



**AGENDA**  
**PLANNING COMMISSION**  
**CITY OF PORT ORANGE**

**Meeting Date:** Thursday, March 26, 2026

**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
3. Election of Officers

**B. DISCUSSION/ACTION**

4. Consideration of Minutes - February 26, 2026
5. APPLICATION: SPECIAL EXCEPTION/Retail Nursery and Garden Supplies Facility  
CASE NO.: CUSE-26-0001  
APPLICANT: Daniel D. and Sandra L. Bordis  
STAFF CONTACT: Suzette Cameron, Senior Planner, (386) 506-5676/scameron@port-orange.org

A request by the applicant for a Special Exception to allow the operation of a retail nursery and garden supplies facility within the Agricultural (A) zoning district.

**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.



Planning Commission Meeting

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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.

REGULAR PLANNING COMMISSION MEETING MINUTES  
COUNCIL CHAMBERS – CITY HALL  
1000 CITY CENTER CIRCLE  
PORT ORANGE, FLORIDA  
FEBRUARY 26, 2026

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

CALL TO ORDER

1. Pledge of Allegiance

2. Roll Call

Present: Chair Thomas Jordan  
Vice Chair Bo Bofamy  
Commissioner Stan Schmidt  
Commissioner Daniel Mallegol  
Commissioner Angela LeDuc

Absent: Commissioner Scott Steger  
Commissioner Maria Mills-Benat

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

DISCUSSION/ACTION

3. Consideration of Minutes – November 20, 2025

Motion to approve the November 20, 2025 meeting minutes was made by Commissioner Bo Bofamy and Seconded by Commissioner Stan Schmidt. Motion carried unanimously by voice vote.

4. APPLICATION: Large-Scale Comprehensive Plan Amendment  
CASE NO.: CASE NO. CPAM-26-0001  
APPLICANT: Paylin Acres, LLC  
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org

A request by the applicant, Paylin Acres, LLC, on behalf of the property owners, to amend the City's Comprehensive Plan Future Land Use Map for a total of ±56.53 acres, located on the west side of Airport Road, north of Charles Street, to change the Future Land Use (FLU) designation of ±52.96 acres of Volusia County *Agriculture Resource* (1 dwelling unit per 10 acres) and ±3.57 acres of Volusia County *Urban Low Intensity* (0-4 dwelling units per acre) to City of Port Orange *Rural Transition* (0-2 dwelling units per acre).

Items #4 and 5 were opened together.

Motion to approve Large-Scale Comprehensive Plan Amendment CASE NO. CPAM-26-0001 was made by Commissioner Stan Schmidt and Seconded by Commissioner Bo Bofamy.

Penelope Cruz, Planning Manager, introduced the items and provided details, along with a PowerPoint presentation, and answered Commissioner's questions.

Joey Posey, attorney for the applicant, provided further details along with a PowerPoint presentation, and answered Commissioner's questions.

Several Volusia County residents spoke in opposition of the Comprehensive Plan Amendment and Rezoning of the property, noting the denial to waive the 12-month waiting period before a new resubmittal can come before the board, and flooding concerns.

Robert Reinhausen, resident, raised concern as to whether the applicant will stay with the presented number of homes and not double it.

Mr. Posey stated that the applicant has been transparent throughout the process. He clarified that the City Council vote on the rezoning denial resulted in a 2–2 tie and further explained that the 12-month waiting period waiver was denied by a 4–1 vote but does not constitute a moratorium. He also noted that the applicant has taken proactive measures to address flooding concerns and clarified that the maximum project density is capped at 50 homes; therefore, the applicant will not construct 100 homes.

Motion carried 3-2 by roll call vote with Commissioners Angela LeDuc and Daniel Mallegol voting no.

