REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
JUNE 23, 2022

THE REGULAR PLANNING COMMISSION MEETING of the City of Port Orange was called to order by Vice Chair Lance Green at 5:30 p.m.

Pledge of Allegiance

Roll Call	Present:	Lance Green, Vice Chair Newton White John Junco Bo Bofamy
	Absent:	Thomas Jordan Maria Mills-Benat Stan Schmidt, Chair
	Also Present:	Shannon Balmer, Assistant City Attorney Robin Fenwick, City Clerk

DISCUSSION/ACTION

3. Consideration of Minutes

   Motion to approve was made by Member Newton White and Seconded by Member John Junco. Motion carried unanimously by voice vote.

4. APPLICATION: MDA Amendment/Crystal Lake Planned Unit Development 7th Amendment
   CASE NO.: 22-40000001
   APPLICANT: Storch Law Firm, 420 South Nova Road, Daytona Beach, FL 32114, 386-238-8383/corey@storchlawfirm.com
   STAFF CONTACT: Gideon Smith, Senior Planner, 386-506-5676/gidsmith@port-orange.org

   A request by the applicant to amend the Crystal Lake Planned Unit Development (PUD) Master Development Agreement (MDA) to allow the access drive between Lot 12 (Crystal Lake Apartments) and Lot 14 (the Eden Apartments) and the entirety of Lot 14 to be gated.

   Motion to approve was made by Member John Junco and Seconded by Member Newton White.

Gideon Smith, Senior Planner, discussed the details of the requested amendment and answered questions from Commissioners.

Joey Posey, Attorney for applicant, spoke regarding the request to amend the Crystal Lake Planned Unit Development (PUD) Master Development Agreement (MDA) to allow the access drive between Lot 12 (Crystal Lake Apartments) and Lot 14 (the Eden Apartments) and the entirety of Lot 14 to be gated.

Motion carried unanimously by roll call vote.

5. APPLICATION: Conventional Rezoning/950 Madeline Avenue
   CASE NO.: 22-60000004
   APPLICANT: Phillip C. Hollis, MS/PE, Principal of Flagship Companies Group, LLC, 1190 Business Center Dr., Suite 2000, Lake Mary, FL 32746, 407-832-644/Phillip@PMJS.com
   STAFF CONTACT: Gwen Perney, Principal Planner, 386-506-5673/gperney@port-orange.org

   A request by the applicant to rezone +/- 8.3 acres from R-3M (Multi-Family Residential – up to 12 units per acre) to Community Commercial (CC).

Item #5 and 6 were opened together for discussion.

Motion to approve the rezoning of 950 Madeline Avenue was made by Member Bo Bofamy and Seconded by Member Newton White.

Gwen Perney, Principal Planner, provided details regarding the rezoning and special exception requests from Phillip Hollis, applicant, on behalf of property owner T & T 950 Madeline, LLC and answered questions from Commissioners.

Mr. Posey spoke regarding the rezoning and special exception requests and answered questions from Commissioners.

Phillip Hollis, Developer, discussed the access points and Roger Strcula, Engineer, discussed the impact on Madeline Avenue and the widening of the road that will be completed by the County.

Kristine Cunningham, citizen, spoke regarding the neighborhood meeting. It was a good meeting and the neighbors were appreciative of the presentation and the plan presented.

Motion carried unanimously by roll call vote.

6. APPLICATION: Special Exception/950 Madeline Avenue
   CASE NO.: 22-70000001
   APPLICANT: Phillip C. Hollis, MS/PE, Principal of Flagship Companies, LLC, 1190 Business Center Dr., Suite 2000, Lake Mary, FL 32746, 40--832-6444/Phillip@PMJS.com
   STAFF CONTACT: Gwen Perney, Principal Planner, 386-506-5673/gperney@gmail.com

   A request by the applicant to allow the operation of a mini-warehouse and motor vehicle and boat storage facility within the Community Commercial (CC) Zoning District.

   Motion to approve was made by Member Newton White and Seconded by Member John Junco. Motion carried unanimously by roll call vote.

7. APPLICATION: Subdivision Final Plat/Town West
   CASE NO.: 21-50000003
   APPLICANT: Jessica Gow, Esquire, Cobb Cole, 149 S. Ridgewood Avenue, Suite 700, Daytona Beach, FL 32114, 386-323-9226/Jessica.Gow@CobbCole.com
   STAFF CONTACT: Gwen Perney, Principal Planner, 386-506-5673, gperney@port-orange.org

   A request by the applicant to subdivide ±12.41 acres into two (2) commercial lots

   Motion to approve was made by Member Newton White and Seconded by Member Bo Bofamy.

Ms. Perney provided details of the request to subdivide +/-12-41 acres located at the southwest corner of S. Williamson Blvd. and Town West Blvd. into two commercial lots and answered questions from Commissioners.

Mike Woods, Cobb Cole Attorney for applicant, spoke regarding the subdivision plat presented.

Motion carried unanimously by roll call vote.

8. APPLICATION: LDC Amendment/Chapter 13, Section 4 & Chapter 17, Section 24
   CASE NO.: 22-25000004
   APPLICANT: City of Port Orange

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

Motion to approve was made by Member Newton White and Seconded by Member Darrel "Bo" Bofamy.

Mr. Smith provided details of the amendment being requested by Staff and answered questions from Commissioners.

Motion carried unanimously by roll call vote.

OTHER BUSINESS

9. Commissioner Comments

Commissioner Bofamy asked what the ratio is for handicap parking. Tim Burman, Community Development Director, will provide the ratio via email.

Commissioner Junco asked questions regarding the upcoming online permitting process which Mr. Burman answered.

Mr. Burman provided an update on Fysh Bar & Grill as well as the Riverwalk area contract and plan with Bristol Development Group.

10. Staff Comments

There were none.

PUBLIC COMMENTS

There were none.

ADJOURNMENT - 6:50 p.m.

Chairman Stan Schmidt