MINUTES OF THE ORANGE CITY PLANNING COMMISSION MEETING, held on Wednesday, February 07, 2018 at 6:00 p.m. in Council Chambers, 201 N. Holly Avenue, Orange City, Florida.

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m. by Chair Laputka and roll call was taken.

ROLL CALL:

PRESENT: Chair: Tom Laputka; Commissioners: Vernon Stafford, Martin Harper, Fran Schwartz, Michelle Polgar, Sarah Mazzie, Staff Members: Rebecca Mendez, Development Service Director; Carol McFarlane, City Planner, William Reischmann, City Attorney, Melani Brown, Deputy City Clerk.

Absences: Commissioner Amy Campbell

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES January 03, 2018

Commissioner Polgar moved to approve the minutes of the January 03, 2018 Planning Commission meeting, seconded by Commissioner Schwartz and passed by a 6/0 roll call vote of the Planning Commission.

4. PUBLIC HEARINGS

None at this time

5. DISCUSSION ITEMS

A. Industrial/Manufacturing Use Zoning Classifications

Becky Mendez, Development Service Director, noted that at the last Planning Commission meeting staff was directed to present a list of 10 updated Land Development Code items for discussion. On January 23, 2018, the City Council directed staff to bring forward an ordinance to amend the Land Development Code (LDC). Ms. Mendez requested to present a draft list of the Industrial Zoning Classifications. She noted that this item was missing from the agenda packet and staff would like to present it to the Commission for consideration at this time.

Ms. Mendez reported that agenda item 5A is necessary to update the definitions of the Industrial Manufacturing uses in the LDC and assign those uses to zoning classifications and certain circumstances. Ms. Mendez described in detail the zoning classifications located in the zoning matrix.

Ms. Mendez noted that the purpose of the proposed text amendment is to provide manufacturing definitions based on amount, size, quantity, and impacts of use, instead of relying on specific use types
which will allow new businesses in commercial districts under certain circumstances. This approach
simplifies the code, increases ease of implementation and protects adjacent properties from impacts of
incompatible uses.

Ms. Mendez explained in detail the use definitions of Industry craft, Industry light, Industry medium
and Industry heavy.

Ms. Mendez stated that staff recommends the direction of the Planning Commission based on this
discussion and stakeholder input. Schedule text amendment ordinance for public hearing in March or
April 2018, which will require one hearing with the Planning Commission and two readings with the
City Council. The anticipated completion date is June 2018.

Ms. Mendez stated that staff will use this discussion and stakeholder input to draft a text amendment
ordinance and schedule a public hearing in March or April. The anticipated completion date is June
2018.

Dick Darling, Blue Springs Realty, came forward to state that he welcomes the changes that were
discussed. He noted that manufacturing businesses have faced difficulties relocating into the City due to
the current zoning classifications.

Commissioner Harper stated that it was unnecessary to include the definition of “mass production” on
page 2, agenda item 5A under Industry craft.

A discussion between the Commissioners ensued discussing the industry definitions and suggestions for
verbiage adjustments.

Ms. Mendez stated that this item will be reintroduced to the Commission. She asked for clarification as
to the definition of “Craft Industry” and if the verbiage “craft goods are all produced by hand” and “the
businesses are the opposite of mass production” should be deleted. It was the consensus of the
Commission to delete the suggested verbiage.

A discussion ensued about what verbiage should be deleted and added.

The Commissioners agreed that the words “offensive and obnoxious” should be removed from page 2
under Industry heavy and to keep “conditional use”.

B. Evaluation Appraisal Report

Ms. Mendez explained that the Evaluation Appraisal Report (EAR) is due every 7 years per Florida
Statute. A complete review of the Comprehensive Plan is necessary to note updates made to state law
conflicting with the Plan. She noted that the majority of all the updates were housekeeping items.

Ms. Mendez noted that the two main changes to the LDC were to revise the map amendment review
criteria to improve the urban sprawl indicators drafted in 2011 and to create an office transitional
designation criteria. Ms. Mendez referred to page 24 of 30 under policy 8 in the drafted future land use
element.
Ms. Mendez stated that staff recommends that the Planning Commission provide comments on the proposed revisions to the Comprehensive Plan elements and maps provided.

Commissioner Polgar asked if the City had an official parks and recreation committee. Ms. Mendez replied “no”.

6. STAFF/COMMISSION COMMENTS

Ms. Mendez welcomed newly appointed commissioner Sarah Mazzie.

Ms. Brown swore in Commissioner Mazzie.

Commissioner Polgar commented that if a parks and recreation committee is created again, other members should be encouraged to join. She thanked and complimented staff on their efforts.

Commissioner Mazzie thanked staff for their efforts.

Commissioner Schwartz reported that she attended the ribbon cutting at Mill Lake. She joined the Mayors Fitness Challenge and walked around Mill Lake and saw the alligators.

Chair Laputka thanked and complimented staff on their efforts. He stated the comments were exceptional.

7. CITIZEN COMMENTS

8. ADJOURNMENT

There being no further business to discuss, Chair Laputka adjourned the meeting at 7:36 p.m.

RESPECTFULLY SUBMITTED:                  APPROVED ON

Melani Brown                                  03/07/2018
Deputy City Clerk                           Date