

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
FEBRUARY 22, 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
Tracee Cody, Deputy City Clerk

DISCUSSION/ACTION

3. Consideration of Minutes - January 25, 2024

Motion to approve the January 25, 2024 meeting minutes as presented was made by Vice Chair Tom Jordan and seconded by Commissioner Bo Bofamy.

Commissioner Lance Green made a correction to his comment "Commissioner Lance Green stated the concept of the project is a good idea but hoping that *Madeline Road* will be expanded in the future" that Madeline should be Williamson Blvd.

Motion to approve the minutes with Commissioner Green's change was made by Vice Chair Tom Jordan and seconded by Commissioner Bo Bofamy. Motion carried unanimously by roll call vote.

4. APPLICATION: CONDITIONAL USE EXTENSION/Christ the King Community Church
CASE NO.: CUSE-24-0001
APPLICANT: Scott Kirschner, Christ the King Community Church
STAFF CONTACT: Suzette Cameron, Senior Planner (386) 506-5676
A request by the Applicant to extend a Conditional Use for Christ the King Community

Church to hold outdoor church services and other church-related programs for an additional two years or until July 2026.

Motion to approve Case No. CUSE-24-0001 as presented was made by Commissioner Lance Green and seconded by Commissioner Scott Steger.

Suzette Cameron, Planner, provided details of the request and answered Commissioner Green's question regarding plans and permits. Ms. Cameron confirmed a site plan was submitted today but no building permits yet.

Pastor Scott Kirschner, Applicant, spoke further about the request and answered questions from the Commissioners.

Commissioner Green expressed concern that the requested timeframe and extension might not be enough since permits take time to process. Other Commissioners agreed and didn't think a two year extension would be enough time and were in consideration of a three year extension instead.

Motion to amend the main motion to approve a three year extension rather than a two year extension was made by Commissioner Stan Schmidt and seconded by Commissioner Scott Steger. Motion carried 6-1 by roll call vote with Commissioner Thomas Jordan voting no.

Phillip Reynolds, neighbor across the street from the Church, commented that the music gets too loud and hopes the building gets created sooner rather than later.

Mike Raeburn, member of the church, commented that the church has approval from a lender and believes the church is in good progress

Commissioner Green would like certain criteria involved including deadlines to submit permits because he doesn't think they will be ready to start building yet.

Penelope Cruz, Planning Manager, reiterated the church has their site plan approved and they already have a development order (which is good for a year). She believes the work can be started and the permits shouldn't take too long for the type of construction being built.

Motion as amended carried unanimously by roll call vote.

5. APPLICATION: Harbor Landings Subdivision Plat and Plans
CASE NO.: SUBD-23-0002
APPLICANT: Cody Bogart, P.E., Newkirk Engineering, Inc.
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671
A request by the applicant for approval of the Harbor Landings Subdivision Plat and Plans.

Motion to approve Case No. SUBD-23-0002 was made by Commissioner Thomas Jordan and seconded by Commissioner Scott Steger.

Penny provided details of the request and answered questions from the Commissioners regarding private streets, traffic patterns, parking for guests, trees and school concurrency.

Cody Bogart, Engineer with Newkirk Engineering representing the applicant, answered questions from the Commissioners regarding drainage. Mr. Bogart explained the stormwater design.

Multiple residents expressed their concerns with drainage and flooding along Riverside Drive and increases to traffic.

Robert Reinhausen, resident, was concerned with the wall foundation and structures sinking.

Bob Thomas, Vice President of Harbor Point Homeowners Association, asked for clarification about the riparian rights. Ms. Cruz explained that there hasn't been sufficient documentation provided by the owner at this time proving they have riparian rights.

Motion carried unanimously by roll call vote.

OTHER BUSINESS

6. Commissioner Comments

There were none.

7. Staff Comments

There were none.

PUBLIC COMMENTS

There were none.

ADJOURNMENT – 6:48 p.m.


Chair Maria Mills-Benat