

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
APRIL 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
Maria Mills-Benat, Chair
Darrel “Bo” Bofamy
Lance Green
Thomas Jordan, Vice Chair

Absent: Scott Steger (excused)
Mark Bowling (excused)

Also Present: Shannon Balmer, Assistant City Attorney
Tracee Cody, Deputy City Clerk

DISCUSSION/ACTION

3. Consideration of Minutes - March 18, 2024

Motion to approve the Special Meeting minutes from March 18, 2024 as presented was made by Vice Chair Thomas Jordan and seconded by Commissioner Bo Bofamy. Motion carried unanimously by voice vote.

4. APPLICATION: Variance/6220 Foxhaven Court

CASE NO.: VARC-24-0001

APPLICANT: Colleen Nicoulin and Timothy Touma

STAFF CONTACT: Penelope Cruz, Planning Manager, (386) 506-5676

A request for variances from the Land Development Code to allow a boathouse and dock to be rebuilt along Spruce Creek in the same general location as an existing boathouse and dock. The subject property is located at 6220 Foxhaven Court. The applicant is proposing the following dimensions for the boathouse:

- Increase the allowed height for a boathouse from 12 feet to 15 feet.
- Increase the allowed area for a dock from 160 square feet to 175 square feet.
- Reduce the side setback for a dock from 25 feet to 19 feet.

Motion to approve Case No. VARC-24-0001 was made by Vice Chair Thomas Jordan and seconded by Commissioner Bo Bofamy.

Penelope Cruz, Planning Manager, provided details of the request. The City's maximum boathouse height is 12-feet; however, neighboring cities and Volusia County code are 15 to 18 feet. Mrs. Cruz noted that after research on this request, the Planning department will probably make a code amendment to update the dock sighting requirements.

The Commissioners and Mrs. Cruz discussed reasons the code should be updated due to different water conditions now versus in the 1980s. Mrs. Cruz said the commission could consider extending the height to 18 feet.

Colleen Nicoulin, the applicant, explained her reasoning for the request due to her existing dock deteriorating and how her contractor actually recommended 18-feet but no lower than 15-feet in height. The Commissioners were in consensus over extending the height of the boathouse.

Mrs. Cruz clarified there are three parts to the variance and only the request for the height could be amended.

Motion to amend the main motion to allow the height of a boathouse from 15-feet to 18-feet was made by Vice Chair Thomas Jordan and seconded by Commissioner Lance Green. Motion carried unanimously by roll call vote.

Motion as amended carried unanimously by roll call vote.

5. APPLICATION: MDA Amendment/Seventh Amendment to the Clark Professional Center and Wedding Chapel Planned Commercial Development (PCD) and Master Development Agreement (MDA)
CASE NO.: PRZA-24-0001
APPLICANT: A. Joseph Posey Jr., Storch Law Firm
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671

A request for approval of the Seventh Amendment to the Clark Professional Center and Wedding Chapel Planned Commercial Development (PCD) Master Development Agreement (MDA) and Conceptual Development Agreement (CDP) to allow the development of a bed and breakfast concept consisting of multiple rental cottages with a common building to provide food service for guests at 5120 Riverside Drive.

Motion to approve Case No. PRZA-24-0001 was made by Vice Chair Thomas Jordan and seconded by Commissioner Lance Green.

Mrs. Cruz provided details of the request and answered questions from the Commissioners. It was questioned by Vice Chair Thomas Jordan who can live at the property. Mrs. Cruz stated it's a standard allowance among the Ridgewood businesses that an "owner/operator/manager" of a facility can live on premises.

Joey Posey of Storch Law Firm, on behalf of the applicant, explained the business model and goal is to have bed and breakfast cottages for wedding guests; however, the business owners can use their discretion to allow the cottages for public rental use as well.

Motion carried unanimously by roll call vote.

6. APPLICATION: MDA Amendment/10th Amendment to the Master Development Agreement (MDA) for the Crystal Lake Planned Unit Development
CASE NO.: PRZA-24-0002
APPLICANT: City of Port Orange
STAFF CONTACT: Tim Burman, Community Development Director

A request for approval of the Tenth Amendment to the Master Development Agreement (MDA) for the Crystal Lake Planned Unit Development (PUD) to add the uses allowed in the Commercial Industrial (CI) and Light Industrial (LI) zoning districts as allowed on Lot 16 of the Crystal Lake PUD, located on the south side of Reed Canal Road, east of Atlantic High School.

Motion to approve Case No. PRZA-24-0002 was made by Vice Chair Thomas Jordan and seconded by Commissioner Bo Bofamy.

Tim Burman, Community Development Director, provided details of the request. He explained the property is owned by the City and will be marketed for sale for the assigned zoning uses.

Motion carried unanimously by roll call vote.

OTHER BUSINESS

7. Commissioner Comments

Commissioners thanked staff for their work and all appreciate being a part of the City's growth and development.

8. Staff Comments

There were none.

PUBLIC COMMENTS

Robert Reinhausen, resident, commented on Case No. PRZA-24-0002, agenda Item #6, and hoped this property would be used for affordable housing.

ADJOURNMENT – 6:03 p.m.


Chair Maria Mills-Benat