

REGULAR PLANNING COMMISSION MEETING MINUTES  
COUNCIL CHAMBERS – CITY HALL  
1000 CITY CENTER CIRCLE  
PORT ORANGE, FLORIDA  
JANUARY 24, 2019

THE REGULAR PLANNING COMMISSION MEETING of the City of Port Orange was called to order by Chairman White at 5:30pm.

Pledge of Allegiance

Silent Invocation

Roll Call

Present: John Junco  
Newton White  
Thomas Jordan  
Lance Green  
Maria Mills-Benat  
Darrel "Bo" Bofamy

Absent: Joseph Fazzie (excused)

Also Present: Shannon Balmer, Assistant City Attorney  
Shelby Field, Assistant City Clerk

#### ELECTION OF OFFICERS

Vice Chairman Thomas Jordan was offered the Chair position and accepted.

*Motion was made by Commissioner White to nominate Commissioner Mills-Benat for Vice Chairman, Seconded by Commissioner Bofamy. Commissioner Mills-Benat accepted the nomination. Motion carried unanimously by voice vote.*

#### DISCUSSION/ACTION

##### 5. Consideration of Minutes

*Motion to approve the meeting minutes from December 12, 2018 was made by Vice Chairman Mills-Benat and Seconded by Commissioner White. Motion carried unanimously by roll call vote.*

6. Case No. 18-20000007  
SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE (FLU)  
AMENDMENT/WOODHAVEN PUD  
North of Pioneer Tr., between Williamson Blvd. and I-95

A request by the applicant to change the Future Land Use (FLU) designation for ±6.3-acres within Woodhaven Planned Unit Development (PUD) from *Conservation to Mixed-Use Center*.

Staff Contact: Penelope Cruz (386) 506-5671 [pcruz@port-orange.org](mailto:pcruz@port-orange.org)

*Penelope Cruz, Planning Manager, discussed the details of the plan and answered questions from the Commissioners.*

*Commissioners indicated that if they vote to approve the request they would like to see the ±6.3 acres in conservation moved somewhere else to preserve land.*

*Mike Dennis, environmental consultant for ICI, believes they would be willing to preserve conservation acres.*

*David Haus, applicant, discussed the details of the plan and responded to the Commissioners concerns stating the 6.3 acres would be preserved.*

*Motion to approve was made by Commissioner Junco and seconded by Vice Chairman Mills-Benat. Motion carried unanimously by roll call vote.*

7. Case No. 18-40000003  
SECOND AMENDMENT TO THE WOODHAVEN PLANNED UNIT DEVELOPMENT  
MASTER DEVELOPMENT AGREEMENT AND CONCEPTUAL DEVELOPMENT  
PLAN  
North of Pioneer Tr., between Williamson Blvd. and I-95

A request by the applicant for the Second Amendment to the Woodhaven Planned Unit Development (PUD) Master Development Agreement (MDA) and Conceptual Development Plan (CDP) to modify the landscape planting requirement for the landscape buffer along Williamson Boulevard for Phase 1, allow for either an 8-foot tall opaque PVC fence or a landscape buffer adjacent to I-95, reduce the buffer width along Pioneer Trail between Williamson Boulevard and I-95 from 400-feet to 200-feet, and add language referencing the Land Development Code (LDC) Subdivision Variance process for future requests to modify the Williamson Blvd. landscape buffer.

Staff Contact: Penelope Cruz (386) 506-5671 [pcruz@port-orange.org](mailto:pcruz@port-orange.org)

*Mrs. Cruz discussed the details of the plan and answered questions from the Commissioners.*

*Commissioners expressed distain over the 8-foot tall opaque fence, stating they would prefer a landscape fence and believe citizens would feel the same.*

*Mr. Haus assured Commissioners he would be willing to work with the City to provide a more suitable buffer along Williamson Blvd.*

*Motion to divide motion into separate votes was made by Vice Chairman Mills-Benat and seconded by Commissioner Green. Motion passed 4-1 by roll call vote with Commissioner Bofamy voting no.*

*Motion was made to modify the landscape planting requirements in the 50-foot wide landscape buffer along Williamson Blvd. for Phase 1 by Commissioner Green and seconded by Commissioner Junco. Motion carried unanimously by roll call vote.*

*Motion to allow for either an 8-foot tall opaque PVC fence or a landscape buffer along I-95 was made by Commissioner Green and seconded by Commissioner White. Motion carried 4-1 by roll call vote with Commissioner Jordan voting no.*

*Motion to modify the buffer width along Pioneer Trail from 400-feet to 200-feet on the condition the City will regain the 6 acres in future phases was made by Commissioner Green and seconded by Commissioner Junco. Motion carried unanimously by roll call vote.*

*Motion to add language referencing the Subdivision Variance process from the Land Development Code for future requests to modify the Williamson Blvd. landscape buffer was made by Commissioner Green and seconded by Commissioner Bofamy. Motion carried 4-1 by roll call vote with Vice Chairman Mills-Benat voting no.*

## 8. Commissioner Comments

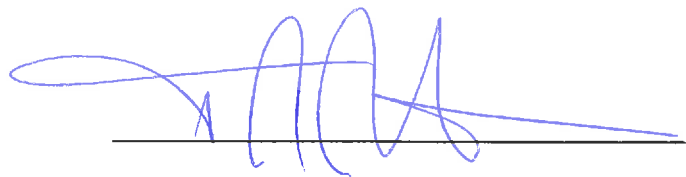
Commissioner Green expressed concerns over property maintenance from long term businesses. Tim Burman, Community Development Director, explained Code Enforcement handles such issues and he would pass the concerns along. Commissioner Green inquired about Acorn Storage on South Williamson Blvd. and the traffic resulting from it. Mr. Burman responded that the property meets all the access requirements through the City's Land Development Code and all access onto the property is through Volusia County, who approved it.

Commissioner White questioned Mr. Burman about the tree growing out of the former church building on the Northeast corner of Madeline Ave. and Williamson Blvd. Mr. Burman explained that the issue needs to be addressed by the property owner by May 30, 2019 either by demolishing the building or getting permits and site plans by said date or the City may take action. Commissioner White asked about the status of the Riverwalk condos. Mr. Burman responded that nothing has changed so far.

## 9. Staff Comments – there were none.

**PUBLIC COMMENTS-** there were none.

**ADJOURNMENT- 7:03 pm**



Chairman Thomas Jordan