

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
OCTOBER 26, 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 Scott Steger Stan Schmidt Maria Mills-Benat, Vice Chair Lance Green, Chairman
	Absent:	Mark Bowling (excused)
	Also Present:	Shannon Balmer, Assistant City Attorney Tracee Cody, Deputy City Clerk

DISCUSSION/ACTION

3. Consideration of Minutes - September 28, 2023

Motion to approve the meeting minutes of September 28, 2023 was made by Vice Chair Maria Mills-Benat and seconded by Commissioner Stan Schmidt. Motion carried unanimously by voice vote.

4. APPLICATION: MDA AMENDMENT/ Second Amendment to the Restated First Amendment to the Master Development Agreement for the Nova Depot Planned Commercial Development

CASE NO.: PRZA-23-0006

APPLICANT: Jessica Gow, Cobb Cole

STAFF CONTACT: Gwen Perney, Principal Planner (386) 506-5673

A request by the applicant to approve the Second Amendment to the Restated First Amendment to the Master Development Agreement for the Nova Depot Planned Commercial Development to add motor vehicle service center as a permitted use on Lot 2A.

Motion to approve Case No. PRZA-23-0006 was made by Vice Chair Maria

*Mills-Benat and seconded by
Commissioner Thomas Jordan.*

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

Michael Sznajstajler, Esquire with Cobb & Cole on behalf of the applicant, explained this request is for a Take 5 service center and believes it will fit in with the nearby area and businesses.

*Motion carried unanimously by roll call
vote.*

5. APPLICATION: LDC Amendment/Chapters 2, 3, 9, and 10
CASE NO.: DCAM-23-0002
APPLICANT: City of Port Orange
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671

A request to approve amendments to Chapters 2, 3, 9, and 10 of the Land Development Code (LDC) that include clarifications and minor changes that are simple clean-up items that make the development review process more efficient.

*Motion to approve Case No. DCAM-23-
0002 was made by Commissioner
Thomas Jordan and seconded by Vice
Chair Maria Mills-Benat.*

Penelope Cruz, Planning Manager, provided details of the request. Chairman Lance Green commented about the minor engineering permit and how it could affect drainage. Ms. Cruz clarified stormwater rules still apply.

Robert Reinhausen, resident, doesn't agree with the minor engineering permit definition to include wetlands alteration.

*Motion carried unanimously by roll call
vote.*

OTHER BUSINESS

6. Commissioner Comments

Chairman Green asked Tim Burman, Community Development Director, for a status on projects including the Coraci property, Riverwalk/Rivervale, and under the river. Mr. Burman provided a brief update on the projects and also stated Catfish Commons is under construction.

7. Staff Comments

There were none.

PUBLIC COMMENTS

Dennis Hoffman, resident, inquired about the Hammock Preserves project and Ms. Cruz informed him it is under staff review and directed him to the interactive links on the website.

ADJOURNMENT – 5:37 p.m.


Chairman Lance Green