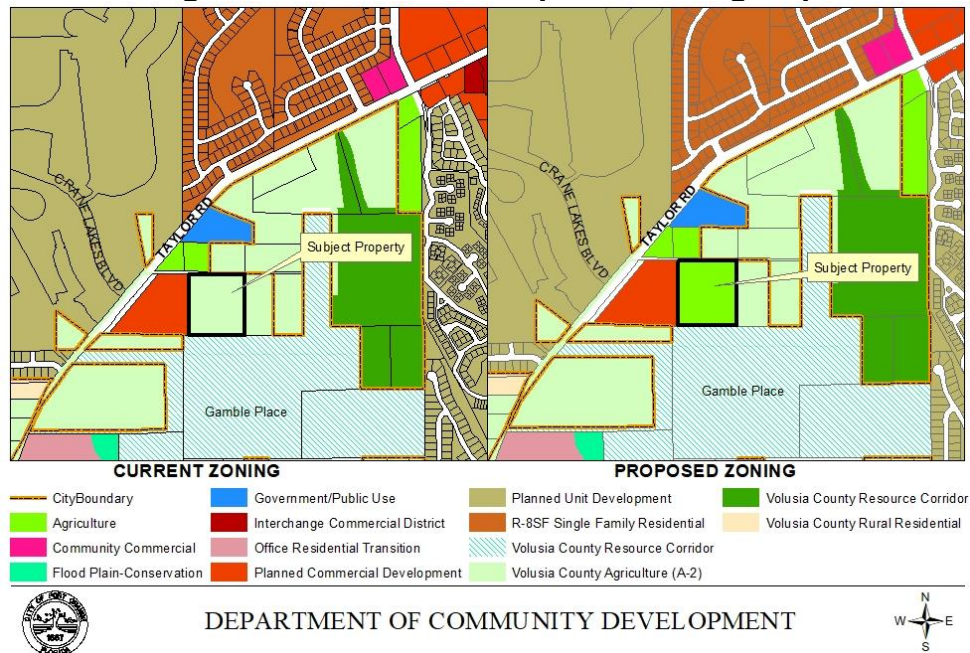
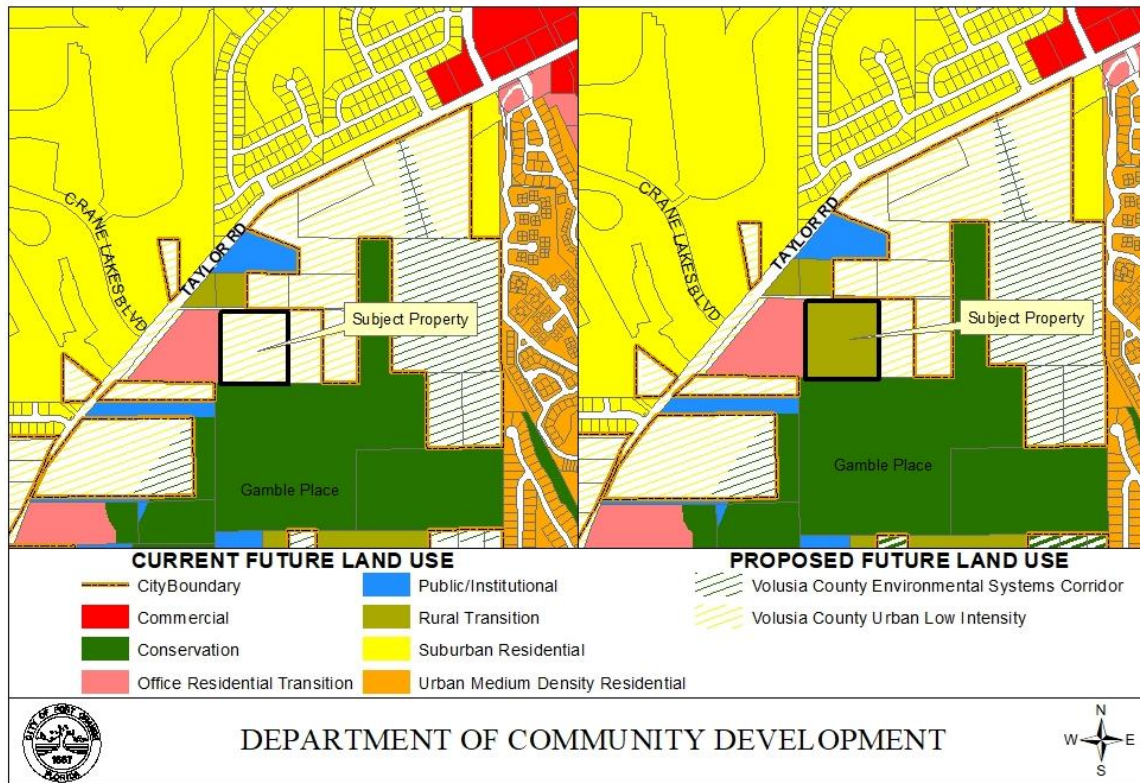


