

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

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5 **1. CALL TO ORDER**

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

8
9 **ROLL CALL:**

10
11 **PRESENT:** Chair: Tom Laputka; Commissioners: Vernon Stafford, Martin Harper, Fran Schwartz,
12 Michelle Polgar, Sarah Mazzie, Staff Members: Rebecca Mendez, Development Service
13 Director; Carol McFarlane, City Planner, William Reischmann, City Attorney, Melani
14 Brown, Deputy City Clerk.

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16 Absences: Commissioner Amy Campbell

17
18 **2. PLEDGE OF ALLEGIANCE**

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20 **3. APPROVAL OF MINUTES** January 03, 2018

21
22 **Commissioner Polgar moved to approve the minutes of the January 03, 2018**
23 **Planning Commission meeting, seconded by Commissioner Schwartz and passed**
24 **by a 6/0 roll call vote of the Planning Commission.**

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26 **4. PUBLIC HEARINGS**

27
28 None at this time

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30 **5. DISCUSSION ITEMS**

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32 **A. Industrial/Manufacturing Use Zoning Classifications**

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34 Becky Mendez, Development Service Director, noted that at the last Planning Commission meeting staff
35 was directed to present a list of 10 updated Land Development Code items for discussion. On January
36 23, 2018, the City Council directed staff to bring forward an ordinance to amend the Land Development
37 Code (LDC). Ms. Mendez requested to present a draft list of the Industrial Zoning Classifications. She
38 noted that this item was missing from the agenda packet and staff would like to present it to the
39 Commission for consideration at this time.

40
41 Ms. Mendez reported that agenda item 5A is necessary to update the definitions of the Industrial
42 Manufacturing uses in the LDC and assign those uses to zoning classifications and certain circumstances.
43 Ms. Mendez described in detail the zoning classifications located in the zoning matrix.

44
45 Ms. Mendez noted that the purpose of the proposed text amendment is to provide manufacturing
46 definitions based on amount, size, quantity, and impacts of use, instead of relying on specific use types

1 which will allow new businesses in commercial districts under certain circumstances. This approach
2 simplifies the code, increases ease of implementation and protects adjacent properties from impacts of
3 incompatible uses.

4
5 Ms. Mendez explained in detail the use definitions of Industry craft, Industry light, Industry medium
6 and Industry heavy.

7
8 Ms. Mendez stated that staff recommends the direction of the Planning Commission based on this
9 discussion and stakeholder input. Schedule text amendment ordinance for public hearing in March or
10 April 2018, which will require one hearing with the Planning Commission and two readings with the
11 City Council. The anticipated completion date is June 2018.

12
13 Ms. Mendez stated that staff will use this discussion and stakeholder input to draft a text amendment
14 ordinance and schedule a public hearing in March or April. The anticipated completion date is June
15 2018.

16
17 Dick Darling, Blue Springs Realty, came forward to state that he welcomes the changes that were
18 discussed. He noted that manufacturing businesses have faced difficulties relocating into the City due to
19 the current zoning classifications.

20
21 Commissioner Harper stated that it was unnecessary to include the definition of “mass production” on
22 page 2, agenda item 5A under Industry craft.

23
24 A discussion between the Commissioners ensued discussing the industry definitions and suggestions for
25 verbiage adjustments.

26
27 Ms. Mendez stated that this item will be reintroduced to the Commission. She asked for clarification as
28 to the definition of “Craft Industry” and if the verbiage “craft goods are all produced by hand” and “the
29 businesses are the opposite of mass production” should be deleted. It was the consensus of the
30 Commission to delete the suggested verbiage.

31
32 A discussion ensued about what verbiage should be deleted and added.

33
34 The Commissioners agreed that the words “offensive and obnoxious” should be removed from page 2
35 under Industry heavy and to keep “conditional use”.

36 37 **B. Evaluation Appraisal Report**

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

42
43 Ms. Mendez noted that the two main changes to the LDC were to revise the map amendment review
44 criteria to improve the urban sprawl indicators drafted in 2011 and to create an office transitional
45 designation criteria. Ms. Mendez referred to page 24 of 30 under policy 8 in the drafted future land use
46 element.

1 Ms. Mendez stated that staff recommends that the Planning Commission provide comments on the
2 proposed revisions to the Comprehensive Plan elements and maps provided.

3
4 Commissioner Polgar asked if the City had an official parks and recreation committee. Ms. Mendez
5 replied “no”.

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7 **6. STAFF/COMMISSION COMMENTS**

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9 Ms. Mendez welcomed newly appointed commissioner Sarah Mazzie.

10
11 Ms. Brown swore in Commissioner Mazzie.

12
13 Commissioner Polgar commented that if a parks and recreation committee is created again, other
14 members should be encouraged to join. She thanked and complimented staff on their efforts.

15
16 Commissioner Mazzie thanked staff for their efforts.

17
18 Commissioner Schwartz reported that she attended the ribbon cutting at Mill Lake. She joined the
19 Mayors Fitness Challenge and walked around Mill Lake and saw the alligators.

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

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24 **7. CITIZEN COMMENTS**

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26 **8. ADJOURNMENT**

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

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32 **RESPECTFULLY SUBMITTED:**

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35 _____
36 Melani Brown
37 Deputy City Clerk

APPROVED ON

03/07/2018
Date