5. APPLICATION: Conventional Rezoning

CASE NO.: REZONING-26-0001

APPLICANT: Paylin Acres, LLC

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

A request by the applicant, Paylin Acres, LLC, on behalf of the property owners, to rezone approximately 56.53 acres, located on the west side of Airport Road, north of Charles Street, consisting of 52.96 acres of Volusia County A-1 (Prime Agriculture) and 3.57 acres of Volusia County A-2 (Rural Agriculture) to City of Port Orange R-20SF.

Motion to approve Conventional Rezoning CASE NO. REZONING-26-0001 was made by Commissioner Stan Schmidt and Seconded by Commissioner Bo Bofamy. Motion carried 3-2 by roll call vote with Commissioners Angela LeDuc and Daniel Mallegol voting no.

6. APPLICATION: LDC TEXT AMENDMENT / CHAPTERS 2, 14, 15, and 16  
CASE NO.: DCAM-26-0001  
APPLICANT: City of Port Orange  
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org

A request to amend Chapters 2, 14, 15, and 16 of the Land Development Code (LDC) regarding donation bins, temporary storage containers, and colors as part of an effort to update the LDC.

Motion to approve LDC TEXT AMENDMENT/CHAPTERS 2, 14, 15, and 16, CASE NO. DCAM-26-0001, was made by Commissioner Stan Schmidt and Seconded by Commissioner Daniel Mallegol.

Ms. Cruz introduced the item, provided details along with a PowerPoint presentation, and answered Commissioner's questions.

Mr. Reinhagen asked whether permitting for donation bins would be a new requirement. He further inquired that if it is an existing requirement, whether current permits would be recognized and allowed to be grandfathered in.

Ms. Cruz clarified this is a new regulation. There are no existing regulations or permitting requirements.

Motion carried unanimously by roll call vote.

### OTHER BUSINESS

#### 7. Commissioner Comments

Commissioners welcomed Angela LeDuc as the newest Commissioner and thanked staff for their hard work.

#### 8. Staff Comments

There were none.

### PUBLIC COMMENTS

There were none.

ADJOURNMENT - 6:55 p.m.



# STAFF REPORT

## SPECIAL EXCEPTION

### Retail Nursery and Garden Supplies Facility

#### CASE NO. CUSE-26-0001

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**REQUEST:** To allow the operation of a retail nursery and garden supplies facility within the Agricultural (A) zoning district.

**LOCATION:** 1737 Fern Park Drive

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

**STAFF RECOMMENDATION:** Approval

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

**PLANNING COMMISSION:** March 26, 2026

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### INTRODUCTION

The property owners and applicants, Daniel D. and Sandra L. Bordis, have applied for a Special Exception to operate a retail nursery and garden supplies facility within the Agricultural (A) zoning district. The proposed use would be located on a ±9.37-acre property, located on the south side of Fern Park Drive, east of Taylor Road and behind the All-Aboard Storage development (Figure 1 – Location Map). If approved, the applicants plan to submit a site plan to establish a retail and wholesale nursery on the subject property.

