

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
APRIL 27, 2023

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

Pledge of Allegiance

Roll Call	Present:	Stan Schmidt Newton White John Junco Maria Mills-Benat Darrel "Bo" Bofamy Lance Green
	Absent:	Thomas Jordan
	Also Present:	Shannon Balmer, Assistant City Attorney Tracee Cody, Assistant City Clerk

DISCUSSION/ACTION

3. Consideration of Minutes - March 23, 2023

Motion to approve the meeting minutes as presented from March 23, 2023 was made by Commissioner Bo Bofamy and seconded by Commissioner Maria Mills-Benat. Motion carried unanimously by roll call vote.

4. APPLICATION: Special Exception for an Off-Site Parking Lot
CASE NO.: CUSE-23-0001
APPLICANT: Pete Zahn, P.E., Zahn Engineering, Inc.
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671

A request by the applicant to allow for off-site parking at 3640 Nova Road.

Motion to approve Case No. CUSE-23-0001 was made by Commissioner Maria Mills-Benat and seconded by Commissioner Stan Schmidt.

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Penelope Cruz, Planning Manager, provided details of the request for a special exception for an off-site parking lot and answered questions from the Commissioners.

Pete Zahn of Zahn Engineering, applicant, provided further reasoning for the request and noted the site plan was already reviewed.

Tina Scholty, resident, questioned why there isn't a retention pond being put in and is concerned about potential flooding for nearby houses.

Chairman Lance Green also has concerns about potential flooding and asked the applicant if there are any other designs to pick up additional water. According to the applicant, the design has met all the required criteria and has been fully reviewed.

Motion carried unanimously by roll call vote.

5. APPLICATION: Land Development Code (LDC) Text Amendment
CASE NO.: DCAM-23-0001
APPLICANT: City of Port Orange
STAFF CONTACT: Tim Burman, Community Development Director (386) 506-5675

An administrative request to amend Chapter 21 of the Land Development Code (LDC) to update the fee schedules for all existing City impact fees and to add a Police Impact Fee.

Motion to approve Case No. DCAM-23-0001 was made by Commissioner Stan Schmidt and seconded by Commissioner Maria Mills-Benat.

Tim Burman, Community Development Director, provided details of the request to amend Chapter 21 of the Land Development Code to update the fee schedules for all existing City impact fees and to add a Police impact fee and answered questions from the Commissioners. Some of the Commissioners had concerns about the study presented by Raffelis, including calculations and not being compared to similar cities. All Commissioners agreed that the increase in fees and new police impact fees are needed due to the amount of time they have not been reviewed and increased.

Robert Reinhegan, resident, inquired about the difference between DOT and FDOT. Mr. Burman clarified that DOT would include state roads like Dunlawton, Nova and Ridgewood and FDOT includes Interstate 95.

Motion carried unanimously by roll call vote.

6. Commissioner Comments

Chairman Green commented on a new neighborhood being built on Pioneer Trail in New Smyrna where they don't seem to be taking a buffer into consideration.

7. Staff Comments

Mr. Burman informed the Commissioners about the Bristol Group possibly attending a Planning Commission meeting in May or June to provide updates on the Riverwalk project.

PUBLIC COMMENTS

There were none.

ADJOURNMENT – 6:36 p.m.



Chairman Lance Green