

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
JUNE 22, 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
Maria Mills-Benat
Bo Bofamy
Lance Green
Thomas Jordan

Absent:

Newton White (excused)
John Junco (unexcused)

Also Present:

Assistant City Attorney,
Shannon Balmer
Deputy City Clerk, Tracee Cody

DISCUSSION/ACTION

3. Consideration of Minutes - May 25, 2023

Motion to approve the meeting minutes as presented from May 25, 2023 was made by Commissioner Maria Mills-Benat and seconded by Commissioner Thomas Jordan. Motion carried unanimously by roll call vote.

4. APPLICATION: 2023 Water Supply Work Plan

CASE NO.: N/A

APPLICANT: City of Port Orange

STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671

An administrative request for approval of the 2023 Water Supply Work Plan as required by Florida Statutes.

Motion to approve the 2023 Water Supply Work Plan was made by Commissioner Thomas Jordan and seconded by Commissioner Maria Mills-Benat.

Penelope Cruz, Planning Manager, provided details of the Water Supply Plan and answered questions from the Commissioners. Commissioner Bo Bofamy inquired about the St. John's River Water Management District's jurisdiction and their role in determining what needs to be done. Mrs. Cruz explained that there are different state agencies and districts and that every local government in each district has to submit a water supply plan. Commissioner Bofamy also inquired about sharing water, to which Junos Reed, City Engineer, clarified that the City of Port Orange does not share water with other cities that have their own water service area unless there are emergency situations.

Robert Reinhagen, resident, commented on some issues he has with the water study in regards to audits, wells, and consumption use.

Motion carried unanimously by roll call vote.

5. APPLICATION: Variance/ 609 Herbert Street
CASE NO.: VARC-23-0001
APPLICANT: Robert Ball, P.E., Zev Cohen & Associates
STAFF CONTACT: Gwen Perney, Planner (386) 506-5673

A request by the applicant for a variance to allow a variable width wetland buffer that averages 25 feet in width with a 16.7-foot minimum buffer width in lieu of a static 25-foot wide wetland buffer for the proposed Coastal Oaks residential subdivision.

Motion to approve Case No. VARC-23-0001 was made by Commissioner Stan Schmidt and seconded by Commissioner Thomas Jordan.

Motion to approve Case No. SUBD-23-0001 was made by Commissioner Maria Mills-Benat and seconded by Commissioner Thomas Jordan.

Discussion occurred on both cases but voted on separately.

Gwen Perney, Planner, provided details of the request and answered questions from the Commissioners.

Bobby Ball, applicant with Zev Cohen & Associates, answered questions from the Commissioners, particularly regarding potential flooding and drainage.

Robert Moat, resident across the street from the subject property, expressed that he has a drainage problem on his property. Barbara McDonald Noyes, resident behind the subject property, also expressed concerns about drainage.

Brendan Galbreath, partner in the project, commented on the advantages of the variance.

Motion carried unanimously by roll call vote.

6. APPLICATION: Coastal Oaks Subdivision Plat and Plans
CASE NO.: SUBD-23-0001
APPLICANT: Robert Ball, P.E., Zev Cohen & Associates
STAFF CONTACT: Gwen Perney, Principal Planner (386) 506-5673

A request by the applicant for approval of the Coastal Oaks Subdivision, to subdivide a ±2.2-acre property into four (4) residential lots and construct two duplexes (4 total dwelling units).

It was confirmed that the four units would have a Homeowners Association. Chairman Green commented on the issue of some HOAs becoming defunct.

Motion carried unanimously by roll call vote.

OTHER BUSINESS

7. Commissioner Comments

Chairman Green asked for an update on Bristol's projects and the Pavilion. Tim Burman, Community Development Director, said Bristol would be present in July to discuss a Master Development Agreement and Conceptual Plan. Chairman Green and Commission Mills-Benat agreed that the Pavilion is not being kept up to standards.

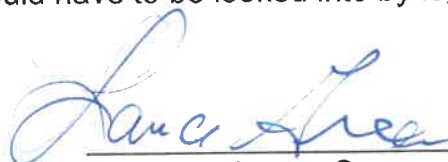
8. Staff Comments

Mr. Burman informed the Commissioners that a plan for Down Under is anticipated to go before Council soon.

PUBLIC COMMENTS

Mr. Reinhagen commented about the HOA issue and stated that if a Board of Directors wasn't established then the state would take it over and asked if that's something the city can do. Chairman Green said that would have to be looked into by legal staff.

ADJOURNMENT – 6:35 p.m.


Chairman Lance Green