REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
JUNE 25, 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 Lance Green Newton White Stan Schmidt John Junco
Absent:	Darrel "Bo" Bofamy (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 27, 2020 was made by Commissioner White and Seconded by Commissioner Schmidt. Motion carried unanimously by roll call vote.

5. Case No: 20-30000001
Conditional Use/Christ the King Community Church
6015 Spruce Creek Rd.

A request by the applicant for approval of a Conditional Use to allow outdoor church services and program/meetings on the subject property.

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

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

Scott Kirschner, applicant, provided pictures of the area and answered questions from Commissioners.

Brian Spies, citizen, spoke against the length of the conditional use and the impact to the property. He is against the item.

Vendela Dollar, citizen, spoke in support of the outdoor use for the outdoor use for the church and the positive impacts she has seen.

Mr. Kirschner responded to citizen concerns and stated they will continue to improve the property.

Motion to approve Case No. 20-30000001 with staff recommendations was made by Commissioner Jordan and Seconded by Commissioner White. Motion passed unanimously by roll call vote.

6. CASE NO.: 20-40000002
PUD Amendment/First Amendment to the New Port Planned Unit Development Master Development Agreement
1401 Reed Canal Rd.

A request by the applicant to amend the Master Development Agreement (MDA) for the New Port Apartments Planned Unit Development (PUD) to allow the multi-family development project to be completed in phases in accordance with the requirements in the Land Development Code.

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

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

Jeff Brock, representative for the applicant, answered questions from Commissioners.

Motion to approve Case No. 20-40000002 with staff recommendations was made by Commissioner Junco and Seconded by Commissioner Jordan. Motion passed unanimously by roll call vote.

7. CASE NO.: 20-40000003
PUD Amendment/Third Amendment to the Woodhaven Planned Unit Development Master Development Agreement
North of Pioneer Trail, between I-95 and the Cypress Head Subdivision

A request by the applicant to amend the Master Development Agreement (MDA) for the Woodhaven Planned Unit Development (PUD) to address modifications to subdivision and lot design/requirements for their future residential developments within the PUD.

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.

Dick Smith, ICI Homes, provided more information and answered questions from Commissioners.

Robert Reinhagen, citizen, believes the developer has had plenty of time to readjust the size of the buildings and reduce the impact on the land.

Daniel Hunter, Cypress head Master HOA, does not have a problem with the townhouses but does have an issue with some of the language in the MDA and asks that the Commissioners address the language.

Commissioners discussed the landscape of the previously approve fence variance and the landscape improvements that were supposed to be made when the fence variance was approved 2 years ago. Mr. Smith indicated they would work with FDOT on the landscape improvements.

Motion to approve Case No. 20-40000003 was made by Commissioner Jordan and Seconded by Commissioner Green. Motion passed 4-2 by roll call vote with Commissioners Jordan and White voting no.

8. CASE NO.: 20-40000004
PCD Amendment/Second Amendment to the Amended and Restated Riverwalk Planned Commercial Development Master Development Agreement
LOCATION: East of Ridgewood Avenue, south of Ocean Avenue, north of Herbert Street

A request by the applicant to amend the Amended and Restated Master Development Agreement (MDA) for the Riverwalk Planned Commercial Development (PCD) to extend the required completion of the Riverwalk Phase 1 site improvements and restaurant building (Fysh Bar & Grill) to September 20, 2021.

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

Mr. Burman discussed details of the proposed amendment and answered questions from Commissioners.

Jeff Brock, representative for the applicant, provided a presentation and answered questions from Commissioners.

Motion to approve Case No. 20-40000004 was made by Commissioner Junco and Seconded by Commissioner Green. Motion

passed 5-1 by roll call vote with Commissioner White voting no.

9. CASE NO.: 20-20000002
20-1 Large-Scale Comprehensive Plan Amendment/4057 Bruner Road
LOCATION: 4057 Bruner Road

A request to amend the Comprehensive Plan Future Land Use (FLU) Map to change the FLU for ±18.7 acres from Volusia County *Urban Low Intensity* (0.2-4 units/acre) to *City of Port Public/Institutional*.

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

Mrs. Cruz asked to opened items #9 and #10 together. Commissioners agreed. Mrs. Cruz discussed details of the proposed amendment and rezoning and answered questions from Commissioners.

Lynn Stevens, Public Utilities/Works Director, spoke regarding dust control on previous properties, how that will be addressed on this one and answered questions for Commissioners.

Motion to approve Case No. 20-20000002 was made by Commissioner Jordan.

Motion Withdraw by Commissioner Jordan due to discrepancy in case number on the agenda and staff report.

Motion to approve item 20-1 Large-Scale Comprehensive Plan Amendment on 4057 Bruner Road was made by Commissioner Jordan and Seconded by Commissioner White. Motion passed unanimously by roll call vote.

10. CASE NO.: 20-60000004
Administrative Rezoning/4057 Bruner Road and 4505 Clyde Morris Boulevard
LOCATION: 4057 Bruner Road and 4505 Clyde Morris Boulevard

A request to rezone ±18.7 acres from Volusia County (MH-1) to City of Port Orange Government Public Use (GPU) and ±8.1 acres from Multi-Family Residential (R-3L) to GPU.

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

Motion to approve Case No. 20-60000004 was made by Commissioner Schmidt and Seconded by Commissioner White. Motion passed unanimously by roll call vote.

11. CASE NO.: 20-25000003
LDC Amendment/Chapter 20

A request to approve amendments to Chapter 20 of the Land Development Code (LDC), regarding the Ridgewood Targeted Business Program.

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. 20-25000003 was made by Commissioner Junco and Seconded by Commissioner Jordan. Motion passed unanimously by roll call vote.

C. OTHER BUSINESS

12. Commissioner Comments

Commissioner Green thanked staff for the work with the former church on Madeline Ave and Williamson Blvd. Mr. Burman provided information on their recent inspection. Commissioner Green asked about the lights on Dunlawton Ave. and Williamson Blvd. Mr. Burman responded they are looking into it and doing what they can.

Commissioner White also commented on the appearance of the lights on Dunlawton Ave.

Commissioner Schmidt asked about the lot on Ridgewood Ave. next to the Fire Department. Mr. Burman is going to ask Ms. Stevens to contact him regarding it.

Commissioner Jordan inquired about the status of the property on Spruce Creek turning into a gym. Mr. Burman responded they are working on submitting their plans. Commissioner Jordan is happy with the median improvements in the city.

13. Staff Comments

There were none.

D. PUBLIC COMMENTS – there were none.

E. ADJOURNMENT – 7:50pm

Chair Mills-Benat