Figure 3. Current and Proposed Future Land Use Map



CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed rezoning is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is compatible with adjacent properties. The proposed City Agricultural (A) zoning district is consistent with the proposed *Rural Transition* (0-2 units/acre) FLU designation (See Case No. CPAM-25-0003).

The *Rural Transition* (0-2 units/acre) FLU designation includes residential development at a density of no more than two units per acres that may also include accessory agricultural uses, based on the appropriate surrounding land use. This land use category should be located near Spruce Creek and its tributaries and situated between Agricultural lands and areas of higher density/intensity. Based on consistency with the proposed FLU designation for the subject property, compatibility with adjacent uses, and availability of infrastructure, the requested zoning is appropriate at this property.

PUBLIC NOTICE

On October 24, 2025, staff posted the property notifying the public of the proposed FLU amendment and rezoning. At the time this agenda item was prepared, there have not been any inquiries received.

STAFF RECOMMENDATION

Staff recommends approval to rezone ±9.37 acres from Volusia County A-2 Rural Agriculture to City of Port Orange Agriculture (A).

ATTACHMENT

Exhibit 1 – Dimensional Requirements and List of Permitted Uses

Exhibit 1
Dimensional Requirements and Permitted Uses

District	Minimum Living Area/D.U. (Sq. Ft.)	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width (Ft.)	Maximum Building Coverage	Minimum Open Space	Minimum Building Setback (Ft.)			Maximum Height (Ft.)
						Front	Side	Rear	
Agriculture	1,400	1.0 acre	150	20%	70%	50	25	40	45

Requested Zoning District for Subject Property:
Chapter 17, Section 5: - Agricultural (A) district.

(a) *Purpose and intent.* The agricultural (A) district is intended to serve as an interim use agriculture area until development is proposed to a higher intensity land use, as indicated on the future land use map in the comprehensive plan.

(b) *Permitted uses.*

- (1) Agriculture: field crops/wholesale nurseries.
- (2) Agriculture: pasture/forestry.
- (3) Commercial stables.
- (4) Single-family detached dwellings.

(bb) *Permitted uses with special development requirements (chapter 18, section 4).*

- (1) Kennels (subsection 8).
- (2) Community gardens (subsection 5.1).

(c) *Special exception uses (chapter 18, section 3).*

- (1) Cemeteries (subsection 4).
- (2) Farmers/flea markets (subsection 5).
- (3) Houses of worship (subsection 8).
- (4) Private schools (subsection 16).
- (5) Retail nurseries and garden supplies (subsection 19).
- (6) Veterinary clinics (subsection 24).



STAFF REPORT

CASE NO. DCAM-25-0006

LDC TEXT AMENDMENT / CHAPTER 16

REQUEST: To amend Chapter 16 of the Land Development Code (LDC), to comply with Senate Bill 954 and the statutory requirements of Section 397.487, Florida Statutes as it relates to Certified Recovery Residences.

