

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
MARCH 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 Daniel Mallegol

Absent: Commissioner Scott Steger (Excused)
Commissioner Mark Bowling (Unexcused)

Also Present: Shannon Balmer, City Attorney
Tim Burman, Community Development Director
Christine Clowes, Administrative Assistant

DISCUSSION/ACTION

3. Consideration of Minutes

Motion to approve the February 27, 2025 meeting minutes as presented was made by Commissioner Maria Mills-Benat and Seconded by Chair Thomas Jordan. Motion carried unanimously by voice vote.

4. APPLICATION: Variance/112 Eddy Lane
CASE NO.: VARC-25-0001
APPLICANTS: Christopher & Linda Daily
STAFF CONTACT: Suzette Cameron, Planner (386) 506-5676/scameron@port-orange.org

A request by the applicants for approval of a variance from Chapter 17, Section 27 of the Land Development Code (LDC) to reduce the minimum front yard setback from 30 feet to 7 feet to construct a detached garage.

Motion to approve application for variance/112 Eddy Lane Case No. VARC-25-0001 was made by Commissioner Stan Schmidt and Seconded by Commissioner Maria Mills-Benat. Motion carried unanimously by roll call vote.

Penelope Cruz, Planning Manager, discussed the addition of a detached garage, mentioned how the project meets the intent of building setbacks, and answered questions from the Commissioners.

Christopher Daly, applicant, spoke as to the reason for needing a detached garage for his RV and answered questions from the Commissioners.

Alastair Ratcliff, resident, expressed his concerns regarding drainage and flooding as he lives between the property and the canal.

5. APPLICATION: Rezoning/5656 Isabelle Avenue
CASE NO.: REZONING-25-0002
APPLICANT: City of Port Orange
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org

A request to rezone ±1.23 acres from Regency Planned Commercial Development (PCD) to Professional Office (PO).

Motion to approve application for rezoning/5656 Isabelle Avenue Case No. REZONING-25-0002 was made by Commissioner Maria Mills-Benat and Seconded by Vice Chair Bo Bofamy. Motion carried unanimously by roll call vote.

Ms. Cruz presented the administrative re-zoning request and answered the Commissioners' questions.

Andrew Max, property owner of 5656 Isabelle Avenue, provided details of the property and answered the Commissioners' questions.

6. APPLICATION: Rezoning/4619 and 4629 Clyde Morris Boulevard
CASE NO.: REZONING-25-0001
APPLICANT: City of Port Orange
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org

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A request to rezone ±5.38 acres from Ritter Planned Commercial Development (PCD) to Community Commercial (CC).

Motion to approve application for rezoning/4619 and 4629 Clyde Morris Boulevard Case No. REZONING-25-0001 was made by Commissioner Maira Mills-Benat and Seconded by Commissioner Stan Schmidt. Motion carried unanimously by roll call vote.

Ms. Cruz presented the administrative re-zoning request, provided property details, and answered the Commissioners' questions.

OTHER BUSINESS

7. Commissioner Comments

Commissioner Stan Schmidt mentioned he was at the City Council workshop for the Stormwater discussion and touched on some of the items discussed in relation to questions some of the other Commissioner's had.

Chairman Thomas Jordan asked how Tim Burman, Community Development Department Director's department, has been impacted when dealing with water retention issues. Mr. Burman said they are complying with the Land Development Code; they are compliant and look at all projects thoroughly.

8. Staff Comments

There were none.

PUBLIC COMMENTS

There were none.

ADJOURNMENT - 6:15 p.m.



Chair Thomas Jordan