

REGULAR PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS – CITY HALL
1000 CITY CENTER CIRCLE
PORT ORANGE, FLORIDA
NOVEMBER 20, 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 Scott Steger
Commissioner Maria Mills-Benat
Commissioner Daniel Mallegol

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

DISCUSSION/ACTION

3. Consideration of Minutes - October 23, 2025

Motion to approve the October 23, 2025 meeting minutes was made by Commissioner Maria Mills-Benat and Seconded by Commissioner Daniel Mallegol. Motion carried unanimously by voice vote.

4. APPLICATION: Small-Scale Comprehensive Plan Amendment/1737 Fern Park Drive
CASE NO.: CPAM-25-0003
APPLICANTS: Daniel D. and Sandra L. Bordis
STAFF CONTACT: Suzette Cameron, Senior Planner (386) 506-5676

A request to change the Future Land Use (FLU) designation for ±9.37 acres located at 1737 Fern Park Drive from Volusia County *Urban Low Intensity* (0.2-4 units/acre) to City of Port Orange *Rural Transition* (0-2 units/acre).

Items 4 and 5 were opened together.

5. APPLICATION: Rezoning/1737 Fern Park Drive
CASE NO.: REZONING-25-0005
APPLICANTS: Daniel D. and Sandra L. Bordis
STAFF CONTACT: Suzette Cameron, Senior Planner (386) 506-5676

A request to rezone ± 9.37 acres located at 1737 Fern Park Drive from Volusia County A-2 Rural Agriculture to City of Port Orange Agriculture (A).

Motion to approve Small-Scale Comprehensive Plan Amendment/1737 Fern Park Drive Case No.: CPAM 25-0003 was made by Commissioner Maria Mills-Benat and Seconded by Commissioner Stan Schmidt.

Motion to approve Rezoning/1737 Fern Park Drive Case No.: REZONING - 25-0005 was made by Commissioner Maria Mills-Benat and Seconded by Vice Chair Bo Bofamy.

Suzette Cameron, Senior Planner, introduced the items, provided details, and answered commissioners' questions.

Penelope Cruz, Planning Manager, provided additional information.

Sandra Bordis and Daniel Bordis, applicants, commented on their plans and answered commissioners' questions.

Motion to approve Small-Scale Comprehensive Plan Amendment/1737 Fern Park Drive Case No.: CPAM25-0003 carried unanimously by roll call vote.

Motion to approve Rezoning/1737 Fern Park Drive Case No.: REZONING - 25-0005 carried unanimously by roll call vote.

6. APPLICATION: LDC Text Amendment / Chapter 16
CASE NO.: DCAM-25-0006
APPLICANT: City of Port Orange
STAFF CONTACT: Tim Burman, Community Development Director (386) 506-5675

A request to amend Chapter 16 of the Land Development Code to comply

with Senate Bill 954 and the statutory requirements of Section 397.487, Florida Statutes as it relates to Certified Recovery Residences.

Motion to approve LDC Text Amendment/Chapter 16 Case No.: DCAM-25-0006 was made by Vice Chair Bo Bofamy and Seconded by Commissioner Maria Mills-Benat.

Tim Burman, Community Development Director, introduced the item, provided details, and answered commissioners' questions.

Robert Reinhausen, resident, commented on the districts and reasonable accommodations.

Motion carried unanimously by roll call vote.

7. 2026 Proposed Public Hearing and Development Review Calendars

Motion to approve the 2026 proposed public hearing and development review calendars was made by Commissioner Maria Mills-Benat and Seconded by Commissioner Daniel Mallegol. Motion carried unanimously by voice vote.

OTHER BUSINESS

8. Commissioner Comments

Commission members wished the staff a Happy Thanksgiving and expressed their appreciation for all their hard work.

9. Staff Comments

Happy Thanksgiving.

PUBLIC COMMENTS

There were none.

ADJOURNMENT - 5:48 p.m.



Chair Thomas Jordan