APPLICANT: City of Port Orange

STAFF RECOMMENDATION: Approval

STAFF CONTACT: Tim Burman, Community Development Director
(386) 506-5675

PLANNING COMMISSION DATE: November 20, 2025

SUMMARY OF PROPOSED AMENDMENT

In the 2025 legislative session, the Florida Legislature passed Senate Bill 954, which requires local governments to adopt an ordinance establishing a process for applicants seeking reasonable accommodations from land-use regulations that would otherwise prohibit the establishment of a certified recovery residence. On June 25, 2025, Governor DeSantis approved Senate Bill 954, which was codified into law as Chapter 2025-182, Laws of Florida.

Chapter 2025-182 establishes new regulatory requirements for certified recovery residences in Florida, effective July 1, 2025. Pursuant to Section 397.487, Florida Statutes:

"By January 1, 2026, the governing body of each county or municipality **shall adopt an ordinance establishing procedures for the review and approval of certified recovery residences within its jurisdiction.** The ordinance must include a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence."

Certified recovery residences offer structured, supportive living environments for individuals recovering from substance use disorders. Typically operated as group living arrangements, these residences can present zoning and land-use challenges related to occupancy limits, neighborhood compatibility, and use classifications.

The proposed amendment to Chapter 16 of the Land Development Code (LDC) to ensure compliance with Section 397.487, Florida Statutes and Senate Bill 954, Ch. 2025-182, Laws of Florida:

- Creates a new section in Chapter 16 with definitions that apply to certified recovery residences along with procedures for review of applications for certified recovery residences.
- Specifies that certified recovery residences may be established only within the following three city-designated multi-family residential zoning districts (R-3L, R-3M, and R-3H), except where reasonable accommodations are requested and approved.
- Provides for the reasonable accommodation to be consistent with the federal Fair Housing Amendments Act, which requires land use regulations for which the applicant is seeking a reasonable accommodation do not facially discriminate against or otherwise disparately impact the applicant.
- Provides for reasonable accommodation if any local land use regulation serves to prohibit the establishment of a certified recovery residence.
- Provides criteria for the city to consider a reasonable accommodation request for establishing a certified recovery residence.
- Provides a timeframe to process an application for a certified recovery residence.
- Provides for final determinations to be issued within sixty (60) days of receipt of a completed application, unless the parties involved agree in writing to a reasonable extension of time.
- Provides for the determination to be approved in whole or in part, with or without conditions; or denied stating with specificity the objective, evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration.
- Provides a spacing requirement that a certified recovery residence shall not be located within a radius of 1,000 feet of another certified recovery residence or within a radius of 1,200 feet of an existing community residential home, as defined in Section 419.001(1)(a), Florida Statutes, unless the applicant demonstrates that closer proximity will not alter the neighborhood's residential character and will best meet residents' needs.
- Stipulates that the requirements for certified recovery residences do not supersede any current or future declarations of condominium or covenant or any cooperative document.

RECOMMENDATION

To be consistent with the "certified recovery residence" requirements in Chapter 2025-182 Laws of Florida and Section 397.487(15)(a), F.S., the recommendation is to approve the text amendment to Chapter 16 of the LDC.

