

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
SEPTEMBER 23, 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
Lance Green
Newton White
Stan Schmidt
Maria Mills-Benat
Thomas Jordan
Darrel "Bo" Bofamy

Also Present: Shannon Balmer, Assistant City Attorney
Shelby Field, Assistant City Clerk

B. DISCUSSION/ACTION

3. Consideration of Minutes

Motion to approve the minutes as presented from August 26, 2021 was made by Commissioner Jordan and Seconded by Commissioner Bofamy. Motion carried unanimously by roll call vote.

4. APPLICATION: Special Exception/5404 S. Williamson Blvd.

CASE NO.: 21-70000001

LOCATION: 5404 S. Williamson Blvd.

STAFF CONTACT: Chris Carson, Senior Planner (386) 506-5676/ccarson@port-orange.org

APPLICANT: Port Orange Holdings II, LLC; 536 N. Halifax Ave., Ste. 100, Daytona Beach, FL 32118

A request by the applicant to allow the operation of a mini-warehouse facility within the Planned Community - Agricultural (PC-A) Workplace District.

Chris Carson, Senior Planner, discussed details of the proposed special exception and answered questions from Commissioners.

Mark Dowst, Applicant, provided additional information on the project and answered questions from Commissioners.

Commissioner Bofamy asked how they determine demand for a mini warehouse. Hugh Horn, engineer, responded they determine demand based on square feet per capita and occupancy levels of near by residences.

Commissioner Green asked about the traffic analysis related to entrances. Mr. Dowst responded that the driveway is existing, and the county will have to look at it again, but they don't anticipate any issues.

Motion to approve Case No. 21-70000001 was made by Commissioner Mills-Benat and Seconded by Commissioner Jordan. Motion carried unanimously by roll call vote.

5. APPLICATION: Variance/6015 Spruce Creek Rd.

CASE NO.: 21-90000007

LOCATION: 6015 Spruce Creek Rd.

STAFF CONTACT: Chris Carson, Senior Planner (386) 506-5676/ccarson@port-orange.org

APPLICANT: Pastor Scott Kirschner; P.O. Box 710, Burlington, WA 98233

A request by the applicant for a variance from the Land Development Code to waive the requirement for a new development to construct a sidewalk along an adjacent right-of-way.

Mr. Carson discussed details of the proposed variance and answered questions from Commissioners.

Motion to approve Case No. 21-90000007 subject to the applicant funding and installing two pedestrian crosswalk signs was made by Commissioner Jordan and Seconded by Commissioner White. Motion carried unanimously by roll call vote.

6. APPLICATION: Variance/79 Dunlawton Ave.

CASE NO.: 21-90000008

LOCATION: 79 Dunlawton Ave.

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

APPLICANT: Pete Zahn, P.E., Zahn Engineering, Inc.; 150 S. Palmetto Ave., Ste. 201, Daytona Beach, FL 32114

A request by the applicant for variances from the Land Development Code to reduce the front building setback, the drainage and utility easement, parking space width, drive aisle width, the number of required parking spaces, landscape buffer width, vehicular use area and foundation

landscaping, and open space requirements for a property in the Community Commercial zoning district in the Port Orange Town Center Community Redevelopment Area (CRA).

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

Pete Zahn, Engineer, and Chris Chibbaro, Millie's Restaurant & Catering, provided additional information on the project and answered questions from Commissioners.

Motion to approve Case No. 21-90000008 was made by Commissioner Mills-Benat and Seconded by Commissioner Schmidt. Motion carried unanimously by roll call vote.

C. OTHER BUSINESS

7. Commissioner Comments

Chair Junco encouraged everyone to check out Family Days happening September 23, 2021 through September 26, 2021.

8. Staff Comments

There were none.

D. PUBLIC COMMENTS – there were none.

E. ADJOURNMENT – 6:23 p.m.



Chair John Junco