**Figure 1. Location Map**

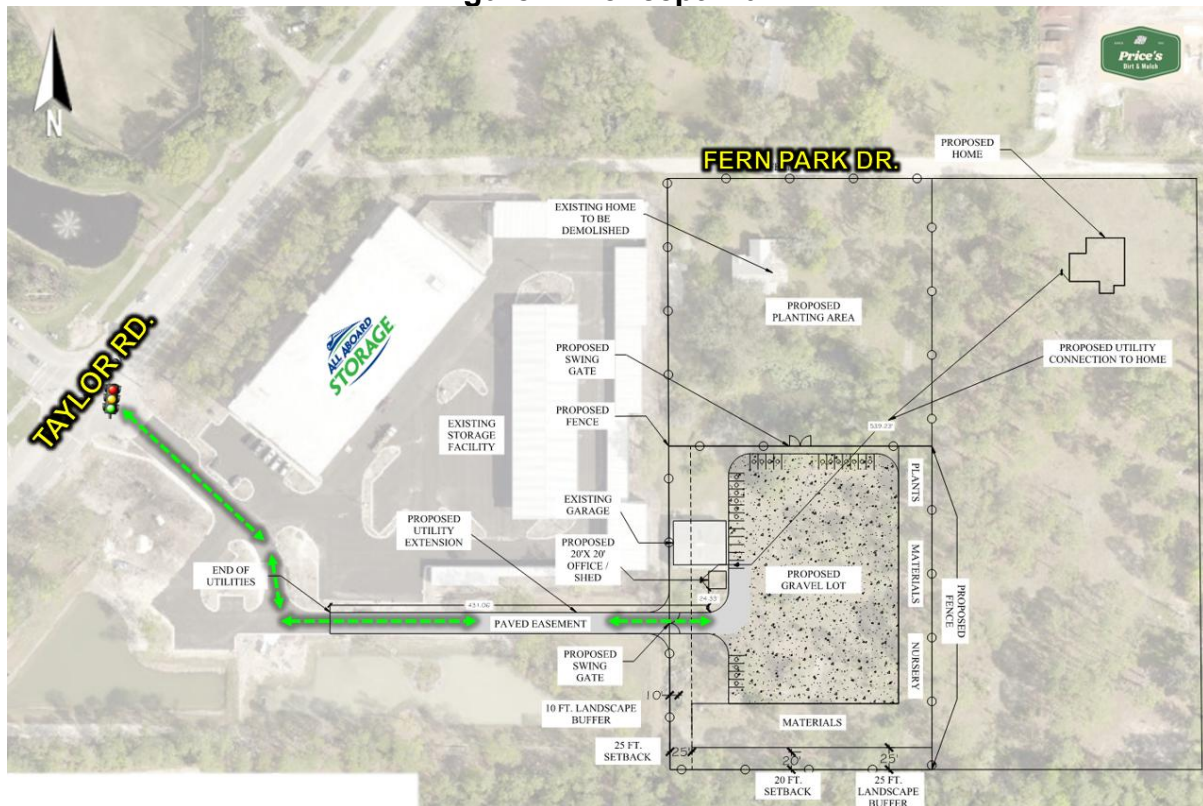


In December 2025, the subject property was rezoned to the City’s Agricultural (A) zoning district. At that time, the applicants indicated plans to demolish the existing dilapidated single-family home and construct a new single-family residence that will serve as their private residence on the north side of the property. The applicants also indicated their intent to submit a Special Exception application to allow the development of a retail and wholesale nursery on the south portion of the property. The Agricultural zoning district permits wholesale nurseries by right, but lists retail nurseries and garden supplies as a Special Exception use.

According to the Land Development Code (LDC), “a special exception is a use that would not be appropriate without restriction, but which, if controlled as to number, area, location or relation to the surrounding area, would promote the public health, safety and general welfare.” The LDC defines retail nurseries and garden supplies as, “an establishment which offers to the public for retail sale, plants and/or associated materials and may include, but not be limited to, fences, fill material, firewood, gravel, sand, and rock products, lawn and garden supplies, and topsoil. Plant materials sold at such an establishment could be grown on the premises in a field or greenhouse.”

The applicants currently operate a retail and wholesale mulch business (Price’s Dirt and Mulch) at 1710 Fern Park Drive, and plans to relocate their business to the subject property and expand it to include a retail nursery. The proposed retail and wholesale nursery would include a fenced outdoor storage area for the planting area and plant and mulch material, with a small 400-square-foot office building. Access to the proposed retail and wholesale nursery will be through a planned shared access drive through the All-Aboard Storage development to the west, out to a signalized intersection of Taylor Road.

**Figure 2. Concept Plan**



### **Special Exception Development Standards**

All Special Exception uses are required to meet a uniform list of development standards, encompassing traffic generation, landscaping and buffering, and others [Ch. 18, Sec. 2(d)(2) of the LDC]. The following are the development standards and how they apply to the request.

