

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
May 22, 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 the March 27, 2025 meeting minutes as presented was made by Vice Chair Bo Bofamy and Seconded by Member Maria Mills-Benat. Motion carried unanimously by voice vote.

4. APPLICATION: VARIANCE/1470 Bay Grove Drive
CASE NO.: VARC-25-0002
APPLICANT: Jason and Kim Milak
STAFF CONTACT: Suzette Cameron, Senior Planner, (386) 506-5676

A request for a variance from the Land Development Code (LDC) to reduce the side yard setback for a pool from 8 feet to 5 feet 8 inches.

Motion to approve Variance/1470 Bay Grove Drive Case No.: VARC-25-0002 was made by Member Stan Schmidt and Seconded by Member Maria Mills Benat.

Suzette Cameron, Senior Planner, presented the item and answered Commission Member's questions.

Jason Miller, applicant, provided further details regarding the variance and why he seeks approval.

Brian Larone with Artisian Pools 762 S. Nova Road offered to answer any questions regarding equipment to be used and how the work will be completed.

Member Mills-Benat asked if a screen enclosure would be installed. Mr. Miller advised that an enclosure would not be installed. There is a fence in place that meets all the code requirements.

Micheal Leonarda, resident, expressed his concern about runoff and possible flooding from the pool during storms, as their yards are close together.

Ms. Cameron provided information to Mr. Leonarda regarding the fence and the spacing of properties.

Chair Thomas Jordan explained that nothing could be constructed in the easement, so the drainage area would not be affected.

Motion carried unanimously by roll call vote.

5. APPLICATION: CONVENTIONAL REZONING/422 Jefferson Avenue
CASE NO.: REZONING-25-0003
APPLICANT: City of Port Orange
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671

A request for an administrative rezoning to change the zoning of a ±0.26-acre property from Community Commercial (CC) to Neighborhood Preservation (NP).

Motion to approve Conventional Rezoning/422 Jefferson Avenue Case No.: REZONING-25-0003 was made by Member Stan Schmidt and Seconded by Member Maria Mills-Benat.

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Penelope Cruz, Planning Manager, presented the rezoning item and provided a brief history regarding Neighborhood Preservation and past zoning of this area.

Motion carried unanimously by roll call vote.

OTHER BUSINESS

6. Commissioner Comments

Chair Jordan commended City staff, saying they are doing a great job.


7. Staff Comments

Tim Burman, Community Development Director, answered the Commissioners' question regarding Aldi's opening.

PUBLIC COMMENTS

There were none.

ADJOURNMENT - 5:57p.m.



Chair Thomas Jordan