

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

“Bo” Bofamy
Thomas Jordan
John Junco
Newton White
Stan Schmidt
Maria Mills-Benat, Vice Chair
Lance Green, Chairman

Also Present:

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

DISCUSSION/ACTION

3. Consideration of Minutes - July 27, 2023

Motion to approve the meeting minutes as presented from July 27, 2023 was made by Commissioner Bo Bofamy and seconded by Commissioner Thomas Jordan. Motion carried unanimously by roll call vote.

4. APPLICATION: Variance/4500 Eastport Parkway - Communication Tower Setback - LDC, Chapter 16, Section 9(c)(8)
CASE NO.: VARC-23-0006
APPLICANT: Harolds Timmons, Tower Engineering Professionals
STAFF CONTACT: Gwen Perney, Planner (386) 506-5673/gperney@port-orange.org

A request for a variance from the Land Development Code to reduce the required 165-foot building setbacks for a 150-foot communication tower. The applicant is proposing the following setbacks for the communication tower: 1) north side from 165 feet to 55 feet, 2) east side from 165 feet to 118 feet, and 3) west side from 165 feet to 59 feet.

Motion to approve Case No. VARC-23-0006 was made by Commissioner Thomas Jordan and seconded by Commissioner Stan Schmidt.

Gwen Perney, Planner, provided details of the request.

James Johnston, with Shutts and Bowen LLP on behalf of the applicant, and Harolds Timmons with Tower Engineering Professionals both answered questions from the Commissioners in regards to the tower's break point, choice of location, and the structure of the design for wind speeds.

Motion carried unanimously by roll call vote.

5. APPLICATION: 4th Amendment to the MDA and CDP for The Pavilion at Port Orange PCD

CASE NO.: PRZA-23-005

APPLICANT: Steven Schlossberg, Dunlawton Investments, LLC

STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org

A request to amend the Master Development Agreement (MDA) and Conceptual Development Plan (CDP) for The Pavilion at Port Orange Planned Commercial Development (PCD). The amendment adds an automated car wash as an allowed use on either Lots 1A or 1B and modifies the CDP to remove the requirement for a cross-access driveway to be built along the front of Lots 1A and 1B.

Motion to approve Case No. PRZA-23-005 was made by Vice Chair Maria Mills-Benat and seconded by Commissioner Thomas Jordan.

Penelope Cruz, Planning Manager, provided details of the request and clarified the direction of the traffic entrance for the Commissioners.

Steven Schlossberg, Applicant, explained the Splash Car Wash is for the west side of the Pavilion instead of going to Herbert Street.

Motion carried unanimously by roll call vote.

OTHER BUSINESS

6. Commissioner Comments

Chairman Green commented on the Riveryard item at the last council meeting and commended staff for their hard work and getting the project together. He also asked Tim Burman, Community Development Director, for an update on the area under the bridge as there are decrepit boats and he feels the area needs to be re-vamped. Mr.

Burman explained that the area is still in planning stages and takes time due to permits and grant funding.

7. Staff Comments

There were none.

PUBLIC COMMENTS

There were none.

ADJOURNMENT – 5:51 p.m.


Chairman Lance Green