#### Standard Special Exception Development Standards:

1. *Traffic generation and access for the proposed use shall not adversely impact adjoining properties and the general public safety.*

The applicants currently operate a retail and wholesale mulch business (Price's Dirt and Mulch) at 1710 Fern Park Drive, and plans to relocate their business and expand it to include a retail nursery. The proposed retail and wholesale nursery would include a fenced outdoor storage area for the planting area and plant and mulch material, with a small 400-square-foot office building. According to the applicants, *the existing* business generates approximately 30 vehicles a day, with peak activity occurring between 9:00 am and 11:00 am. The applicants anticipated a comparable level of traffic will be generated for the similar business established on the subject property.

Access for both customers and delivery vehicles to the proposed retail and wholesale nursery will be through a shared access drive through the All-Aboard Storage development to the west, out to a signalized intersection of Taylor Road, a county-maintained arterial roadway. According to the latest traffic counts for Taylor Road, there is capacity for the minimal traffic anticipated to be generated by the proposed development.

2. *Off-street parking, loading, and service areas shall be provided and located such that there is no adverse impact on adjoining properties beyond that generally experienced in the district.*

Parking will be provided as required by the LDC. The total number of parking spaces and design of the parking lot will be reviewed with the submittal of the site plan.

According to the applicants, most of their current customers pay online and drive in to the pickup area and load their landscape materials without parking or request their landscape materials be delivered.

If the Special Exception is approved, staff will work with the applicant to establish a parking layout that appropriately serves the proposed use, ensures sufficient loading areas and standard parking spaces, and minimizes impacts on adjoining properties.

3. *Required yards, screening or buffering, and landscaping shall be consistent with the district in general and the specific needs of the abutting land uses.*

The site will be developed with landscape buffers in accordance with the LDC to screen surrounding properties from the proposed use. The LDC requires the following buffers:

- A minimum ten (10)-foot landscape buffer shall be provided along the west property line between the proposed retail and wholesale nursery and the adjacent All Aboard Storage development.
- A minimum twenty (20)-foot landscape buffer shall be provided along the north and east property lines adjacent to residential uses, and along the south property line adjacent to conservation lands associated with Gamble Place.

4. *Architectural and signage treatments shall comply with the general provisions applicable to permitted uses*

The proposed office building, screening fence, signage, and any other structure associated with the proposed business will be designed in accordance with the LDC.

5. *Size, location, or number of special exception uses in an area shall be limited to maintain the overall character of the district as intended by this code.*

There are no other Special Exceptions that have been approved or under review for retail and garden supplies uses in the general area of the subject property. The nearest retail nursery (Lowe's Garden Center) is located approximately 2 miles from the subject property.

The subject property will be required to be developed to meet the dimensional requirements of the Agricultural (A) zoning district, and all landscape and parking lot design requirements in the LDC. The applicant currently operates their business across the street at 1710 Fern Park Drive and will be relocating their business to the subject property. The establishment of a retail nursery and garden supplies facility on the subject property is not anticipated to change the character of the area.

In addition to the standard development requirements for all special exceptions, the retail nursery and garden supplies use must also comply with additional development requirements [Ch. 18, Sec. 3(b)(19) of the LDC]. The following are the additional development requirements and how they apply to the request.

- (a) *The proposed site shall front on an arterial or major collector roadway.*

Access to the proposed retail and wholesale nursery at 1737 Fern Park Drive will be provided via a shared access drive on the All Aboard Storage development site to the west, which connects to the signalized intersection at Taylor Road, a designated arterial roadway.

Although the site does not have direct frontage on an arterial or major collector roadway, the frontage requirement is intended to ensure that traffic impacts from a proposed use are directed toward such roadways. This requirement may be met by sites without direct frontage, provided the site is in close proximity to the designated roadway and traffic is routed through areas of higher intensity development to reach the arterial or collector roadway. In this case, access to the subject property will be provided through a commercial property with direct access to an arterial roadway.

