REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
SEPTEMBER 24, 2020

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

Pledge of Allegiance

Silent Invocation

Roll Call

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

B. <u>DISCUSSION/ACTION</u>

4. Consideration of Minutes

Motion to approve the minutes as presented from August 27, 2020 was made by Commissioner Jordan and Seconded by Commissioner Schmidt. Motion carried unanimously by roll call vote.

Chair Mills-Benat opened items #5 and #6 together.

5. CASE NO.: 20-20000002
20-2 Large-Scale Future Land Use Map Amendment/Osprey Apartments
South of Madeline Avenue, between Clyde Morris Boulevard and Bruner Road.

A request by the applicant to amend the Future Land Use designations of a +/- 35-acre site from *Office/Residential Transition* and *Commercial* to *Urban High Density Residential* (8-16 units per acre).

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

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

Jeff Brock, Attorney for the applicant, gave a presentation and answered questions from Commissioners.

Nelson Caparas, Lassiter Transportation Group, discussed estimated traffic scenarios based on the proposed residential project.

Shannon Lee, Collier Companies, spoke about the draft design of the proposed apartments.

Wayne Smith, citizen, is concerned about the amount of development in the City and doesn't believe Bruner Rd. can support the additional traffic.

Richard Hyde, citizen, is concerned about the traffic impact if another community starts using Bruner Rd.

Robert Reinhagen, citizen, spoke about the inconsistencies he noticed in the plan.

Mrs. Cruz addressed traffic concerns with the proposed project stating the traffic analysis in the staff report is required to analyze the theoretical maximum, so in this case 560 units when they are actually proposing 384 units.

Motion to approve Case No. 20-20000002 was made by Commissioner Jordan and Seconded by Vice Chair Junco. Motion passed 4-2 by roll call vote with Commissioner Jordan and Commissioner White voting no.

6. CASE NO.: 20-60000003
Rezoning/Osprey Apartments
South of Madeline Avenue, between Clyde Morris Boulevard and Bruner Road

A request by the applicant to rezone a +/- 35-acre site from Planned Unit Development (PUD) to Moderate Density Multifamily Residential (R-3M).

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

Motion to approve Case No. 20-60000003 was made by Commissioner Jordan and Seconded by Commissioner Green. Motion passed 4-2 by roll call vote with Commissioner Jordan and Commissioner White voting no.

7. CASE NO.: 20-25000006
Amendment/Chapter 3

A request to approve a text amendment to Chapter 3 of the Land Development Code to add requirements for neighborhood meetings.

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. 20-25000006 was made by Vice Chair Junco and Seconded by Commissioner Jordan. Motion passed unanimously by roll call vote.*

C. OTHER BUSINESS

8. Commissioner Comments

Commissioner White asked to be re-subscribed to the City Manager's weekly newsletter. Staff is going to look into the issue.

Chair Mills-Benat asked about getting a sidewalk on Jackson St. between Herbert St. and Madeline Ave. Tim Burman, Community Development Director, explained some of the constraints.

9. Staff Comments

There were none.

D. PUBLIC COMMENTS

Mr. Reinhagen reminded the Commission that FDOT is holding a public hearing regarding the interchange at Pioneer Trail and he would like to see a full clover leaf there. He asked Commissioners to write in or participate in the meeting.

E. ADJOURNMENT – 6:55 pm

Chair Mills-Benat