

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
MAY 23, 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:	Maria Mill-Benat, Chair Scott Steger Stan Schmidt Mark Bowling Lance Green Thomas Jordan, Vice Chair
	Absent:	Bo Bofamy
	Also Present:	Shannon Balmer, Assistant City Attorney Meghan Meyer, Administrative Assistant

DISCUSSION/ACTION

3. Consideration of Minutes - April 25, 2024

Motion to approve the meeting minutes as presented from April 25, 2024 was made by Vice Chair Thomas Jordan and seconded by Commissioner Stan Schmidt. Motion carried unanimously by voice vote.

4. APPLICATION: MDA Amendment/First Amendment to the Restated Master Development Agreement for the Catfish Commons Planned Commercial Development

CASE NO.: PRZA-24-0004

APPLICANT: Brendan Galbreath

STAFF CONTACT: Tim Burman, Community Development Director

A request by the applicant to approve the First Amendment to the Restated Master Development Agreement (MDA) for the Catfish Commons Planned Commercial Development (PCD) to allow a multi-tenant freestanding sign with an 84-square-foot sign area at the southeast corner of Ridgewood Avenue and Dunlawton Avenue to identify the Catfish Commons development and the tenants within the development.

Motion to approve Case No. PRZA-24-0004 was made by Vice Chair Thomas Jordan and seconded by Commissioner Scott Steger.

Penelope Cruz, Planning Manager, provided details about the request and answered questions from the Commissioners.

Brendan Galbreath, applicant, spoke about the plans for the Catfish Commons sign and explained the six panels are because they have the ability to advertise other users within the Planned Commercial Development.

Motion carried unanimously by roll call vote.

Chair Maria Mills-Benat stated that Items #5 and #6 will be opened together for discussion but will need separate motions and votes.

5. APPLICATION: Comprehensive Plan Amendment/Small-Scale Future Land Use Map Amendment - 890 Taylor Road
CASE NO.: CPAM-24-0002
APPLICANT: Harry T. Parsons
STAFF CONTACT: Tim Burman, Community Development Director

A request by the applicant to change the Future Land Use (FLU) map designation for ± 0.7 acres of a ± 1.77-acre property at 890 Taylor Road from *Office/Residential Transition to Rural Residential* (0-2 units/acre).

Motion to approve Case No. CPAM-24-0002 was made by Vice Chair Thomas Jordan and seconded by Commissioner Scott Steger.

6. APPLICATION: MDA Amendment/Second Amendment to the Altamira Shopping Village Planned Commercial Development (PCD) and Master Development Agreement (MDA)
CASE NO.: PRZA-24-0003
APPLICANT: Harry T. Parsons
STAFF CONTACT: Tim Burman, Community Development Director

A request by the applicant to approve the Second Amendment to the Altamira Village Shopping Village Master Development Agreement (MDA) to allow the abandoned structure at 890 Taylor Road (Lot 9) to be redeveloped as a single-family residence.

Motion to approve Case No. PRZA-24-0003 was made by Commissioner Stan

*Schmidt and seconded by Vice Chair
Thomas Jordan.*

Tim Burman, Community Development Director, provided details regarding the change to the Future Land Use designation and Master Development Agreement.

Mr. Burman answered questions from the Commissioners regarding the retention pond and conservation, certificate of occupancy, permits, and permitted uses.

Harry Parsons, applicant, answered questions from the Commissioners regarding the timeline of the build and that he intends to live at the residence.

Motion to approve Case No. CPAM-24-0002 carried unanimously by roll call vote.

Motion to approve Case No. PRZA-24-0003 carried unanimously by roll call vote.

OTHER BUSINESS

7. Commissioner Comments

There were none.

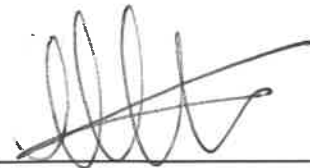
8. Staff Comments

There were none.

PUBLIC COMMENTS

There were none.

ADJOURNMENT – 5:56 p.m.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a solid horizontal line.

Chair Maria Mills-Benat