

1 **MINUTES OF THE ORANGE CITY PLANNING COMMISSION MEETING**, held on
2 Wednesday, April 17, 2019, 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: Fran Schwartz, Gaea Nunez, Amy Campbell,
12 Wesley Kihlmire, Vernon Stafford and Sarah Mazzie; Staff Members: Rebecca Mendez,
13 Development Services Director, Carol McFarlane, City Planner, Joe Ruiz, Senior Planner,
14 William Reischmann, City Attorney, Melani Beringer, Deputy City Clerk.

15
16 **ABSENT**-None at this time

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18 **2. PLEDGE OF ALLEGIANCE**

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20 **3. APPROVAL OF MINUTES** March 06, 2019

21
22 **Commissioner Mazzie moved to approve the minutes of the March 06, 2019**
23 **Planning Commission meeting, seconded by Commissioner Kihlmire and passed**
24 **by a 7/0 roll call vote of the Planning Commission.**

25
26 **4. PUBLIC HEARINGS**

- 27
28 **A.** COND-02-19-1383. Conditional Use application to allow an indoor trampoline park in
29 the building located at 810 Saxon Blvd.

30
31 William Reischmann, City Attorney, read the title of Cond-02-19-1383 into the record. He advised that
32 this is a quasi-judicial public hearing and asked the Commissioners to disclose any ex-parte
33 communications on this matter. He noted, for the record, there were no disclosures.

34
35 Joseph Ruiz, Senior Planner discussed a PowerPoint presentation (a copy of which is attached and
36 becomes a permanent part of these minutes) that described a conditional use application to allow a
37 recreation and entertainment establishment for an indoor trampoline park. The trampoline park is being
38 proposed in one of the vacant tenant spaces created within the old Kmart building at The Market Place,
39 810 Saxon Boulevard.

40
41 Mr. Ruiz advised that Get Air proposes to occupy 27,088 square feet of the northern portion of the
42 building. The zoning code requires that a recreation and entertainment establishment in General
43 Commercial, Restricted (CG-1) districts be approved as a conditional use. Mr. Ruiz noted that according
44 to the Code, those properties zoned as MX-2 and that are already developed, shall be regulated by the
45 permitted and conditional uses in the CG-1 zoning district..

46

1 Staff recommends that the Planning Commission forward Resolution No. 945-19 to the City Council for
 2 approval of the conditional use application with the following conditions:

- 3 1. The indoor trampoline park is limited to 28,000 square feet. The applicant is authorized to submit a
 4 building permit for the buildout of the tenant space. The applicant shall include the façade
 5 improvements that generally comply with the attached renderings, and sidewalk improvements with
 6 this permit. The applicant shall construct a sidewalk from the existing crosswalk at the Market Place
 7 Drive and Saxon Boulevard intersection to the building, or other mobility enhancement as may be
 8 approved by the Technical Review Committee (TRC).
- 9 2. Prior to the use of the outdoor area on the north side of the building, designated as party area on the
 10 plan, it shall be improved to be consistent with the architectural enhancements of the remainder of the
 11 building and only be accessed from the interior Get Air tenant space. This area may only be used for
 12 seating area accessory to hosted parties. Any proposal to enclose the area shall require a separate
 13 conditional use application.
- 14 3. Prior to issuance of the Certificate of Completion, the Property Owner shall provide copies of the
 15 amended Declaration of Covenants, Conditions, and Restrictions allowing the recreation and
 16 entertainment use at The Market Place shopping center.
- 17 4. Prior to issuance of the Certificate of Completion, the Property Owner shall have submitted a Votran
 18 operation agreement to Volusia County.

19
 20 Chair Laputka inquired about the agreement between the property owner and Votran and outdoor access
 21 of the property. Mr. Ruiz clarified that the only access inside the property would be through the front
 22 door.

23
 24 Commissioner Nunez commented that her children and the residents will be very excited to see Get Air
 25 open.

26
 27 Sam Beatty, Project Manager for Get Air, came forward and stated that his company is very excited to
 28 open in the City.

29
 30 Commissioner Kihlmire asked about the plans for the outside area.

31
 32 Mr. Beatty stated that there are plans to clean up the outside area after the inside is completed.

33
 34 Commissioner Schwartz requested to have plants on the outside.

35
 36 Chair Laputka opened the public hearing, seeing no one, the chair closed the public hearing.

37
 38 Commissioner Campbell stated that the City welcomes this type of business.

39
 40 **Commissioner Campbell moved that based upon competent substantial**
 41 **evidence as presented, the Planning Commission recommend COND-**
 42 **02-19-1383, with the four conditions mentioned above and forward to**
 43 **City Council for approval, seconded by Commissioner Nunez, motion**
 44 **passed by a 7/0 roll call vote of the Planning Commission.**

45
 46 **5. DISCUSSION ITEMS**

1 Ms. Mendez stated that there will be three agenda items on the May 1st agenda. The discussion will
2 include enclave annexations. She noted that the future land use designation and zoning will be changed
3 on each one of the properties included in the annexation.

4
5 Ms. Mendez announced that she and Ms. McFarlane will be attending the Florida Planning and Zoning
6 Association Surf Coast Chapter Conference on the scheduled date of the June Commission meeting.
7 Therefore the June meeting may be cancelled.

8
9 **6. STAFF/COMMISSION COMMENTS**

10 Commissioner Campbell stated that she will not be in town during the June Planning meeting.

11
12 Commissioner Mazzie stated that she was excited about the trampoline park opening.

13
14 Ms. Mendez reported that Checkers has opened.

15
16 Commissioner Nunez stated that she will be planning a vacation in June and will update the Commission
17 in May.

18
19 Commissioner Kihlmire is excited about the improvement being made to the empty Kmart building.

20
21 Commissioner Stafford stated that the trampoline park is a fresh idea and Orange City is in need of that.

22
23 Commissioner Schwartz reported that she attended the Strategic Planning meeting. She was pleased to
24 see the excitement about the new projects coming into the City. She attended the Holly Ave drainage
25 and streetscaping meeting. She voiced her excitement about that project.

26
27 Chair Laputka shared his experience concerning a visit to Mill Lake. He met a man named Calvin Beara
28 from DeLeon Springs that was picking up trash at the park. Mr. Beara stated he enjoys visiting and
29 cleaning up the parks in the area as a good deed. Chair Laputka stated that Mr. Beara was his hero for
30 the day.

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32
33 **8. CITIZEN COMMENTS**

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35 **9. ADJOURNMENT**

36
37 There being no further business to discuss, Chair Laputka adjourned the meeting at 6:40 p.m.

38
39 **RESPECTFULLY SUBMITTED:**

APPROVED ON

40
41 _____
42 Melani Beringer
43 CMC, Deputy City Clerk

05/01/2019
Date