ATTACHMENT

Exhibit 1 – DRAFT text amendment to Chapter 16 of the LDC

EXHIBIT 1
DRAFT TEXT AMENDMENT TO CHAPTER 16, LDC

ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA AMENDING CHAPTER 16 OF THE LAND DEVELOPMENT CODE TO ESTABLISH A NEW SECTION IN CHAPTER 16 MISCELLANEOUS REGULATIONS, FOR THE PURPOSE OF ESTABLISHING PROCEDURES FOR REVIEW AND APPROVAL OF A CERTIFIED RECOVERY RESIDENCE; PROVIDING FOR DEFINITIONS; PROVIDING FOR REQUESTS FOR REASONABLE ACCOMMODATIONS; ENSURING CONSISTENCY AND COMPLIANCE WITH RECENTLY ADOPTED STATE LEGISLATION AMENDING CHAPTER 397, FLORIDA STATUTES; PROVIDING FOR THE DESIGNATION OF AN ADMINISTRATIVE AUTHORITY FOR THE REVIEW AND APPROVAL PROCESS; SETTING FORTH THE TIMEFRAME REQUIREMENTS RELATED TO THE REVIEW AND APPROVAL PROCESS FOR CERTIFIED RECOVERY RESIDENCE APPLICATION AND REASONABLE ACCOMMODATIONS REQUESTS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 2025, the Florida Legislature passed SB 954 which the Governor signed into law, thus creating Chapter 2025-182, amending Chapter 397, Florida Statutes, pertaining to the establishment of a process for review and approval of certified recovery residences; and

WHEREAS, the City Council of the City of Port Orange intend for this Ordinance and all action of the City pertaining to this Ordinance to be consistent with the Fair Housing Act of 1988, 42 U.S.C. ss. 3601 et. Seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.; and

WHEREAS, amendments to Chapter 16 of the Land Development Code ("Code") are necessary to implement the changes for consistency and compliance with Florida Statutes; and

WHEREAS, the Planning Commission has recommended amendments to the Land Development Code; and

WHEREAS, for purposes of this ordinance words with underlined (underlined) type shall constitute additions to the original text and words with strikethrough (~~strikethrough~~) type shall constitute deletions from the original text.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA:

SECTION 1. The foregoing recitals are hereby incorporated herein by reference.

SECTION 2. The City Council of the City of Port Orange hereby amends Chapter 16, of the Land Development Code, to establish Section 13 to read as follows:

Chapter 16 – MISCELLANEOUS REGULATIONS

Section 13: Certified Recovery Residences.

- (a) Purpose. The purpose of this section is to address the establishment of certified recovery residences, as defined in s. 397.311(5), F.S., and provide procedures for the review and approval of requests for a reasonable accommodation in the application of the City's ordinances, rules, policies, and procedures consistent with the federal Fair Housing Amendments Act (42 U.S.C. 3601, et seq.) ("FHA") and Title II of the Americans with Disabilities Act (42 U.S.C. Section 12131, et seq.)("ADA").
- (b) Establishment of a certified recovery residence. A certified recovery residences may be established only in the following designated City multi-family residential zoning district(s) [R-3L, R-3M and R-3H] and must comply with all requirements in Chapter 17 for that zoning district

and all other applicable land development code requirements, except reasonable accommodation(s) may be requested pursuant to this section.

- (c) Definitions. For the purposes of this section, the following words and terms shall have the meaning ascribed herein.

Certificate of compliance. A certificate that is issued by a credentialing entity to a recovery residence or a recovery residence administrator.

Certified recovery residence. A recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator and designated as follows:

(1) A Level I certified recovery residence houses individuals in recovery who have completed treatment, with a minimum of 9 months of sobriety. A Level I certified recovery residence is democratically run by the members who reside in the home.

(2) A Level II certified recovery residence encompasses the traditional perspectives of sober living homes. There is oversight from a house manager who has experience with living in recovery. Residents are expected to follow rules outlined in a resident handbook provided by the certified recovery residence administrator. Residents must pay dues, if applicable, and work toward achieving realistic and defined milestones within a chosen recovery path.

(3) A Level III certified recovery residence offers higher supervision by staff with formal training to ensure resident accountability. Such residences are staffed 24 hours a day, 7 days a week, and offer residents peer-support services, which may include, but are not limited to, life skill mentoring, recovery planning, and meal preparation. Clinical services may not be performed at the residence. Such residences are most appropriate for persons who require a more structured environment during early recovery from addiction.

