

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
JANUARY 27, 2022

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 (arrived late)
Maria Mills-Benat
Darrel "Bo" Bofamy
Thomas Jordan

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

3. Election of Officers

Vice Chairman Stan Schmidt was offered the Chair position pending his acceptance.

Motion was made by Commissioner Bofamy to nominate Commissioner Green for Vice Chair, Seconded by Commissioner Mills-Benat. Commissioner Green accepted the nomination. Motion carried unanimously by roll call vote.

Vice Chair Green oversaw the meeting until Commissioner Schmidt arrived.

B. DISCUSSION/ACTION

4. Consideration of Minutes

Motion to approve the minutes as presented from November 18, 2021, was made by Commissioner White and Seconded by Commissioner Jordan. Motion carried unanimously by roll call vote.

Tim Burman, Community Development Director, requested item # 6 be continued to a future Planning Commission meeting, date to be determined.

Motion to continue PUD Amendment/6th Amendment to the Master Development Agreement for the Crystal Lake Planned Unit Development to a future Planning Commission Meeting was made by Commissioner Bofamy and Seconded by Commissioner White. Motion carried unanimously by roll call vote.

Vice Chair Green passed the meeting over to Commissioner Schmidt when he arrived.

5. APPLICATION: Subdivision Plat and Plans Development Order
Modification/Woodhaven Subdivision Phase 2
CASE NO.: 21-52000001
APPLICANT: CC Woodhaven, LLC
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671 pcruz@port-orange.org

A request by the Applicant for the approval of a Development Order Modification for the Final Plat and Plans for Phase 2 of the Woodhaven Subdivision to reduce the number of single-family lots from 229 to 175.

Mr. Burman discussed details of the Subdivision Plat and Plans Development Order Modification and answered questions from Commissioners.

Dick Smith, ICI Homes, provided additional information on the reduction in homes and answered questions from Commissioners.

Bobby Ball, Zev Cohen & Associates, provided information on the flood zone elevation and their status with FEMA.

Vice Chair Green discussed the benefits of an increase to the buffer and conservation space and the reduction to the number homes.

Motion to approve Case No. 21-52000001 was made by Commissioner Mills-Benat and Seconded by Commissioner Junco. Motion carried unanimously by roll call vote.

Commissioner White asked for an update from Mr. Smith on the fence on the property that faces I-95. They will discuss after the meeting.

6. APPLICATION: PUD Amendment/6th Amendment to the Master Development Agreement for the Crystal Lake Planned Unit Development
CASE NO.: 21-40000002
APPLICANT: Roger Strcula, Upham, Inc.
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671 pcruz@port-orange.org

A request by the Applicant to amend the Master Development Agreement (MDA) for the Crystal

Lake Planned Unit Development (PUD) to remove the requirement to install walk lights along Reed Canal Road.

This item was continued at the beginning of the meeting.

C. OTHER BUSINESS

7. Commissioner Comments

Vice Chair Green is happy with how a lot of the businesses in the city look and would like to see them continue to improve.

Commissioner Bofamy asked for information on the monument sign at Village Trail and Nova Road. Mr. Burman responded there was a traffic accident, and the Homeowners Association is responsible for repairs.

8. Staff Comments

Mr. Burman provided the Board with an update on the Riverwalk properties project being developed by Bristol Development Group.

Mr. Burman introduced Gideon Smith, Senior Planner.

D. PUBLIC COMMENTS – there were none.

E. ADJOURNMENT – 6:10 p.m.



Chair Stan Schmidt