

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
APRIL 28, 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
Darrel "Bo" Bofamy
Maria Mills-Benat
John Junco

Absent: Thomas Jordan (excused)

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 March 24, 2022, was made by Commissioner White and Seconded by Commissioner Mills-Benat. Motion carried unanimously by voice vote.

Chair Schmidt opened items #4 and #5 together.

4. APPLICATION: Small-Scale Comprehensive Plan Future Land Use Map Amendment / 4085 Ridgewood Avenue and 4147 Ridgewood Avenue
CASE NO.: 21-20000002
APPLICANTS: Brendan and Shannon Galbreath
STAFF CONTACT: Gwen Perney, Principal Planner (386) 506-5673

A request by the Applicants to amend the Comprehensive Plan Future Land Use (FLU) map to change the FLU designation for ±1.44 acres from *Commercial* to *Mixed Use Center*.

Motion to approve Case No. 21-20000002 was made by Commissioner Mills-Benat and Seconded by Commissioner Bofamy.

Motion to approve Case No. 21-65000002 was made by Commissioner Mills-Benat and Seconded by Commissioner Bofamy.

Gwen Perney, Principal Planner, discussed details of the Small-Scale Comprehensive Plan Future Land Use Map Amendment, the rezoning and restatement and answered questions from Commissioners.

Brendan Galbreath, applicant, provided additional information on the plans for the project and answered questions from Commissioners.

Motion as to Item #4 carried unanimously by roll call vote.

Motion to amend the motion to approve Case No. 21-65000002 to include the language "subject to the approval of policy issues and future land use amendment" was made by Commissioner Mills-Benat and Seconded by Commissioner Bofamy. Motion carried unanimously by roll call vote.

Motion as to Item #5 carried unanimously by roll call vote.

5. APPLICATION: Rezoning and Restatement of the Catfish Commons Planned Commercial Development (PCD) Master Development Agreement (MDA) and Conceptual Development Plan (CDP)
CASE NO.: 21-65000002
APPLICANTS: Brendan and Shannon Galbreath and Commons 4075, LLC
STAFF CONTACT: Gwen Perney, Senior Planner (386) 506-5673

A request by the Applicants to rezone three properties from Community Commercial (CC) and Ridgewood Development (RD) to Planned Commercial Development (PCD) and to approve the Restatement of the Catfish Commons Planned Commercial Development (PCD) Master Development Agreement (MDA) and Conceptual Development Plan (CDP) to incorporate the properties into the existing PCD boundary

This item was discussed with item #4.

Chair Schmidt opened items #6 and #7 together.

6. APPLICATION: Small-Scale Comprehensive Plan Future Land Use Map Amendment/5360 Dubois Avenue
CASE NO.: 22-20000002
APPLICANT: City of Port Orange
STAFF CONTACT: Gideon Smith, Senior Planner (386) 506-5676

An administrative amendment to the Comprehensive Plan Future Land Use (FLU) Map to change the FLU designation for ±0.81 acres from *Commercial* to *Urban Medium Density Residential* (4-8 units/acre).

Motion to approve Case No. 22-20000002 amendment to the Comprehensive Plan Future Land Use (FLU) Map to change the FLU designation for ±0.81 acres from Commercial to Urban Medium Density Residential (4-8 units/acre) was made by Commissioner Mills-Benat and Seconded by Commissioner Bofamy.

Motion to approve Case No. 22-60000003 to rezone ±4.99 acres from Planned Commercial Development (PCD) to Community Commercial (CC); ±0.16 acres from Commercial/Industrial (CI) to Neighborhood Preservation (NP); and ±0.81 acres from Ridgewood Development (RD) to Mobile Home Residential (RMH) was made by Commissioner Mills-Benat and Seconded by Commissioner White.

Gideon Smith, Senior Planner, discussed details of the Small-Scale Comprehensive Plan Future Land Use Map Amendment and the conventional rezoning and answered questions from Commissioners.

Motion as to Item #6 carried unanimously by roll call vote.

Motion as to Item #7 carried unanimously by roll call vote.

7. APPLICATION: Conventional Rezoning/4020 & 4096 Ridgewood Avenue, 215 Church Street, 411 Church Street, and 5360 Dubois Avenue
CASE NO.: 22-60000003
APPLICANT: City of Port Orange
STAFF CONTACT: Gideon Smith, Senior Planner (386) 506-5676

An administrative request to rezone ±4.99 acres from Planned Commercial Development (PCD) to Community Commercial (CC); ±0.16 acres from Commercial/Industrial (CI) to Neighborhood Preservation (NP); and ±0.81 acres from Ridgewood Development (RD) to Mobile Home Residential (RMH).

This item was discussed with item # 6.

C. OTHER BUSINESS

8. Commissioner Comments

Commissioner White mentioned no one is maintaining the landscape at the old bank building located at 3741 S. Nova Road. Staff will report it.

9. Staff Comments

There were none.

D. PUBLIC COMMENTS

There were none.

E. ADJOURNMENT – 6:15 p.m.



Lance Green, Vicechair
for Chair Stan Schmidt