(4) A Level IV certified recovery residence is a residence offered, referred to, or provided by, a licensed service provider to its patients who are required to reside at the residence while receiving intensive outpatient and higher levels of outpatient care. Such residences are staffed 24 hours a day and combine outpatient licensable services with recovery residential living. Residents are required to follow a treatment plan and attend group and individual sessions, in addition to developing a recovery plan within the social model of living in a sober lifestyle. No clinical services are provided at the residence, and all licensable services are provided offsite.

Certified recovery residence administrator. A recovery residence administrator who has been certified pursuant to section 397.4871, Florida Statutes, and holds a valid certificate of compliance.

Community housing. A certified recovery residence offered, referred to, or provided by a licensed service provider that provides housing to its patients who are required to reside at the residence while receiving intensive outpatient and higher levels of outpatient care. A certified recovery residence used by a licensed service provider that meets the definition of community housing shall be classified as a Level IV level of support, as described in ss.397.311(5), Florida Statutes.

Credentialing entity. A nonprofit organization that develops and administers professional, facility, or organization certification programs according to applicable nationally recognized certification or psychometric standards as approved by the Florida Department of Children and Families.

Licensed service provider. A public agency, a private for-profit or not-for profit agency, a physician or any other private practitioner licensed under Chapter 397 of the Florida Statutes, or a hospital that offers substance abuse services through one or more licensed service components.

Recovery residence. A residential dwelling unit, the community housing component of a licensed day or night treatment facility with community housing, or other form of group housing, which is offered or advertised through any means, including oral, written electronic, or printed means, by any person or entity as a residence that provides a peer-supported, alcohol-free, and drug-free living environment.

Recovery residence administrator. The person responsible for overall management of the recovery residence, including, but not limited to, the supervision of residents and staff employed by, or volunteering for, the residence.

(c) Procedure for Filing a reasonable accommodation request to establish a certified recovery residence.

(1) A request by an applicant for approving a certified recovery residence and reasonable accommodation from any of the city's land use regulations that may prohibit the establishment of a certified recovery residence, shall be submitted in writing by the applicant to the department on an application form provided by the department for that purpose.

(a) Application for submission. An application submitted pursuant to this section must include, at a minimum, the following information as necessary for processing the certified recovery residence application request:

i. Name and contact information of the applicant. If the applicant is not the certified recovery residence administrator, as defined hereinabove, who will be actively managing the certified recovery residence, the administrator's name, contact information, and a copy of the administrator's certification must also be provided;

ii. Property address, parcel identification number, and a survey of the property;

iii. Consent of the current owner of the subject property, if the applicant is not the owner of the subject property;

iv. A letter of intent identifying the existing zoning district of the property, including any previously approved conditions or modifications.

v. If a reasonable accommodation is being sought, providing a description of the accommodation requested and identifying the ordinances, rules, or policies from which relief is sought.

vi. All applications shall include a statement made under penalty of perjury that the statements made and material provided in support of this request for reasonable accommodation are true and correct to the best of the applicant's knowledge and belief.

vii. Identify the location and number of all off-street parking for the property that which the application has been submitted. The number of off-street parking available shall meet the minimum off-street parking requirements in Chapter 12 of the Land Development Code.

viii. The application must **not** include information or records specific and personal to any individual's medical diagnoses, prognoses, history, or treatment.

vii. The city will provide reasonable assistance to ensure that the process is accessible, and that the applicant's request is documented on the form provided by the department. The applicant's request for assistance or meeting shall be made in writing to the city to ensure that staff are available to guide the applicant through the review and approval process.

(b) There shall be no fee or costs imposed for applications submitted under this section, and the City shall have no obligation to pay any aggrieved person's attorneys' fee or costs or any other fees or costs in connection with the request, or appeal, as applicable.

(c) The department shall date-stamp each certified recovery residence application upon receipt.

(2) Review and Determination.

