

PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
JULY 22, 2021

THE REGULAR PLANNING COMMISSION MEETING of the City of Port Orange was called to order by Chairman John Junco at 6:30 p.m.

Pledge of Allegiance

Roll Call

Present: John Junco, Chairman
Maria Mills-Benat
Darrel "Bo" Bofamy
Stan Schmidt, Vice Chairman
Thomas Jordan
Newton White

Absent: Lance Green (unexcused)

Also Present: Shannon Balmer, Assistant City Attorney
Robin Fenwick, City Clerk

DISCUSSION/ACTION

3. Consideration of Minutes – June 24, 2021

Motion to approve was made by Member Thomas Jordan and Seconded by Vice Chairman Stan Schmidt. Motion carried unanimously by roll call vote.

4. APPLICATION: PUD Amendment/7th Amendment to the Bennett's Hammock PUD
CASE NO.: 20-40000005
LOCATION: 1143 Old Hammock Rd.
STAFF CONTACT: Gwen Perney, Principal Planner (386) 506-5673/gperney@port-orange.org
APPLICANT: A. Joseph Posey; 420 South Nova Rd, Daytona Beach, FL 32114

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 6-lot single-family home subdivision.

Gwen Perney, Principal Planner, discussed details of the proposed amendment to establish the framework for the development of a 6-lot single-family home subdivision.

Joseph Posey, Storch Law Firm, Attorney for applicant, provided background information regarding their meetings with the neighbors.

April Blowers, citizen/neighbor, thanked the applicant for working with them.

Motion to approve was made by Member
Thomas Jordan and Seconded by Bo Bofamy.
Motion carried unanimously by roll call vote.

5. APPLICATION: MDA Amendment/3rd Amendment to the Riverwalk Amended and Restated Master Development Agreement
CASE NO.: 21-40000001
LOCATION: East of Ridgewood Ave., south of Ocean Ave.
STAFF CONTACT: Tim Burman, Community Development Director (386) 506-5675/tburman@port-orange.org
APPLICANT: Josif Atanasoski, Manager of Halifax River Partners, LLC; 1800 N.US. Hwy. 1, Ormond Beach, FL 32174

A request by the applicant to amend the Riverwalk Amended and Restated Master Development Agreement (MDA) to extend the required completion date of the Phase 1 site improvements and restaurant building (Fysh Bar & Grill) to March 21, 2022.

Tim Burman, Community Development Director, discussed the request to extend the required completion date of the Phase 1 site improvements and restaurant building (Fysh Bar & Grill) to March 21, 2022 and answered questions from Commissions.

Commissioners expressed disappointment but understood the construction issues and delays happening right now.

Jeff Brock, Attorney for Applicant, explained the troubles they are having with delivery of construction materials.

Motion to approve the Third Amendment to the Riverwalk Amended & Restated Master Development Agreement (MDA), subject to the text being added to the Third Amendment regarding the demolishing of the two structures at 3641 Ridgewood Ave., adding criteria for off-site overflow parking on Phase 2 and Phase 3 of the Riverwalk Concept Development Plan, and City Attorney's review as to legal form and content was made by Member Maria Mills-Benat and Seconded by Member Bo Bofamy. Motion carried 4-2 by roll call vote with Members Jordan and White voting no.

6. APPLICATION: Subdivision Plat and Plans/Woodhaven Subdivision Phase 2
CASE NO.: 21-50000001
LOCATION: South side of Williamson Boulevard, between Cypress Head Subdivision and Williamson Boulevard
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@portorange.org
APPLICANT: Zev Cohen & Associates, Inc.; 300 Interchange Blvd., Ormond Beach, FL 32174

A request by the applicant to approve Phase 2 of the Woodhaven Subdivision, which includes 229 single-family lots and 100 townhome lots on +/- 209.89 acres.

Penelope Cruz, Planning Manager, discussed details of the subdivision plat and plans for Phase 2 of the Woodhaven Subdivision with a variance request to waive the requirement to provide a trash compactor or dumpster in the townhome portion of the subdivision and to allow curbside pickup and answered questions from Commissioners. Staff recommends approval subject to the variance approval and the applicant addressing all remaining comments on the plat and plans prior to scheduling consideration by City Council.

Dick Smith, ICI Homes, responded to concerns from Commissioners relating to the fence and landscaping at Phase 1 along I-95 that has not been completed.

Commissioners remain concerned that ICI Homes has not completed the repairs as previously agreed to.

Robert Reinhausen, citizen, spoke regarding his concerns regarding the Future Land Use requirements. Mrs. Cruz advised the when a property is zoned PUD, the gross density is permitted be spread throughout the PUD, which is standard practiced and addressed in the Woodhaven MDA. They are currently below the unit limits based on the MDA, which is consistent with the Comprehensive Plan.

Motion to approve the final plat and plans for Woodhaven Phase 2, subject to approval of the subdivision variance to allow the townhome portion of the subdivision to be developed with individual curbside solid waste disposal and addressing all remaining comments on the plat and plans prior to scheduling consideration by City Council was made by Member Thomas Jordan and Seconded by Member Stan Schmidt. Motion failed 3-3 by roll call vote with Members Jordan and White voting no, as well as Chairman Junco.

OTHER BUSINESS

7. Commissioner Comments

Commissioner White thanked Staff for the thorough presentations. Chairman Junco thanked the building division team for their work during all the construction delays.

8. Staff Comments

There were none.

PUBLIC COMMENTS

There were none.

ADJOURNMENT – 6:18 p.m.



Chairman John Junco