



# SDRC AGENDA

**Regular Meeting – Wednesday, August 6, 2008**

Community Development Conference Room

2<sup>nd</sup> Floor City Hall

1000 City Center Circle, Port Orange, Florida 32129

## **PROJECT REVIEWS FOR AUGUST 6, 2008 :**

### **PROJECT REVIEW #1:**

**9:00 AM**

MASTER DEVELOPMENT AGREEMENT & CONCEPTUAL

DEVELOPMENT PLAN: Parkside Planned Unit Development (PUD)

CASE NO.: 08-65000001

LOCATION: Windsor Drive & Vagabond Drive

STAFF PLANNER: Tim Burman (386) 506-5675/tburman@port-orange.org

OWNER/DEVELOPER: John Belanich, Managing Partner, Parkwood Mobile Home Park LLC, 7181 Encelia Drive, La Jolla, California 92037, (858) 752-8057

PROJECT ENGINEER: Jerry Finley, Finley Engineering Group, 5531 S. Ridgewood Avenue, Unit #1, Port Orange, Florida 32127, (386) 756-8676, jfinley@finleyengineers.com

A proposal to redevelop a portion of the existing Parkwood Mobile Home Park, located west of Spruce Creek Road between Nova Road and Taylor Road. Currently, the park is divided between rental property and fee-simple ownership mobile home lots. The developer is proposing to take the rental properties abutting Windsor Drive and Vagabond Drive, divide them into lots for purchase and develop them with new single-family homes that meet current building code standards.

**10:00 AM**

SECOND AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT:

Royal Palm Planned Unit Development (PUD)

CASE NO.: 08-40000002

LOCATION: Williamson Boulevard

OWNER/DEVELOPER: Winston Schwartz, Villages of Royal Palm, 933 Beville Road, Bldg. 103-F, South Daytona, Florida 32119, (386) 760-2555, ws333@aol.com

PROJECT ENGINEER: Zev Cohen & Associates, 300 Interchange Boulevard, Ormond Beach, Florida 32174, (386) 677-2482

A proposal to amend an existing PUD in order to allow for development of 25 single-family lots ranging in width from 35 to 50 feet, in lieu of 32 attached villas (duplexes) on 30-foot wide lots.

The Staff Development Review Committee (SDRC) provides technical review for all applications for development approval. All Project Engineers and/or applicants are requested to attend the SDRC meeting scheduled for their project. If for some reason you are unable to attend the meeting, please contact the Community Development Department as soon as possible at (386) 506-5674. All SDRC meetings are open to the public pursuant to F.S. 286.011.

For further information regarding items scheduled for this meeting, please contact the Community Development Department, 2<sup>nd</sup> floor City Hall, at (386) 506-5674. If you wish to obtain a verbatim record of this meeting, please contact the Deputy City Clerk at (386) 506-5563.

Note: If you are a person with a disability who needs any accommodation in order to participate in these proceedings, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Deputy City Clerk for the City of Port Orange, 1000 City Center Circle, Port Orange, Florida 32129, telephone number (386) 506-5563, within 2 working days of your receipt of this notice or 5 days prior to the meeting date. If you are hearing or voice impaired, contact the relay operator at 1-800-955-8771.