(a) Upon review of the submitted application, if additional information is required, the department will notify the applicant in writing within thirty (30) calendar days from

the date stamp of the submitted application. The applicant must provide the requested additional information within thirty (30) days of the date of the request for additional information.

(b) If the applicant fails to respond in writing to the request for additional information within 31 calendar days, the administrative official or his/her designee shall deem the application abandoned. No further action by the City concerning said application shall be required.

(c) Criteria. The following criteria shall apply in the city's consideration of a reasonable accommodation request for establishing a Certified Recovery Residence

(i) Whether the applicant has established that he/she, or the individual on whose behalf the application was submitted, is protected under the Fair Housing Amendments Act or ADA.

(ii) Whether the applicant has established that the requested accommodation is reasonable and necessary to establish the property as a certified recovery residence.

(iii) Whether the requested accommodation would impose an undue financial or administrative burden on the city.

(iv) Whether the requested accommodation would require a fundamental alteration in the nature of the land use and zoning regulations of the city.

(v) If applicable, whether alternative reasonable accommodations could provide an equivalent level of benefit.

(vi) Whether the applicant is in compliance with all applicable state and federal laws relating to certified recovery residences and can demonstrate the same, inclusive of all required licensures or credentials for operation of a certified recovery residence.

(vii) Spatial Considerations. At a minimum, a certified recovery residence shall not be located within a radius of 1,000 feet of another certified recovery residence or within a radius of 1,200 feet from existing community residential home as defined in Section 419.001(1)(a), Florida Statutes. If the clustering of similar uses would occur by the granting of an applicant's reasonable accommodation request, it shall be the obligation of the applicant to establish that such clustering would not create a fundamental alteration of a residential neighborhood and will best meet the needs of the applicant.

(d) Final determination. Within sixty (60) calendar days after receipt of a completed application, the City must issue a final written determination on such application:

- (i) The determination must be approved in whole or in part, with or without conditions; or
- (ii) Deny the request, stating with specificity the objective, evidence-based reasons for denial, and identifying any deficiencies or actions necessary for reconsideration. If denied, the final determination shall give notice of the right and method to appeal.
- (iii) The Administrative Official may reconsider the application upon written request by the applicant and rendering a final determination within 15 calendar days of said request.
- (f) If the final written determination is not issued within 60 days after receipt of the completed application, the request is deemed approved unless the parties agree in writing to a reasonable extension of time.
- (g) Appeal. An applicant aggrieved by a decision of the administrative official under this section may appeal the decision per the procedures set forth in Chapter 3 of the Land Development Code.
- (h) General provisions. The following general provisions are applicable to the application:

 - (i) An applicant may apply for a reasonable accommodation on his/her own behalf or may be represented at all stages of the reasonable accommodation process by an attorney, legally appointed guardian, or other person designated by the individual in writing.
 - (ii) In the event that a reasonable accommodation is granted, the applicant shall comply with any and all applicable conditions, as well as all unaffected permitting processes required by the Code of Ordinances and/or the land development regulations of the city.
 - (iii) A reasonable accommodation is specific to the applicant and does not run with the land.
 - (iv) A reasonable accommodation does not alter an individual's obligation to comply with other applicable federal, state, county, or city requirements, rules, regulations, or laws.
- (i) Revocation. The City may revoke a granted accommodation of a certified recovery residence for cause, including, but not limited to, a violation of the conditions of approval or the lapse, revocation, or failure to maintain licensure required under this section, if not reinstated within 180 calendar days.

- (j) Compliance. The establishment of a reasonable accommodation process does not relieve the city from its obligations under the Fair Housing Amendments Act (42 U.S.C. ss. 3601 et seq.), and Title II of the American with Disabilities Act (42 U.S.C. ss. 12131 et seq.). The regulation for which the applicant is seeking a reasonable accommodation must not facially discriminate against or otherwise disparately impact the applicant.

