REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
JUNE 27, 2019

THE REGULAR PLANNING COMMISSION MEETING of the City of Port Orange was called to order by Chairman Jordan at 5:50pm.

Pledge of Allegiance

Silent Invocation

Roll Call

Present:	Newton White Darrel "Bo" Bofamy (arrived late) Lance Green Thomas Jordan, Chairman
Absent:	Stan Schmidt (excused) John Junco (excused) Maria Mills-Benat (excused)
Also Present:	Shannon Balmer, Assistant City Attorney Shelby Field, Assistant City Clerk

B. DISCUSSION/ACTION

4. Consideration of Minutes

Motion to approve the minutes as presented from May 23, 2019 was made by Commissioner Green and Seconded by Commissioner Bofamy. Motion carried unanimously by roll call vote.

Chairman Jordan read Commissioner Green and Commissioner Schmidt's voting conflict forms from the May 23, 2019 meeting into the minutes.

5. Case No. 19-90000003
SUBDIVISION VARIANCE/KING'S LANDING SUBDIVISION
East side of Hensel Rd., between East Hensel Drive and Hills Blvd.
(Continued from May 23, 2019 Planning Commission Meeting)

A request by the applicant for approval of a Subdivision Variance to allow Phase 1 of the King's Landing Subdivision to be developed without extending Rocko Road into the King's Landing Subdivision.

Staff Contact: Tim Burman (386) 506-5675 tburman@port-orange.org

Tim Burman, Community Development Director, discussed details of the variance request and answered questions from Commissioners.

Joey Posey, attorney for the applicant, informed the Commissioners that they are intending to provide transparency to the public and work with the homeowners who are going to be affected to come up with an adequate solution.

Eric Gill, attorney for one of the homeowners, asked for clarification about the process items go through as they are submitted in a staff report and approved by the City Council. He also does not believe the homeowners were issued adequate notice of the project. Mr. Gill is concerned about the access points that would be cut off in the event of an emergency.

Mr. Posey addressed the concerns brought forth by Mr. Gill and informed the Commission anyone is welcome to bring their concerns to his office.

Beth Goldey, citizen, believes there would be a dangerous precedent set if the city approves the subdivision.

Kevin Kling, citizen, prefers the road not be connected and remain the way it is. He submitted a list of residents who believe the same.

Jack Goldey, citizen, does not believe what was presented in the staff development report is correct. He would like to see the unfinished exits finished first and stated that there is a responsibility to the City to plan for the future.

Robert Reinhagen, citizen, would like to recommend the developers consider donating some of the land for conservation.

Sarah Jones, citizen, believes every time the city strays from the Land Development Code the bigger picture is ruined.

Melody Lankford, citizen, asked Commissioners not to approve this case, but if they do she would like them to do so with a few amendments in mind. The amendments are to keep the green space and keep the two interconnected roads involved in the later phases.

William Kent, citizen, is opposed to providing more special variances to the applicant. He would like to see all the stubs, or dead ends, be finished.

Rick Cremmy, citizen, believes this would create traffic and safety issues.

Vasilios Tselonis, citizen, asked the Commissioners how long they should expect construction.

Lee Barreiro, citizen, believes keeping the Rocko Road connection is important to protect the community from uncertain future events.

Commissioner Green does not believe the variance would be beneficial to the residents currently but sees both sides.

Commissioner White is happy to see less pavement in the plan but doesn't see a reason to not approve the item tonight.

Commissioner Bofamy asked if a traffic study has been done and what the benefit of the green space will be. Mr. Posey responded that providing the green space should not affect the flow of traffic at all and is positive for environmental reasons.

Chairman Jordan doesn't agree with the continuing of building stub outs or unconnected roads.

> *Motion to approve case 19-90000003 with the condition that the deleted Rocko Rd. space remain permanent green space and the developer not come back with any variance requests for Broken Bow Ln. or English Oaks Dr. was made by Commissioner White and Seconded by Commissioner Green. Motion failed 1-3 by roll call vote with Chairman Jordan, Commissioner Green, and Commissioner Bofamy voting no.*

6. Case No. 18-20000008

SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE (FLU) MAP AMENDMENT/HARBOR LANDINGS PUD
5653 and 5675 S. Ridgewood Avenue

A request for approval to change the Future Land Use (FLU) designation of approximately 4.26 acres of land from *Office/Residential Transition* to *Urban Medium Density Residential* (4-8 units/acre).

Staff Contact: Penelope Cruz (386) 506-5671 pcruz@port-orange.org

Penelope Cruz, Planning Manager, discussed details of the proposed amendment and answered questions from the Commissioners.

Michael Chiumento, representing the applicant, gave a presentation providing more information on the amendment and rezoning and answered questions from the Commissioners.

> *Motion to approve case 18-20000008 as presented by staff was made by Commissioner White and Seconded by Commissioner Green. Motion carried unanimously by roll call vote.*

7. Case No. 18-40000004

PLANNED UNIT DEVELOPMENT (PUD) WITH MASTER DEVELOPMENT AGREEMENT (MDA) AND CONCEPTUAL DEVELOPMENT PLAN (CDP) REZONING/HARBOR LANDINGS SUBDIVISION
5653 and 5675 S. Ridgewood Avenue and 5680 and 5684 Riverside Drive

A request by the applicant to rezone a +/- 4.74-acre property to Planned Unit Development (PUD), and approval of the Harbor Landings PUD Master Development Agreement (MDA) and Conceptual Development Plan (CDP) that establish the regulatory framework for the development of 10 single-family homes and 16 townhomes.

Staff Contact: Gwen Perney (386) 506-5671 gperney@port-orange.org

Mrs. Cruz presented the staff report for the proposed rezoning and answered questions from the Commissioners.

Motion to approve case 18-40000004 as presented by staff was made by Commissioner White and Seconded by Commissioner Green. Motion carried unanimously by roll call vote.

C. OTHER BUSINESS

8. Commissioner Comments

There were none.

9. Staff Comments

There were none.

D. PUBLIC COMMENTS

There were none.

E. ADJOURNMENT – 7:38 p.m.

Chairman Thomas Jordan