

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
SEPTEMBER 28, 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
Meghan Meyer, Administrative Assistant

DISCUSSION/ACTION

3. Consideration of Minutes - August 24, 2023

Motion to approve the meeting minutes of August 24, 2023 was made by Vice Chair Maria Mills-Benat and seconded by Commissioner Newton White. Motion carried unanimously by roll call vote.

4. APPLICATION: Variance/ Chapter 17, Section 27 of the Land Development Code
CASE NO.: VARC-23-0007
APPLICANT: Dexter and Linda Copp
STAFF CONTACT: Gwen Perney, Planner (386) 506-5673

A request for variances from the Land Development Code to allow 1) a lot size less than 1 acre, 2) a lot width less than 150 feet, and 3) a side building setback less than 25 feet for a property located at 917 Boyte Street in the Agriculture (A) zoning district.

Motion to approve Case No. VARC-23-0007 was made by Commissioner Thomas Jordan and seconded by Commissioner John Junco.

Gwen Perney, Planner, explained staff received opposition letters late in the day and provided copies to the Commissioners. Ms. Perney provided further details of the request and answered questions from the Commissioners.

Applicant, Dexter Copp, spoke to the Commissioners about his reasoning for the request to allow his daughter to have a home on their property and provided pictures of the neighboring lots. Megan Kaczynski, the Applicant's daughter, mentioned that she has been shopping around for builders and that having a narrowing structure is what she can afford.

The Commissioners expressed concerns regarding property value for neighbors and long-term effects.

Dale Holdridge, neighbor, expressed his opposition to the request. He stated that the neighborhood has a country/agricultural style and did not want it to change to a smaller sideline.

Chairman Lance Green called for a recess at 6:02 p.m. for Commissioners to review the opposition letters they received. The Planning Commission reconvened at 6:06 p.m.

Commissioner John Junco asked Ms. Perney if the City has any Ordinance or rules regarding Airbnb's and she explained there is not an Ordinance and any house can be a short term rental.

Commissioner Bo Bofamy does not feel this request would disrupt the neighborhood; however majority of the Commissioners are concerned with non-conforming lots and stated it would be a disruption to the neighborhood.

*Motion failed 6-1 with Commissioners
Thomas Jordan, John Junco, Newton
White, Stan Schmidt, Vice Chair Maria
Mills-Benat, and Chairman Lance Green
voting no.*

5. APPLICATION: Variance / Chapter 17, Section 27 and Chapter 13,
Section 3(d)(1)(c) of the Land Development Code
CASE NO.: VARC-23-0009
APPLICANT: Robert T. Braun, Trustee, Fraternal Order of Eagles Port Orange Aerie
4089
STAFF CONTACT: Gwen Perney, Planner (386) 506-5673

A request for variances from the Land Development Code to reduce the rear building setback from 10' to 2.5' and landscape buffer along a right-of-way from 10' to 2.5'.

Motion to approve Case No. VARC-23-

0009 was made by Vice Chair Maria Mills-Benat and seconded by Commissioner Thomas Jordan.

Ms. Perney provided further details of the request and answered questions from the Commissioners.

Applicant, Robert Braun with the Eagles, mentioned to the commissioners that he has been a trustee for the Eagles Lodge for the last 15 years. The fundraisers and big events get overflowed to the back and when it rains the events get delayed because they need coverage.

Lisa McCarthy, property owner behind the Eagles, expressed that she is not in favor of this request due to noise, increased amount of traffic, and an increase to the feral cat situation.

Tim Burman, Community Development Director, explained if the variance was approved, the applicant would have to follow guidelines for drainage and water flow.

Basil Jaisingh, owner of 5160 Ridgewood Ave. apartment complex, asked the Commissioners if his tenants would be blocked from access and they confirmed tenants will not be blocked.

Motion carried unanimously by roll call vote.

OTHER BUSINESS

6. Commissioner Comments

Commissioner John Junco and Chairman Lance Green commented about former Commissioners that have passed recently.

7. Staff Comments

Penelope Cruz, Planning Manager, introduced employee Suzette Cameron, Senior Planner.

PUBLIC COMMENTS

There were none.

ADJOURNMENT - 6:46 p.m.


Chairman Lance Green