

REGULAR PLANNING COMMISSION MEETING MINUTES  
COUNCIL CHAMBERS – CITY HALL  
1000 CITY CENTER CIRCLE  
PORT ORANGE, FLORIDA  
FEBRUARY 26, 2026

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 Daniel Mallegol  
Commissioner Angela LeDuc

Absent: Commissioner Scott Steger  
Commissioner Maria Mills-Benat

Also Present: Shannon Balmer, City Attorney  
Penelope Cruz, Planning Manager  
Amanda Bonin, Deputy City Clerk

DISCUSSION/ACTION

3. Consideration of Minutes – November 20, 2025

Motion to approve the November 20, 2025 meeting minutes was made by Commissioner Bo Bofamy and Seconded by Commissioner Stan Schmidt. Motion carried unanimously by voice vote.

4. APPLICATION: Large-Scale Comprehensive Plan Amendment  
CASE NO.: CASE NO. CPAM-26-0001  
APPLICANT: Paylin Acres, LLC  
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org

A request by the applicant, Paylin Acres, LLC, on behalf of the property owners, to amend the City's Comprehensive Plan Future Land Use Map for a total of ±56.53 acres, located on the west side of Airport Road, north of Charles Street, to change the Future Land Use (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).

Items #4 and 5 were opened together.

Motion to approve Large-Scale Comprehensive Plan Amendment CASE NO. CPAM-26-0001 was made by Commissioner Stan Schmidt and Seconded by Commissioner Bo Bofamy.

Penelope Cruz, Planning Manager, introduced the items and provided details, along with a PowerPoint presentation, and answered Commissioner's questions.

Joey Posey, attorney for the applicant, provided further details along with a PowerPoint presentation, and answered Commissioner's questions.

Several Volusia County residents spoke in opposition of the Comprehensive Plan Amendment and Rezoning of the property, noting the denial to waive the 12-month waiting period before a new resubmittal can come before the board, and flooding concerns.

Robert Reinhagen, resident, raised concern as to whether the applicant will stay with the presented number of homes and not double it.

Mr. Posey stated that the applicant has been transparent throughout the process. He clarified that the City Council vote on the rezoning denial resulted in a 2–2 tie and further explained that the 12-month waiting period waiver was denied by a 4–1 vote but does not constitute a moratorium. He also noted that the applicant has taken proactive measures to address flooding concerns and clarified that the maximum project density is capped at 50 homes; therefore, the applicant will not construct 100 homes.

Motion carried 3-2 by roll call vote with Commissioners Angela LeDuc and Daniel Mallegol voting no.

5. APPLICATION: Conventional Rezoning  
CASE NO.: REZONING-26-0001  
APPLICANT: Paylin Acres, LLC  
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org

A request by the applicant, Paylin Acres, LLC, on behalf of the property owners, to rezone approximately 56.53 acres, located on the west side of Airport Road, north of Charles Street, consisting of 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 R-20SF.

Motion to approve Conventional Rezoning CASE NO. REZONING-26-0001 was made by Commissioner Stan Schmidt and Seconded by Commissioner Bo Bofamy. Motion carried 3-2 by roll call vote with Commissioners Angela LeDuc and Daniel Mallegol voting no.

6. APPLICATION: LDC TEXT AMENDMENT / CHAPTERS 2, 14, 15, and 16  
CASE NO.: DCAM-26-0001  
APPLICANT: City of Port Orange  
STAFF CONTACT: Penelope Cruz, Planning Manager (386) 506-5671/pcruz@port-orange.org

A request to amend Chapters 2, 14, 15, and 16 of the Land Development Code (LDC) regarding donation bins, temporary storage containers, and colors as part of an effort to update the LDC.

Motion to approve LDC TEXT AMENDMENT/CHAPTERS 2, 14, 15, and 16, CASE NO. DCAM-26-0001, was made by Commissioner Stan Schmidt and Seconded by Commissioner Daniel Mallegol.

Ms. Cruz introduced the item, provided details along with a PowerPoint presentation, and answered Commissioner's questions.

Mr. Reinhagen asked whether permitting for donation bins would be a new requirement. He further inquired that if it is an existing requirement, whether current permits would be recognized and allowed to be grandfathered in.

Ms. Cruz clarified this is a new regulation. There are no existing regulations or permitting requirements.

Motion carried unanimously by roll call vote.

## OTHER BUSINESS

### 7. Commissioner Comments

Commissioners welcomed Angela LeDuc as the newest Commissioner and thanked staff for their hard work.

### 8. Staff Comments

There were none.

## PUBLIC COMMENTS

There were none.

ADJOURNMENT - 6:55 p.m.



Chair Thomas Jordan