

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
JANUARY 25, 2024

THE REGULAR PLANNING COMMISSION MEETING of the City of Port Orange was called to order by Chair Maria Mills-Benat at 5:30 p.m.

Pledge of Allegiance

Roll Call

Present:

Stan Schmidt
Scott Steger
Mark Bowling
Maria Mills-Benat, Chair
Darrel "Bo" Bofamy
Lance Green
Thomas Jordan, Vice
Chair

Also Present:

Shannon Balmer,
Assistant City Attorney
Meghan Meyer,
Administrative Assistant

DISCUSSION/ACTION

3. Consideration of Minutes - December 14, 2023

Motion to approve the meeting minutes as presented from December 14, 2023 was made by Vice Chair Thomas Jordan and seconded by Commissioner Stan Schmidt. Motion carried unanimously by roll call vote.

Chair Maria Mills-Benat started off by announcing that Items #4 and #5 will be opened up for discussion together and Commissioners will make their motions at the end to be voted on separately.

4. APPLICATION: Large-Scale Comprehensive Plan
Amendment/Hammock Preserve
CASE NO.: CPAM-23-0001
LOCATION: North and south side of Madeline Avenue, east of Williamson Boulevard
APPLICANT: Mark Watts, Esq., Cobb Cole
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org

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A request by the applicant to amend the Comprehensive Plan as follows:

1. Amend the Future Land Use (FLU) Map to change the FLU designation for ± 5.2 acres of Parcel 1 (Parcel 6201-00-00-0010) from *Urban Medium Density Residential* (4-8 units/acre) to *Commercial*, and change the FLU designation of Parcel 2 (Parcel 6201-00-00-0012), consisting of ± 32.4 acres, from *Suburban Residential* (0-2 units/acre) to ± 29.9 acres of *Urban Medium Density Residential* (4-8 units/acre) and ± 2.5 acres of *Commercial*.
2. Add a policy to the FLU Element to limit development on a 149.2-acre site to a maximum of 873 residential units and 40,000 square feet of commercial.

5. APPLICATION: PUD Rezoning and Hammock Preserve Planned Unit Development (PUD) Master Development Agreement and Conceptual Development Plan

CASE NO.: PRZA-23-0007

LOCATION: North and south side of Madeline Avenue, east of Williamson Boulevard

APPLICANT: Mark Watts, Esq., Cobb Cole

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

A request by the applicant to rezone 32.4 acres from R-8SF (single-family residential) to PUD (Planned Unit Development) and establish the Hammock Preserve Master Development Agreement and Conceptual Development Plan for a 149.2-acre site.

Penelope Cruz, Planning Manager, provided details of both requests and answered questions from the Commissioners.

Vice Chair Jordan asked if there can be any structure built on parcel 3 and how parcel 3 helps with the drainage on parcel 1 and 2. Ms. Cruz stated that there can not be anything built on parcel 3 due to it being for drainage and preservation. Ms. Cruz stated that everything connects with the B19 canal. Vice Chair Jordan asked about the 13 projects on how the peak traffic keeps changing. Ms. Cruz stated that the list of the 13 projects have not been finalized at this time and that if this is approved more detailed traffic analysis will be done at the time of site plan or subdivision plan submittal.

Mark Watts, Esq, Cobb Cole, on behalf of the Applicant, spoke about the history of the land and details of what is proposed to be built.

Jessica Gow, Esq, Cobb Cole, on behalf of the Applicant, spoke about the how the project would look once developed.

Kris Rowley, Zev Cohen and Associates, Inc., Civil Engineer, explained about the stormwater plan for each parcel of land.

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Dwight Durant, Zev Cohen and Associates, Inc., Engineer, addressed drainage improvements.

Sans Lassiter, PE, President and Founder of LTG, Inc explained the traffic analysis and the potential improvements that could help alleviate impacts.

Chair Mills-Benat opened up the floor for public comments.

Dennis Hoffman, resident in the neighboring community, spoke about how bad the traffic will be and the height of the buildings.

Robert Reinhegan, resident in the neighboring community, explained that there should be a reduced amount of units.

Lisa Hutchinson, resident in the neighboring community, stated that the traffic is going to increase and the amount and height of the buildings was excessive.

Barry Pitek, resident in the neighboring community, asked if nothing happens to the projects location what will be built instead. Chair Maria Mills-Benat stated that anything can be built that is already zoned and the applicant is trying to change the zoning to make it better.

Anita Norwood, resident in the neighboring community, stated that the traffic on Madeline will increase and is hoping for an expansion of the road.

Commissioner Bo Bofamy mentioned that even though the traffic will be bad, it is still a good plan to build in that area.

Commissioner Lance Green stated that the concept of the project is a good idea but hoping that ~~Madeline Road~~ *Williamson Blvd.* will be expanded in the future.

Vice Chair Thomas Jordan agrees with the project being built but, it seems that the traffic will increase with all the projects happening.

Chair Maria Mills-Benat also agreed with the traffic and drainage issues but feels this project is looking more ahead than projects in the past decades.

Motion to approve Case No. CPAM -23-0001 including the policy recommendation to add the FLU element for density limits was made by Vice Chair Thomas Jordan and seconded by Commissioner Stan Schmidt. Motion carried 5 – 2 by roll call vote with Commissioner Lance Green and Vice Chair Thomas Jordan voting no.

Motion to approve Case No. PRZA-23-0007 was made by Vice Chair Thomas Jordan and seconded by Commissioner Scott Steger. Motion carried 5 – 2 by roll call vote with Commissioner Lance Green and Vice Chair Thomas Jordan voting no.

Ms. Cruz indicated that both of these items will be scheduled for the first reading at the City Council meeting on March 5, 2024.

OTHER BUSINESS

6. Commissioner Comments

Commissioner Scott Steger commented that the Planning Commission can only advocate for making changes when multi-agency roads are involved, including County and State roads.

Vice Chair Jordan pointed out that developers wouldn't make apartment complexes if they didn't feel there was a demand for them.

7. Staff Comments

There were none.

PUBLIC COMMENTS

Mr. Durant, speaking on a resident level, says that this projects impact fees will help to alleviate the problems and get the road expanded.

ADJOURNMENT - 7:35 p.m.


Chair Maria Mills-Benat