

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
MAY 28, 2020

THE REGULAR PLANNING COMMISSION MEETING of the City of Port Orange was called to order by Chair Mills-Benat at 5:30pm.

Pledge of Allegiance

Silent Invocation

Roll Call

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

Absent: John Junco (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 February 27, 2020 was made by Commissioner White and Seconded by Commissioner Jordan. Motion carried unanimously by roll call vote.

Chair Mills-Benat read Commissioner Bofamy’s voting conflict form into the record. He is declaring a conflict for items # 5 and #6 on this agenda.

5. Case No: 19-20000005

Small-Scale Future Land Use Map Amendment/All Aboard Storage Taylor Road

A request by the applicant to change the Comprehensive Plan Future Land Use (FLU) designation for ±4.07 acres from Volusia County Urban Low Intensity (ULI) to City of Port Orange Office/Residential Transition (ORT).

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

Penelope Cruz, Planning Manager, asked to open items #5 and #6 together. Commissioners agreed. Mrs. Cruz discussed details of the proposed amendment and rezoning and answered questions from Commissioners.

Andy Clark, President of All Aboard Storage, introduced himself and discussed his desire to make sure everything is right with the project and the surrounding neighbors and answered questions from Commissioners.

Joe Peterson, Crane Lakes HOA President, spoke for 6 of the 7 HOA board members in support of the All Aboard Storage project.

Motion to approve Case No. 19-20000005 was made by Commissioner Jordan and Seconded by Commissioner Green. Motion passed unanimously by roll call vote with Commissioner Bofamy abstaining.

6. Case No: 19-65000003

PCD Rezoning/All Aboard Storage Taylor Road

A request by the applicant to approve rezoning of ±10.2 acres to All Aboard Storage Taylor Road Planned Commercial Development (PCD) and the Master Development Agreement (MDA) and Conceptual Development Plan (CDP).

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

Motion to approve Case No. 19-65000003 was made by Commissioner Jordan and Seconded by Commissioner Green. Motion passed unanimously by roll call vote with Commissioner Bofamy abstaining.

7. Case No: 20-20000001

Small-Scale Future Land Use Map Amendment/Thrive Community Church

A request by the applicant to change the Comprehensive Plan Future Land Use (FLU) designation for ±8.2 acres from Volusia County Urban Low Intensity (0.2-4 units/acre) to City of Port Orange Rural Transition (0-2 units/acre).

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

Mrs. Cruz asked to open items # 7 and #8 together. Commissioners agreed. Mrs. Cruz discussed details of the proposed amendment and rezoning and answered questions from Commissioners.

Michael Woods, Representative for the applicant, spoke on the desire to reduce the land use.

Motion to approve Case No. 20-20000001 was made by Commissioner Jordan and Seconded by Commissioner Green. Motion passed unanimously by roll call vote.

8. Case No: 20-60000001
Rezoning/Thrive Community Church

A request by the applicant to rezone ±8.2 acres from Volusia County Rural Agriculture (A-2) to City of Port Orange Government/Public Use (GPU).

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

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

Motion to approve Case No. 20-60000001 was made by Commissioner Jordan and Seconded by Commissioner Green. Motion passed unanimously by roll call vote.

9. Case No: 20-40000001
Fourth Amendment to the Master Development Agreement and Conceptual Development Plan for the Home Depot PCD

A request by the applicant to amend the Master Development Agreement (MDA) and Conceptual Development Plan (CDP) for the Home Depot Planned Commercial Development (PCD).

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 Commissioners.

Jacob Lawson, Representative for the applicant, answered questions from Commissioners.

Motion to approve Case No. 20-40000001 with the policy consideration was made by Commissioner Jordan and Seconded by Commissioner Green. Motion passed unanimously by roll call vote.

10. Case No: 20-60000002
Administrative Rezoning/4035 Nova Road; 5245 and 5279 Nova Road; and 4050 Nova Road

A request to rezone ±0.95 acres from Planned Commercial Development (PCD) to Community Commercial (CC), ±2.36 acres from Commonwealth Plaza Planned Commercial Development

(PCD) to Community Commercial (CC), and ±17.9 acres from Professional Office (PO) and High Density Residential (R-3H) to Government Public Use (GPU).

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

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

Motion to approve Case No. 20-60000002 was made by Commissioner Jordan and Seconded by Commissioner Green. Motion passed unanimously by roll call vote.

11. Case No: 19-50000002

Subdivision Replat/Altamira Shopping Village

A request by the applicant to replat +/- 19 acres of the Altamira Shopping Village property into 5 lots and 3 tracts as shown on the approved Altamira Planned Commercial Development (PCD) Conceptual Development Plan (CDP).

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

Tim Burman, Community Development Director, discussed details of the proposed subdivision replat and answered questions from Commissioners.

Robert Reinhausen, citizen, would like to know why a project started 9 years ago isn't being finished until now.

Michael Woods, Representative, explained the delays.

Motion to approve Case No. 19-50000002 was made by Commissioner Jordan and Seconded by Commissioner Green. Motion passed unanimously by roll call vote.

C. OTHER BUSINESS

12. Commissioner Comments

Commissioner Jordan thanked staff for their hard work.

Commissioner White asked for an update on the Riverwalk project.

Commissioner Green is pleased with the progress made on the Madeline/Williamson property (former church) and staff's involvement.

13. Staff Comments

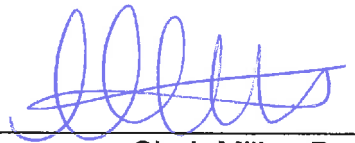
Mr. Burman provided an update on the Riverwalk project. He stated this may be an item that will come before the Planning Commission soon.

Mr. Burman provided an update on a few other projects in the city and answered questions from Commissioners.

D. PUBLIC COMMENTS

There were none.

E. ADJOURNMENT – 7:17pm


Chair Mills - Benat