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

Pledge of Allegiance

Silent Invocation

Roll Call

Present: John Junco
Maria Mills-Benat
Darrel “Bo” Bofamy
Lance Green
Newton White
Thomas Jordan, Chairman

Absent: Joe Fazzie (unexcused)

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

DISCUSSION/ACTION

4. Consideration of Minutes

Motion to approve the meeting minutes from January 24, 2019 with an amendment to show the applicant would preserve the 6.3 acres in case no. 18-20000007 was made by Commissioner Green and Seconded by Commissioner Bofamy. Motion carried unanimously by roll call vote.

5. CASE NO. 19-90000001
VARIANCE/4832 HALIFAX DRIVE

A request by the Applicant for variances from the LDC to: 1) reduce the minimum lot width to 20-feet in lieu of the required +/- 82 feet for property zoned Neighborhood Preservation (NP); and 2) allow for a dock side setback to be 5-feet in lieu of the required 10-feet from a side property line.

Staff Contact: Briana-Conlan King (386) 506-5676/brking@port-orange.org
Shannon Balmer, Assistant City Attorney, read the requirements established by City Council regarding the variance process.
Briana Conlan-King, Community Development Planner, discussed the details of the plan and answered questions from the Commissioners. Two letters of opposition were entered into the record.

Christina Wyatt-Vaeth, applicant, explained her requests for variances to subdivide her lot and answered questions from Commissioners. Ms. Wyatt-Vaeth entered two letters of support into the record. Ms. Wyatt-Vaeth addressed miscommunication between staff and herself about the dock side setback. Penelope Cruz, Planning Manager, clarified that the second dock setback variance is created because of the first lot width variance requested. Commissioner White suggested looking into ways to share the existing dock between two future lot owners through a private easement or agreement.

Motion to approve was made by Commissioner Green and seconded by Commissioner White. Motion denied unanimously by roll call vote.

6. CASE NO. 19-40000001
FIRST AMENDMENT TO THE CATFISH COMMONS PLANNED COMMERCIAL DEVELOPMENT MASTER DEVELOPMENT AGREEMENT AND CONCEPTUAL DEVELOPMENT PLAN
4085 Ridgewood Avenue and 4108 Halifax Drive

A request by the applicant to amend the Catfish Commons Planned Commercial Development (PCD) Commercial Development Master Development Agreement (MDA) and Conceptual Development Plan (CDP) to allow: 1) a mobile retail unit to be positioned at 4085 Ridgewood Avenue; 2) allow a residential unit above the entry feature at 4108 Halifax Drive to serve as a residence for any business owner/manager of a business within the PCD; and 3) to waive fees associated with future amendments to the MDA or CDP for the PCD property.

Staff Contact: Gwen Perney (386) 506-5673/gperney@port-orange.org

Gwen Perney, Community Development Planner, discussed the details of the plan and answered questions from the Commissioners.

Brendan Galbreath, Applicant, addressed the Commissioners comments and concerns with the mobile retail unit.

Commissioner Junco motioned to approve case 19-40000001 seconded by Commissioner Mills-Benat.

Commissioner White motioned to amend the motion to include language to limit to retail, no second (motion died)

Commissioner White motioned to amend the motion to include the definition for retail as
defined by the Land Development Code
Seconded by Commissioner Junco. Motion
carried 4-2 by roll call vote with Commissioner
Jordan and Commissioner Green voting no.

Vote on original motion as amended passed 6-0
by roll call vote.

7. CASE NO. 19-40000002
FIFTH AMENDMENT TO THE WESTPORT STORAGE AND OFFICE BUILDING PLANNED
COMMERCIAL DEVELOPMENT MASTER DEVELOPMENT AGREEMENT
East side of S. Williamson Blvd., south of Taylor Road

A request by the Applicant for the Fifth Amendment to the Westport Storage and Office Park
Planned Commercial Development (PCD) Master Development Agreement to amend the list of
the permitted uses allowed in the PCD.

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

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

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

8. CASE NO. 19-25000001
LDC TEXT AMENDMENT/CHAPTER 9

An amendment to Chapter 9 of the Land Development Code to update the tree survey and
mitigation requirements based on recommendations by the Environmental Advisory Board.

Staff Contact: Briana Conlan-King (386) 506-5676/brking@port-orange.org

Tim Burman, Community Development Director, discussed the details of the amendment and
answered questions from Commissioners.

Savannah Weaver, City Council Candidate, spoke in support of the amendment and the efforts
of the Environmental Advisory Board to preserve the trees.

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

C. OTHER BUSINESS
9. Commissioner Comments

Commissioner Bofamy is very happy with how the landscaping looks at the Arby’s being built on Dunlawton Avenue.

Commissioner White thanked City staff for all the hard work they do.

Commissioner Green questioned Mr. Burman on the site plan for new golf homes at Cypress Head mentioned in the January Development Activity Report. Mr. Burman explained that the extension on the site plan has been approved but building permits have not been issued. Commissioner Green also inquired about the proposed cell tower plan between Williamson Blvd. and Townwest Blvd. Mr. Burman responded that the City is currently waiting on information from the applicant regarding the location needs analysis. Commissioner Green asked if anything is being done with the lights along Dunlawton Avenue. Mr. Burman responded yes.

10. Staff Comments – there were none.

D. PUBLIC COMMENTS – there were none.

E. ADJOURNMENT – 7:09pm

Chairman Thomas Jordan