SECTION 3. The City Council of the City of Port Orange, Florida hereby designates the administrative official, as defined in Chapter 3, Section 1, Land Development Code, City of Port Orange, Florida, responsible for approving or denying a certified recovery residence application and any accompanying reasonable accommodation request pursuant to the procedures set forth herein.

SECTION 4. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 6. The provisions of this Ordinance shall become and be made a part of the Land Development Code of the City of Port Orange, and the Sections of this Ordinance may be renumbered or re-lettered to accomplish such intention. The Code codifier is granted liberal authority to codify the provisions of this Ordinance.

SECTION 7. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 8. This Ordinance shall take effect immediately upon adoption.

MAYOR SCOTT STILTNER

ATTEST:

Robin L. Fenwick, MMC, City Clerk

Passed on first reading on the day of

Passed and adopted on second and final reading on the day of

Reviewed and Approved: _____
Shannon K. Balmer, Senior Assistant City Attorney



STAFF REPORT

2026 PLANNING COMMISSION PUBLIC HEARING CALENDAR AND DEVELOPMENT REVIEW CALENDAR

PLANNING COMMISSION PUBLIC HEARING CALENDAR:

The 2026 Public Hearing calendar is structured in the same format as the calendar adopted in previous years, with only changes occurring during November and December (Exhibit A). The Planning Commission meeting dates have been changed in November and December as follows:

- The November 2026 Planning Commission meeting has been moved from the fourth Thursday (November 26) to the third Thursday (November 19) due to the Thanksgiving holiday; and
- The December 2026 Planning Commission meeting has been moved from the fourth Thursday (December 24) to the third Thursday (December 17) due to the Christmas holiday.

DEVELOPMENT REVIEW CALENDAR:

The 2026 Staff Development Review Committee (SDRC) meeting calendar (Exhibit B) is structured in the same format as the calendar adopted in previous years. The project submittal dates provide applicants with a SDRC meeting date every week to have their development projects reviewed. Similar to past years, staff will have approximately two weeks to complete their review before a SDRC meeting.

EXHIBIT A

**CITY OF PORT ORANGE
DEPARTMENT OF COMMUNITY DEVELOPMENT
2026 PUBLIC HEARING CALENDAR**

APPLICATION DEADLINES	PLANNING COMMISSION MEETING DATES	CITY COUNCIL MEETING DATES *
DECEMBER 17, 2025	JANUARY 22, 2026	FEBRUARY 17, 2026
JANUARY 21, 2026	FEBRUARY 26, 2026	MARCH 17, 2026
FEBRUARY 18, 2026	MARCH 26, 2026	APRIL 21, 2026
MARCH 18, 2026	APRIL 23, 2026	MAY 19, 2026
APRIL 22, 2026	MAY 28, 2026	JUNE 16, 2026
MAY 20, 2026	JUNE 25, 2026	JULY 21, 2026
JUNE 17, 2026	JULY 23, 2026	AUGUST 19, 2026
JULY 22, 2026	AUGUST 27, 2026	SEPTEMBER 15, 2026
AUGUST 19, 2026	SEPTEMBER 24, 2026	OCTOBER 20, 2026
SEPTEMBER 16, 2026	OCTOBER 22, 2026	NOVEMBER 17, 2026
OCTOBER 14, 2026	**NOVEMBER 19, 2026	DECEMBER 8, 2026
NOVEMBER 10, 2026	**DECEMBER 17, 2026	JANUARY 19, 2027
DECEMBER 22, 2026	JANUARY 28, 2027	FEBRUARY 16, 2027

* First reading of ordinances. Second reading of ordinances is generally scheduled for the next Council meeting listed. Council dates are subject to change and may be verified through the City Clerk's office (386) 506-5563.

** These dates have been rescheduled from regular dates due to holidays or other events.

PLANNING COMMISSION – Meets at 5:30 p.m. at 1000 City Center Circle in the Council Chambers, first floor, City Hall.

CITY COUNCIL – Meets at 6:30 p.m. at 1000 City Center Circle in the Council Chambers, first floor, City Hall.

