

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
MARCH 25, 2021

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

Pledge of Allegiance

Silent Invocation

Roll Call

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

Absent: Stan Schmidt (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 January 28, 2021 was made by Commissioner Mills-Benat and Seconded by Commissioner Bofamy. Motion carried unanimously by roll call vote.

5. CASE NO.: 21-90000001
Variance/3681 S. Clyde Morris Blvd.

A request by the applicant for a Variance from Chapter 15, Section 3(b)(18) of the Land Development Code (LDC), to allow off-site signage.

STAFF CONTACT: Max Garcia, Planner (386) 506-5672 mgarcia@port-orange.org

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

Jeffrey Brock, Representative for the Applicant, provided background on the site.

*Motion to approve Case No. 21-90000001
was made by Commissioner Bofamy and
Seconded by Commissioner Jordan.*

*Commissioner Green is unhappy with the size of the sign and the size of these types of signs
in the city.*

*Motion passed 5-1 by roll call vote with
Commissioner Green voting no.*

6. CASE NO.: 20-40000005

PUD Amendment/7th Amendment to the Bennett's Hammock Master Development Agreement
and Conceptual Development Plan
LOCATION: 1143 Old Hammock Road

A request by the applicant to amend the Bennett's Hammock Planned Unit Development (PUD)
Master Development Agreement (MDA) to establish the framework for the development of a 13-
unit multi-family townhome subdivision.

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

*Gwen Perney, Principal Planner, discussed details of the proposed amendment and answered
questions from Commissioners.*

Commissioner Mills-Benat is concerned with the impact of traffic on Herbert St.

*Commissioner White questioned if Port Orange staff has calculated the trip volumes. Tim
Burman, Community Development Director, responded the city uses the national manual for the
number of trips.*

*Joey Posey, Representative for the Applicant, responded to the traffic concerns and provided
additional information on the requested amendment and potential development.*

*Laurel Bouchard, Citizen, is concerned about the blind curve in the road, the sidewalk size and
visibility at the dead end. She is also concerned about the additional traffic that may be caused
with school aged children living in the units. Mrs. Bouchard would like to see a reduction in
proposed townhome units.*

*Steven Bizz, Citizen, is concerned about the traffic to Herbert St. He is also concerned about
the size of the retention pond and future stormwater runoff. Mr. Bizz stated the lighting in the
area needs to be updated and he is concerned with the potential tree removals.*

*Donald Strawn, Citizen, believes the development would negatively impact the current residents
livelihoods. He is concerned with the traffic and the current difficulty for emergency vehicles on
the one-way street. Mr. Strawn stated there are drainage issues in the neighborhood already*

and further development would make it worse. He believes this project would displace a large number of animals.

Jim Bouchard, Citizen, doesn't agree with the traffic statistics provided stating their neighborhood has a unique traffic pattern.

Robert Reinhausen, citizen, is concerned with the larger footprint this development would have on each space. He doesn't believe the space can support the number of townhomes suggested.

Brian Deaton, Citizen, is concerned that the development will change the current country feeling of the neighborhood. He would prefer to see a single-family home in the space instead.

Mike Peterson, Citizen, was under the impression that the lack of lighting is because of nesting owls in the area and believes it would be a shame to lose the green space.

Mr. Posey responded to citizen concerns and will meet with them further as needed.

Mrs. Cruz provided clarification that the applicant has authority to place streetlights on their property but not on public property.

April Blowers, Citizen, works in the healthcare field and believes an ALF would have a lesser traffic impact.

*Motion to approve Case No. 20-40000005
was made by Commissioner White and
Seconded by Commissioner Mills-Benat.
Motion failed 2-4 by roll call vote with
Commissioner Bofamy and Chair Junco
voting yes.*

7. Sign Code Update:

Mr. Burman presented a PowerPoint that provides an overview of the revisions Community Development is currently working on to the City's Sign Code and Definitions (Chapters 2 and 15) to address the Reed v. Town of Gilbert Supreme Court Case. Staff is currently drafting the sign code text amendment to eliminate content-based regulations and replace them with content-neutral regulations. The draft sign code text amendment will also feature a streamlined code that no longer includes redundant, out-of-date, and/or inconsistent requirements and definitions. Staff answered questions related to the changes being made and received feedback on other suggested changes to the City's sign code.

C. OTHER BUSINESS

8. Commissioner Comments

Chairman Junco is concerned with the state of the tunnel leading to City Hall. Mr. Burman responded Public Works is currently working on ideas to fix it.

9. Staff Comments

There were none.

D. PUBLIC COMMENTS - there were none.

E. ADJOURNMENT – 7:28 p.m.


Chairman John Junco