

PLANNING COMMISSION MEETING MINUTES  
CITY OF PORT ORANGE  
1000 CITY CENTER CIRCLE  
COUNCIL CHAMBERS  
JULY 26, 2018

THE REGULAR MEETING OF THE PLANNING COMMISSION of the City of Port Orange was called to order by Chairman Newton White at 6:00 p.m.

Pledge of Allegiance

Silent Prayer

ROLL CALL: Present: Lance Green  
John Junco  
Maria Mills-Benat  
Bo Bofamy  
Mike Arminio  
Thomas Jordan  
Newton White

Also Present: Matt Jones, Deputy City Attorney  
Deanna Massey, City Clerk's office

**B. DISCUSSION/ACTION**

4. Consideration of June 28, 2018 Minutes

*Motion to approve the June 28, 2018 Minutes as presented was made by Commissioner Arminio and Seconded by Commissioner Junco. Motion carried unanimously by roll call vote.*

5. Case No. 18-90000004  
Variance/4068 Carlisle Drive.

**To be continued to a date certain of August 23, 2018.**

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

6. Case No. 18-32000001b  
Change of Use/Port Orange United Church of Christ 651 Taylor Road.

Acknowledgment that a monopole communications tower is a permitted use in the Governmental Public Use (GPU) zoning district.

Staff Contact: Penelope Cruz, (386) [506-5671](tel:506-5671)/[pcruz@port-orange.org](mailto:pcruz@port-orange.org)  
Ms. Cruz provided an overview of the acknowledgment for the monopole communications tower being added to 651 Taylor Road.

Mary Jodi Salic, Legal Counsel for AT&T Wireless introduced herself to the board. She stated AT&T intend on complying with all of the requirements of LDC.

Matt Jones, Deputy City Attorney, read a statement he prepared.

Eugene Healey, 989 Smokerise Blvd. expressed some concerns with the application proposed by AT&T. He discussed a PowerPoint that several citizens put together to present to the Board. This included the land development code and intent. He stated AT&T has failed to meet the requirements of the LDC.

Paul Kern, 971 Smokerise Blvd., discussed AT&T's current coverage within the area. He stated there is no need for a cell phone tower. He expressed concern for the visual impact the tower will have in the community.

Citizens expressed their concerns.

The Board members all stated they are opposed to the monopole communications tower being added to 651 Taylor Road. They expressed concerns about the height and location of the tower.

Chairman White thanked everyone for coming and expressing their opinions on this matter.

7. Case No. 18-60000003  
Rezoning/6225 S. Williamson Blvd.

A request to rezone +/- 5.8 acres, located at the northeast corner of S. Williamson Blvd. and Oakwater Lane, from Planned Commercial Development (PCD) to Community Commercial (CC).

Staff Contact: Briana Conlan-King, (386) [506-5676](tel:506-5676)/[brking@port-orange.org](mailto:brking@port-orange.org)

Ms. Conlan-King provided an overview of the proposed request to rezone +/- 5.8 acres, located at the northeast corner of 6225 S. Williamson Blvd and Oakwater Lane from PCD to CC.

Chairman White reconfirmed with Ms. Conlan-King the applicant would have to build by what the code currently specifies.

Arlene Fiorie, 704 Saw Palmetto Ct, expressed her concerns and requested for the developers to make contact with the residents in her community.

Shana Dayo, 727 Edgewater Ln., expressed her concerns with the traffic in the area and would like the Board to keep in mind that this is a very busy school zone.

Robert Myers, 793 Crosswind Ln., expressed his concerns.

Chairman White asked staff to go over the process the applicant needs to follow from here, and to talk about any plans to control the traffic.

Ms. Conlan-King explained the applicant would be required to submit a site plan to be reviewed and go through the site plan process, thereafter be required to follow all LDC code regulations, followed by a development order, preconstruction and construction processes from there. She stated at this time Volusia County is not entertaining any access points off Williamson Blvd. The traffic lights will be adjusted accordingly.

Mr. Tim Burman, Community Development, stated a traffic study will be required as the City is provided with more details.

Vice Chairman Arminio and Commissioner Mills-Benat encouraged the developers to reach out to the public and hold a meeting to answer any questions they may have.

*Motion to approve Case No. 18-60000003 was made by Vice Chairman Jordan and Seconded by Commissioner Junco. Motion carried unanimously by roll call vote.*

8. Case No.18-25000005  
LDC Amendment/Chapter 3, 5, 6, 13, 16 and 17.

Amendments to the Land Development Code (LDC) that are part of an on-going maintenance effort to update the LDC to make it more efficient and consistent.

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

Ms. Cruz provided an overview of amendments to the Land Development Code (LDC) that are part of an on-going maintenance effort to update the LDC.

Commissioner Green stated from a builder's point a view these changes would make everything better.

Chairman White asked if this would include pods, shipping containers and carports.

Ms. Cruz explained stated as long as the containers meet the requirements they would be included. This change would allow the City to make the regulations clearer.

*Motion to approve Case No. 18-25000005 was made by Commissioner Mills-Benat and Seconded by Commissioner Bofamy. Motion carried unanimously by roll call vote.*

**C. OTHER BUSINESS**

9. Commissioner Comments

Commissioner Junco spoke on an abandoned home he is aware of in the City.

Commissioner Bofamy asked if they were finished with the remodel with the old Police Department.

Commissioner Green spoke on multiple uses on one piece of property and stated that he doesn't agree with it.

Mr. Burman stated for multiple uses on a property the requestors still have to submit a site plan and go through an approval process with the City.

10. Staff Comments- There were none.

D. **PUBLIC COMMENTS** There were none.

E. **ADJOURNMENT** 7:35PM



Chairman Newton White