EXHIBIT B

2026 STAFF DEVELOPMENT REVIEW COMMITTEE (SDRC) CALENDAR

APPLICATION DEADLINES (NO LATER THAN 12:00 NOON)	SDRC MEETING DATES
DECEMBER 17, 2025	JANUARY 7, 2026
DECEMBER 23, 2025	JANUARY 14, 2026
DECEMBER 31, 2025	JANUARY 21, 2026
JANUARY 7, 2026	JANUARY 28, 2026
JANUARY 14, 2026	FEBRUARY 4, 2026
JANUARY 21, 2026	FEBRUARY 11, 2026
JANUARY 28, 2026	FEBRUARY 18, 2026
FEBRUARY 4, 2026	FEBRUARY 25, 2026
FEBRUARY 11, 2026	MARCH 4, 2026
FEBRUARY 18, 2026	MARCH 11, 2026
FEBRUARY 25, 2026	MARCH 18, 2026
MARCH 4, 2026	MARCH 25, 2026
MARCH 11, 2026	APRIL 1, 2026
MARCH 18, 2026	APRIL 8, 2026
MARCH 25, 2026	APRIL 15, 2026
APRIL 1, 2026	APRIL 22, 2026
APRIL 8, 2026	APRIL 29, 2026
APRIL 15, 2026	MAY 6, 2026
APRIL 22, 2026	MAY 13, 2026
APRIL 29, 2026	MAY 20, 2026
MAY 6, 2026	MAY 27, 2026
MAY 13, 2026	JUNE 3, 2026
MAY 20, 2026	JUNE 10, 2026
MAY 27, 2026	JUNE 17, 2026
JUNE 3, 2026	JUNE 24, 2026
JUNE 10, 2026	JULY 1, 2026
JUNE 17, 2026	JULY 8, 2026
JUNE 24, 2026	JULY 15, 2026
JULY 1, 2026	JULY 22, 2026
JULY 8, 2026	JULY 29, 2026
JULY 15, 2026	AUGUST 5, 2026
JULY 22, 2026	AUGUST 12, 2026
July 29, 2026	AUGUST 19, 2026
AUGUST 5, 2026	AUGUST 26, 2026
AUGUST 12, 2026	SEPTEMBER 2, 2026
AUGUST 19, 2026	SEPTEMBER 9, 2026
AUGUST 26, 2026	SEPTEMBER 16, 2026
SEPTEMBER 2, 2026	SEPTEMBER 23, 2026
SEPTEMBER 9, 2026	SEPTEMBER 30, 2026
SEPTEMBER 16, 2026	OCTOBER 7, 2026
SEPTEMBER 23, 2026	OCTOBER 14, 2026
SEPTEMBER 30, 2026	OCTOBER 21, 2026
OCTOBER 7, 2026	OCTOBER 28, 2026
OCTOBER 14, 2026	NOVEMBER 4, 2026
OCTOBER 21, 2026	NOVEMBER 10, 2026
OCTOBER 28, 2026	NOVEMBER 18, 2026
NOVEMBER 4, 2026	NOVEMBER 24, 2026
NOVEMBER 10, 2026	DECEMBER 2, 2026
NOVEMBER 18, 2026	DECEMBER 9, 2026
NOVEMBER 25, 2026	DECEMBER 16, 2026
DECEMBER 2, 2026	DECEMBER 22, 2026
DECEMBER 9, 2026	DECEMBER 30, 2026
DECEMBER 16, 2026	JANUARY 6, 2027
DECEMBER 22, 2026	JANUARY 13, 2027
DECEMBER 30, 2026	JANUARY 20, 2027

To schedule a pre-application conference, please contact the Planning Division in Community Development at PLANNING@PORT-ORANGE.ORG / (386) 506-5601. If applicable, Planning Commission and City Council meeting dates will be established for each project upon resolution of technical comments.