REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
FEBRUARY 27, 2025

THE REGULAR PLANNING COMMISSION MEETING of the City of Port Orange was called to order by Chair Thomas Jordan at 5:30 p.m.

CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call

Present:	Chair Thomas Jordan Vice Chair Bo Bofamy Commissioner Stan Schmidt Commissioner Maria Mills-Benat Commissioner Scott Steger Commissioner Mark Bowling Commissioner Daniel Mallegol
Also Present:	Shannon Balmer, City Attorney Tim Burman, Community Development Director Christine Clowes, Administrative Assistant

DISCUSSION/ACTION

3. Consideration of Minutes

   Motion to approve was made by Maria Mills-Benat and Seconded by Bo Bofamy. Motion carried unanimously by roll call vote.

4. APPLICATION: 1st Amendment to the Master Development Agreement for the Summer Trees Plaza Planned Commercial Development
   CASE NO.: PRZA-25-0001
   APPLICANT: Storch Law Firm c/o A. Joseph Posey, Jr.
   STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org

   A request by the applicant to approve the 1st Amendment to the Master Development Agreement for the Summer Trees Plaza Planned Commercial Development (PCD) to allow a broader range of commercial uses in the PCD, consistent with the uses allowed in the City's conventional commercial zoning districts and update outdated language related to signage and architecture.

Motion to approve the 1st Amendment to the Master Development Agreement for the Summer Trees Plaza Planned Commercial Development CASE NO.: PRZA-25-0001 was made by Bo Bofamy and Seconded by Maria Mills-Benat.

Suzette Cameron, planner, presented the application from Storch Law Firm.

Members inquired about a buffer for the mini-warehouse and boat storage, if traffic studies have been completed, and expressed their thoughts on another storage facility in the area.

Penelope Cruz, Planning Manager, confirmed there isn't a project proposed at this time. The applicant is requesting an amendment to their Master Development Agreement to add allowable uses.

Shannon Balmer, Board Attorney, mentioned the members can recommend approval subject to removing the use for a storage facility if that's what they decide to do.

Attorney Joseph Posey Jr. with Storch Law Firm, explained the storage facility use is proposed because the site sits back off the road so there is less visibility for retail or similar uses, is buffered from other sites, and is a low traffic use.

Guy Price, resident in Summer Trees expressed his concerns regarding flooding with the added concrete.

Carol Moore, resident in Summer Trees West expressed her concerns regarding traffic and flooding. Ms. Moore asked about the use of the retention pond in Summer Trees, and the run-off from sites C and D which she believes could cause more flooding.

Ms. Cruz answered a commission question regarding access to the site.

Motion to amend the original motion on the floor to approve the 1st Amendment to the Master Development Agreement for the Summer Trees Plaza Planned Commercial Development CASE NO.: PRZA-25-0001 subject to removing the use for mini storage, and motor vehicle and boat storage was made by Daniel Mallengol and Seconded by Maria Mills-Benat.

Motion failed with members Scott Steger, Stan Schmidt, Bo Bofamy and Thomas Jordan voting no.

Original Motion to approve the 1st Amendment to the Master Development Agreement for the Summer Trees Plaza Planned Commercial Development CASE NO.: PRZA-25-0001 was made by Bo Bofamy and Seconded by Maria Mills-Benat. Motion carried 4-3 with Mark Bowling, Daniel Mallengol, and Maria Mills-Benat voting no.

5. APPLICATION: Small-Scale Comprehensive Plan Future Land Use Map Amendment / 4009 and 4084 Halifax Drive
   CASE NO.: CPAM-24-0003
   APPLICANTS: Brendan and Shannon Galbreath and Halifax 4084 LLC
   STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org

   A request by the applicants to amend the Comprehensive Plan Future Land Use (FLU) map to change the FLU designation for ±1.2 acres from *Commercial* to *Mixed-Use Center.*

6. APPLICATION: Planned Commercial Development Rezoning & Second Restatement of the Catfish Commons Master Development Agreement and Conceptual Development Plan
   CASE NO.: PRZA-24-0008
   APPLICANTS: Brendan and Shannon Galbreath, Halifax 4084 LLC, and Commons 4075 LLC
   STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org

   A request by the applicants to rezone +/- 0.58 acres to Planned Commercial Development (PCD) and approve the Second Restatement to the Catfish Commons PCD Master Development Agreement (MDA) and Conceptual Development Plan (CDP).

Thomas Jordan opened Items 5 and 6 together.

Motion to approve the Small-Scale Comprehensive Plan Future Land Use Map Amendment / 4009 and 4084 Halifax Drive CASE NO.: CPAM-24-0003 was made by Bo Bofamy and Seconded by Maria Mills-Benat.

Motion to approve the Planned Commercial Development Rezoning &

Second Restatement of the Catfish Commons Master Development Agreement and Conceptual Development Plan CASE NO.: PRZA-24-0008 was made by Stan Schmidt and Seconded by Scott Steger.

Ms. Cruz presented the application by Brendan and Shannon Galbreath, Halifax 4084 LLC and Commons 4075 LLC.

Daniel Mallengol inquired about the mixed use of apartments above the eating establishment and the minimum-size requirements for apartments.

Ms. Cruz provided further explanation.

Mark Bowling asked if the parking for the marina would be reserved for the boat slips.

Applicant, Brendan Galbreath, provided further clarification on parking, mixed use, and the dreading for the marina.

Motion to approve the Small-Scale Comprehensive Plan Future Land Use Map Amendment / 4009 and 4084 Halifax Drive CASE NO.: CPAM-24-0003 was made by Bo Bofamy and Seconded by Maria Mills-Benat. Motion carried unanimously by roll call vote.

Motion to amend the original motion to approve the Planned Commercial Development Rezoning & Second Restatement of the Catfish Commons Master Development Agreement and Conceptual Development Plan CASE NO.: PRZA-24-0008 to include the three policy issues was made by Thomas Jordan and Seconded by Maria Mills-Benat. Motion carried unanimously by roll call vote.

<u>OTHER BUSINESS</u>

7. Commissioner Comments

There was nothing further.

8. Staff Comments

There was nothing further.

PUBLIC COMMENTS

There was nothing further.

ADJOURNMENT - 6:35 p.m.

Chair Thomas Jordan