

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
SEPTEMBER 26, 2019

THE REGULAR PLANNING COMMISSION MEETING of the City of Port Orange was called to order by Chairman Jordan at 5:30pm.

Pledge of Allegiance

Silent Invocation

Roll Call

Present: John Junco
Maria Mills-Benat
Darrel “Bo” Bofamy
Lance Green
Newton White
Stan Schmidt
Thomas Jordan, Chairman

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 August 22, 2019 was made by Commissioner Bofamy and Seconded by Vice Chair Mills-Benat. Motion carried unanimously by roll call vote.

Penelope Cruz, Planning Manager, stated that the applicant requested that items #5 and #6 be continued to a date certain of October 24, 2019. The Board agreed and no further action or discussion was had regrading items #5 and #6.

5. Case No. 19-20000003

19-1 Large-Scale Future Land Use Amendment/1727 & 1737 Fern Park Drive
1727 & 1737 Fern Park Drive

A request by the applicant to amend the Comprehensive Plan Future Land Use (FLU) Map to change the FLU for ±14.47 acres, located at 1727 and 1737 Fern Park Drive, on the east side of Taylor Road and Crane Lakes, south of Fern Park Drive, from Volusia County Urban Low Intensity (0.2-4 units/acre) to City of Port Orange Urban Medium Density Residential (4-8 units/acre), and to add Policy 2.1.7 to the FLU Element limiting the density of the subject property to 6 units/acre.

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

6. Case No. 19-65000002

PUD Rezoning/Fleur De Sol Planned Unit Development
1727 & 1737 Fern Park Drive

A request by the applicant to rezone ±14.47 acres, located at 1727 and 1737 Fern Park Drive, on the east side of Taylor Road and Crane Lakes, south of Fern Park Drive, from Volusia County A-2 (Rural Agriculture) to Planned Unit Development (PUD) and approve the Fleur de Sol Master Development Agreement (MDA) and Conceptual Development Plan (CDP), which provides the regulatory framework for the a multi-family residential development consisting of a maximum of 84 townhomes along with associated site improvements.

STAFF CONTACT: Gwen Perney, Senior Planner (386) 506-5673 gperney@port-orange.org

7. Case No. 19-40000005

Ninth Amendment to the Amended and Restated Master Development Agreement and Conceptual Development Plan for the Port Orange Gateway Center Planned Commercial Development
1751 Dunlawton Avenue

A request by the applicant for the Ninth Amendment to the Amended and Restated Master Development Agreement (MDA) and Conceptual Development Plan for the Port Orange Gateway Center Planned Commercial Development to modify the current requirements in the MDA related to outdoor storage and display of merchandise and seasonal products for the Lowe's Home Center.

STAFF CONTACT: Briana Conlan-King, Senior Planner (386) 506-5676 brking@port-orange.org

Mrs. Cruz discussed details of the proposed amendment and answered questions from the Commissioners.

Glen Storch, attorney for the applicant, provided more information on the amendment Lowes is asking for and answered questions from the Commissioners.

Roger Strcula, P.E., Upham, Inc., representative for Lowes, informed the Commissioners that they can indicate on the final site plan delineated sections for the store manager to ensure proper placement of display items.

Robert Reinhausen, citizen, is concerned about the permanent storage in the rear of the building and it blocking through traffic, specifically emergency vehicles.

Motion to approve Case No. 19-40000005 subject to City Council direction on the two policy considerations recommended by staff and City Attorney review was made by Commissioner Junco and Seconded by Vice Chair Mills-Benat. Motion carried unanimously by roll call vote.

8. Case No. 19-90000006

Variance/Woodhaven Planned Unit Development Phase 1
North side of Williamson Boulevard, west of I-95

A request by the applicant for a variance from the LDC to establish a minimum 18-inch side setback for ground-mounted air conditioning units in lieu of the required 30-inch side yard setback.

STAFF CONTACT: Tim Burman, Community Development Director (386) 506-5675
tburman@port-orange.org

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

Dick Smith, applicant, provided information about the variance request, responded to drainage concerns and answered questions from the Commissioners.

Motion to approve Case No. 19-90000006 as recommended by staff was made by Vice Chair Mills-Benat and Seconded by Commissioner White. Motion carried unanimously by roll call vote.

C. OTHER BUSINESS

9. Commissioner Comments

Commissioner Green is happy with the code enforcement being done in the city after his inquiries at the last few meetings. He also asked if there have been any updates with the church on Williamson Blvd. and Madeline Ave. Mr. Burman responded no site work has been done at this point.

Commissioner White inquired about the boarded-up windows on the Kangaroo on Spruce Creek and Nova Rd. Mr. Burman will investigate it.

Commissioner Schmidt expressed an interest in a code amendment to address the variance request pertaining to the 18-inch setbacks. Commissioner Green asked if there are other subdivisions that have been affected by this. Mr. Burman responded yes.

Commissioner Junco asked about the progress with the Holiday Inn behind the 7/11 and the Police Department Shooting Range. Mr. Burman replied they are both moving along smoothly. He also asked if any traffic studies have been done or if some roads could be expanded to help with the school traffic. Mrs. Cruz informed the Commission they cannot add lanes due to them being constrained roadways and part of the problem is that school zones cross I-95 and the low bus ridership.

Commissioner White asked about the Advent Health hospital going in at Taylor Rd. and Williamson Blvd. and possible traffic issues that could arise. Mr. Burman responded no site plan has been submitted yet.

10. Staff Comments

Mr. Burman provided information on the proposed traffic improvements in the city and will provide more information at a future meeting.

D. PUBLIC COMMENTS – there were none.

E. ADJOURNMENT – 6:53pm



Chairman Thomas Jordan