

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
JUNE 26, 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

DISCUSSION/ACTION

3. Consideration of Minutes - May 22, 2025

Motion to approve the May 22, 2025 minutes as presented was made by Vice Chair Bo Bofamy and Seconded by Commissioner Maria Mills-Benat. Motion carried unanimously by voice vote.

4. APPLICATION: LDC TEXT AMENDMENT/CHAPTER 16
CASE NO.: DCAM-25-0001
APPLICANT: City of Port Orange
STAFF CONTACT: Penelope Cruz, Planning Manager, 386-506-5671

Amendment to Chapter 16 of the Land Development Code (LDC) regarding home-based businesses.

Motion to approve the LDC Text Amendment/Chapter 16 Case No. DCAM-25-0001 was made by Commissioner Maria Mills-Benat and Seconded by Commissioner Stan Schmidt.

Penelope Cruz, Planning Manager, introduced the item and mentioned it is a clean-up item to comply with Florida Statutes.

Robert Reinhagen, spoke on homeowner's association regulations and asked if a local neighborhood would be permitted to create a homeowner's association and drive someone out of their neighborhood.

Tim Burman, Community Development Director, mentioned the City cannot enforce the homeowner association's rules, nor can they tell them what rules they should have. This

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would be a private matter between the HOA and the property owner.

Motion carried unanimously by roll call vote.

5. APPLICATION: LDC TEXT AMENDMENT/CHAPTER 20

CASE NO.: DCAM-25-0002

APPLICANT: City of Port Orange

STAFF CONTACT: Tim Burman, Community Development Director, 386-506-5675

Amendment to Chapter 20 of the Land Development Code (LDC) to add assistance with fees or mitigation costs required by County or State review agencies related to preparing a site for development.

Motion to approve the LDC Text Amendment/Chapter 20 Case No. DCAM-25-0002 was made by Commissioner Maria Mills-Benat and Seconded by Commissioner Scott Steger.

Mr. Burman introduced the item and answered the Commissioner's questions.

Motion carried unanimously by roll call vote.

OTHER BUSINESS

6. Commissioner Comments

Great job to City staff.

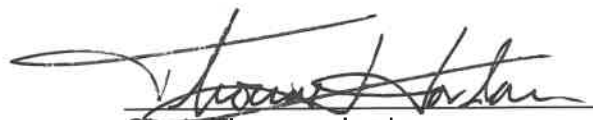
7. Staff Comments

Mr. Burman, advised the Planning Commission meeting for the month of July will be on July 31, 2025.

PUBLIC COMMENTS

There were none.

ADJOURNMENT - 5:44 p.m.



Chair Thomas Jordan