**Figure 3. Access Easement Location Map**



As part of the approved Master Development Agreement for the All-Aboard Storage development at 1763 Taylor Road, All-Aboard Storage is required to provide a sign easement for off-site signage. This will allow the proposed nursery to have signage along Taylor Road to identify the business.

- (b) *The proposed site shall be a minimum of two acres.*

The subject property is approximately 9.37-acres.

**RECOMMENDATION**

Based on the review of this Special Exception application and the findings that the proposed use meets the applicable Special Exception criteria in the Land Development Code, staff recommends approval of the Special Exception to allow the retail nursery and garden supplies use at 1737 Fern Park Drive.

**ATTACHMENT**

Exhibit A – Applicants Letter of Request

**Exhibit 1**  
**Applicant's Request Letter**

Daniel and Sandra Bordis  
6462 Roseberry Court  
Port Orange, Florida 32128  
386-341-0138 or 386-290-1039  
[sandrabordis@yahoo.com](mailto:sandrabordis@yahoo.com)

January 7, 2026

City of Port Orange  
Dept. of Community Development  
1000 City Center Circle  
Port Orange, FL 32129

Dear City of Port Orange Planning Commission, City Council Members, City Staff, City Manager, and Mr. Mayor,

As you know, we applied to change the FLU and the Zoning of our property: 1737 Fern Park Drive. Both of these applications were recently approved and we would now like to apply for a Special Exception. We understand that the wholesale part of our nursery business is permitted to operate on the property with the Agriculture Zoning being approved. We are asking for the Special Exception so that we may operate the retail portion of our nursery business on the property as well.

The following paragraphs of this Cover Letter address some of the Special Exception requirements that we acknowledge and will comply with.

As part of the FLU (CPA) application process, we had LTG Engineering & Planning conduct a traffic analysis. The amount of traffic is expected to remain the same. We are currently operating our business across the street at 1710 Fern Park Drive. The 1737 property has the rights to an easement that will allow traffic to enter and leave directly to Taylor Road. Use of this access road will not adversely impact any adjoining properties, and will actually alleviate our commercial traffic on Fern Park Drive. The access road runs along the side of the storage unit business. It will be safer for the general public, as there is a traffic light at the end of the access road, where it intersects with Taylor Road. Parking, Loading, and service areas will be provided and located within our property, with no adverse impact on adjoining properties.

We are currently working with Zev Cohen & Associates on our Conceptual Site Plan. They will also be preparing our Site Plan, if the Special Exception is approved. We will comply with all of the requirements for yards, screening or buffering, and landscaping will be consistent with the district in general, and will match the specific needs of the land use (wholesale and retail nursery/garden supply).

We plan to build a small, "Tuff Shed" type structure, which will serve as our office, and will be located along side of the large storage garage that is already on the property. Our sign will be located at the entrance of our property, where the access road meets our property. We have leased land for our business the past five years, and have not been permitted to build a custom business welcome sign. We are looking forward to creating a nice sign for customers to see when they enter our business, on our own property. Both the office and sign will comply with all of the city regulations, and will maintain the overall character of the city. We understand and accept the fact that the size, location, and number of Special Exceptions in an area are limited, and will not surpass what is permitted.

To comply with the specific location of where Retail Nurseries & Garden Supplies Special Exception businesses can operate, we will be using the access road, which provides a direct route to and from a major roadway (Taylor Rd.). Our property is 9.3 acres. We plan to use a minimum of 2 - 3 acres of the land for the Wholesale/Retail Garden and Garden Supplies business. We also plan to use some of the remaining land to grow trees and plants. Our home will be located on the property as well, with the driveway (entrance) leading to Fern Park Dr.). We will use the access road for the nursery and Fern Park Drive for personal use.

I hope this letter has addressed all of the Special Exception requirements. Please let us know if you have any other questions or concerns. Thank you so much for your time and consideration of our request. We are so excited about having a permanent place to have our business and look forward to continuing to serve the residents of Port Orange with their landscaping and gardening needs.

Sincerely,  
Daniel and Sandra Bordis