

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
FEBRUARY 24, 2022

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

Pledge of Allegiance

Silent Invocation

Roll Call

Present: Stan Schmidt
Lance Green
Newton White
John Junco (arrived late)
Darrel "Bo" Bofamy
Thomas Jordan

Absent: Maria Mills-Benat (excused)

Also Present: Carly Meek, Assistant City Attorney
Shelby Field, Assistant City Clerk

B. DISCUSSION/ACTION

3. Consideration of Minutes

Motion to approve the minutes as presented from January 27, 2022, was made by Commissioner Jordan and Seconded by Commissioner Bofamy. Motion carried unanimously by voice vote.

4. APPLICATION: Conditional Use Extension/Christ The King Community Church
CASE NO.: 22-30000001

APPLICANT: Scott Kirschner, Christ the King Community Church

STAFF CONTACT: Gideon Smith, Senior Planner (386) 506-5676 gidsmith@port-orange.org

A request by the applicant for a Conditional Use extension to hold outdoor church services and other church related programs for an additional two years while site construction on the permanent facility is completed.

Gideon Smith, Senior Planner, discussed details of the Conditional Use Extension and answered questions from Commissioners.

Scott Kirshner, applicant, thanked the Commission for allowing them to hold outdoor services and he hopes to continue them while the church deals with construction delays.

Motion to approve Case No. 22-30000001 was made by Commissioner Bofamy and Seconded by Commissioner Jordan.

Commissioner Jordan sought clarification about allowing vendors on site.

Penelope Cruz, Planning Manager, answered the question and clarified that part of the request to allow one vendor.

Vendela Dollar, citizen, is a member of the church and supports the extension.

Cindy Polom, citizen, noted some issues she has had with noise, traffic, and flashing lights on the property in the past. She hopes to work out any future issues with the church.

Laurie Stevens, citizen, is a member of the church and enjoys the outdoor services.

Commissioner Green sought clarification on the conditions of the use. Mr. Gideon provided clarification and explained most conditions mimic the City ordinances, for example noise and light use.

Mr. Kirshner addressed the noise and light concerns raised. The flashing lights have been replaced with solid lights and they are on a timer to turn off. He was unaware of any noise complaints.

Motion carried unanimously by roll call vote.

5. 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 a requirement to install walk lights along the north side of Reed Canal Road.

Mrs. Cruz discussed details of the PUD Amendment and answered questions from Commissioners.

Roger Strcula, applicant, provided background information on the Crystal Lake Development when he helped design it. He believes the parking lot lights will be sufficient lighting.

The Commissioners expressed concerns with the lack of lighting in the area.

Motion to approve Case No. 21-40000002 was made by Commissioner Jordan and Seconded by Commissioner Green.

Robert Reinhagen, citizen, would like to see the developer create some sort of escrow account and put money in for when the City wants to put lights up in the future. Mr. Strcula responded there is a bond on the property currently for the lights.

Motion failed unanimously by roll call vote.

6. APPLICATION: LDC Amendment/Chapter 9, Article II, Section 19
CASE NO.: 22-25000001
APPLICANT: City of Port Orange
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org

A request to amend Chapter 9, Article II, Section 19 of the Land Development Code to allow funds from the City's Tree Bank to be used for educational outreach programs and tree giveaways to residents and business owners of the City of Port Orange to plant on their property.

Mrs. Cruz discussed details of the LDC Amendment and answered questions from Commissioners.

Kris Cunningham, citizen, spoke about her experience as the chair of the Environmental Advisory Board and is in favor of the amendment. The Board is looking for more involvement in the City and she believes this will help.

Motion to approve Case No. 22-25000001 was made by Commissioner Jordan and Seconded by Commissioner White. Motion carried unanimously by roll call vote.

C. OTHER BUSINESS

7. Commissioner Comments

Commissioner White asked if the City is aware of proposed state legislation to regulate tree removal. Tim Burman, Community Development Director, responded that legislation is already in place and the City is working with citizens and HOA's to make them aware.

Commissioner Junco asked for an update on the Fysh Restaurant. Mr. Burman responded it is under construction currently with the main delay being labor shortage.

8. Staff Comments

There were none.

D. PUBLIC COMMENTS

There were none.

E. ADJOURNMENT – 6:35 p.m.

A handwritten signature in blue ink, appearing to read "Stan Schmidt", is written over a horizontal line.

Chair Stan Schmidt