

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
SEPTEMBER 25, 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
Commissioner Stan Schmidt
Commissioner Scott Steger
Commissioner Mark Bowling
Commissioner Maria Mills-Benat

Absent: Commissioner Daniel Mallegol

Also Present: Shannon Balmer, City Attorney
Tim Burman, Community Development Director
Amanda Bonin, Deputy City Clerk

DISCUSSION/ACTION

3. Consideration of Minutes

Motion to approve the August 28, 2025, meeting minutes was made by Commissioner Maria Mills-Benat and Seconded by Commissioner Stan Schmidt. Motion carried unanimously by voice vote.

4. APPLICATION: Large-Scale Comprehensive Plan Amendment/Vintage Acres
CASE NO.: CPAM-25-0001
APPLICANT: Storch Law Firm
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org

A request to amend the Comprehensive Plan Future Land Use (FLU) Map for a total of ±56.53 acres, located on the west side of Airport Road, north of Charles Street, to change the FLU designation of ±52.96 acres of Volusia County *Agriculture Resource* (1 dwelling unit per 10 acres) and ±3.57 acres

of Volusia County *Urban Low Intensity* (0-4 dwelling units per acre) to City of Port Orange *Rural Transition* (0-2 dwelling units per acre).

5. APPLICATION: PUD Rezoning/Vintage Acres

CASE NO.: PRZA-25-0003

APPLICANT: Storch Law Firm

STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org

A request to rezone ±56.53 acres, located on the west side of Airport Road, north of Charles Street, from ±52.96 acres of Volusia County A-1 (Prime Agriculture) and ±3.57 acres of Volusia County A-2 (Rural Agriculture) to City of Port Orange Planned Unit Development (PUD) and to establish the Vintage Acres Master Development Agreement (MDA) and Conceptual Development Plan (CDP) to allow the development of 113 single-family residential lot subdivision.

Items 4 and 5 were opened together.

Motion to approve Large-Scale Comprehensive Plan Amendment/Vintage Acres CASE NO.: CPAM-25-0001 was made by Commissioner Maria Mills-Benat and Seconded by Vice Chair Bo Bofamy.

Motion to approve the PUD Rezoning/Vintage Acres CASE NO.: PRZA-25-0003 was made by Commissioner Maria Mills-Benat and Seconded by Commissioner Scott Steger.

Commissioner Stan Schmidt read into the record Form 8B, a Memorandum of Voting Conflict for County, Municipal, and other Local Public Officers, into the record, stating he will be abstaining from voting on these items due to a conflict that is financial in nature.

Penelope Cruz, Planning Manager, introduced the item, providing details on the request and answered the Commissioner's questions.

Commissioners expressed their concerns and asked for clarification on the impervious area requirements and traffic analysis, and commented on stormwater.

Joseph Posey, attorney for the applicant, provided a presentation, and answered the Commissioners' questions.

Jim Paytas, Developer and owner of Paytas Homes, touched on some of the details on

the site.

Commissioner Mills-Benat asked Mr. Posey to clarify the elevations of the property, which he did.

Commissioner Bofamy asked about the volume of water that could potentially affect the area. Mr. Posey clarified.

Harry Newkirk with Newkirk Engineering, clarified stormwater standards and increased standards to move forward in conjunction with the new ways coming. He also clarified the grade elevation and the stormwater system design, which will include dry retention and wet detention areas to help minimize the amount of water that will run off the property. He also touched on the removal of phosphorus and nutrients that could be harmful to the creek and answered commissioners' questions.

Several surrounding residents expressed their concerns on the development in the area; flooding, stormwater, rainfall, water pollution, drainage and procedures in place in case historical artifacts are found.

Commissioner Schmidt asked Ms. Cruz to clarify what we are here to vote on for the understanding of all and asked if Port Orange's zoning is similar to the County's.

Ms. Cruz answered the question and that the Planning Commission members are here to vote on the Future Land Use and Zoning of this property.

Mr. Posey clarified some of the details brought up during public comment.

Commissioner Steger thanked everyone for attending and sharing their concerns. He expressed his appreciation for the input and reassured the public that their voices are being heard, acknowledging that this is a complex and challenging issue for everyone involved.

Commissioner Bofamy echoed Mr. Steger's remarks and asked Mr. Posey to provide clarification regarding how the bond would function, as well as details about the proposed 25% water reduction and its potential impact on surrounding areas.

Commissioner Mills-Benat addressed the evolving requirements related to stormwater management and engineering standards over the years and took a moment to clarify the Board's role, to evaluate all aspects and determine the most responsible path forward.

Chair Jordan echoed Commissioner Mills-Benat's comments about the Board's responsibilities. He further stated the board reviewed traffic and engineering reports, particularly as they relate to the water analysis concerns raised by the public. Lastly, he noted that the board reviews the facts provided from the experts, but they also take the residents' concerns seriously and factors them into their decisions.

Motion to approve Large-Scale Comprehensive Plan Amendment/Vintage Acres CASE NO.: CPAM-25-0001 carried 4-1 with Commissioner Stan Schmidt abstaining.

Motion to amend the original motion for PRZA-25-003 was made by Commissioner Maria Mills-Benat and Seconded by Commissioner Stan Schmidt. Motion carried unanimously roll call vote.

Motion to approve the PUD Rezoning/Vintage Acres CASE NO.: PRZA-25-0003 to add the language regarding the covenant text acknowledging the existing airport and flight path for Spruce Creek Fly-In and bond for the development's stormwater maintenance in the MDA, to be reviewed by staff before scheduling for City Council review, was made by Commissioner Maria Mills-Benat and Seconded by Commissioner Scott Steger. Motion carried 4-1 with Commissioner Stan Schmidt abstaining.

6. APPLICATION: LDC TEXT AMENDMENT / CHAPTER 9
CASE NO.: DCAM-25-0004
APPLICANT: City of Port Orange
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org

An administrative amendment to Chapter 9 of the Land Development Code (LDC) related to water-dependent use, such as a finger pier width for a non-residential marina, and updates to the residential dock standards for setbacks, platform area, and boathouse height, as part of the City's ongoing effort to modernize the LDC.

Motion to approve the LDC TEXT AMENDMENT / CHAPTER 9 CASE NO.: DCAM-25-0004 was made by Commissioner Maria Mills-Benat and Seconded by Commissioner Stan Schmidt.

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Ms. Cruz advised this is a clean-up item, provided details, and answered Commissioners' questions.

Robert Reinhagen, resident, asked for clarification on residential finger piers.

Ms. Cruz answered the question.

Motion carried unanimously by roll call vote.

OTHER BUSINESS

7. Commissioner Comments

Commissioner Maria Mills-Benat thanked staff for their due diligence and expressed empathy for the residents.

Commissioner Bo Bofamy commended staff for a job well done.

Commissioner Scott Steger echoed the previous comments, stating it's important to hear the residents and take their concerns into consideration. He also mentioned he is proud to have the opportunity to serve and has a high level of trust in the staff.

8. Staff Comments

There were none.

PUBLIC COMMENTS

Russell Ramsey, resident, advised he chose to live in Port Orange and has been attending the Special Magistrate Hearings, City Council Meetings, and now the Planning Commission Meetings. He is thrilled with the quality of staff and knowledge they have. Mr. Ramsey further thanked the board members and recognized their tough decisions.

ADJOURNMENT - 7:53 p.m.


Chair Thomas Jordan