MINUTES OF THE ORANGE CITY PLANNING COMMISSION MEETING, held on Wednesday, August 07, 2019, 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: Amy Campbell, Gaea Nunez, Wesley Kihlmire, Vernon Stafford, Fran Schwartz. Staff Members: Rebecca Mendez, Development Services Director, Carol McFarlane, City Planner, Joe Ruiz, Senior Planner, Neysa Borkert, City Attorney, Melani Beringer, Deputy City Clerk.

ABSENT: Commissioner Mazzie

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES July 3, 2019

Commissioner Nunez moved to approve the minutes of the July 03, 2019 Planning Commission meeting, seconded by Commissioner Campbell, the motion passed by a 6/0 roll call vote of the Planning Commission.

4. PUBLIC HEARINGS


Neysa Borkert, City Attorney, read the title of SITE-04-19-1435 into the record.

Joe Ruiz, Senior Planner, provided a PowerPoint presentation (a copy of which is attached and becomes a permanent part of these minutes). Mr. Ruiz provided a brief history of the Parc Hill Planned Unit Development. He stated that this was an application for a 246 unit apartment complex within the Parc Hill development.

Mr. Ruiz provided the apartment complex site plan, the architectural renderings as well as the concurrency report.

Mr. Ruiz stated that staff recommends the Planning Commission forward Resolution 960-19 to the City Council with a recommendation of approval with the following conditions:

1. The site plan and construction drawings shall be revised to comply with the Technical Review Committee’s (TRC) comments dated July 2, 2019, except as otherwise amended by this resolution.

2. The Applicant shall provide architectural building elevations for the TRC to review for compliance
with the Development Agreement and Chapter 10 of the Land Development Code. Staff may issue a waiver to the 300 linear feet maximum building length development agreement requirement, if the Building one elevation proposes a substantial horizontal building offset.

3. The Applicant shall submit a copy of the Gopher Tortoise Relocation Permit approved by the Florida Fish and Wildlife Conservation Commission prior to the issuance of a development order.

4. The developer shall pay sewer impact fees ($3,100 per Equivalent Residential Unit -ERU) to the City prior to issuance of a site plan development order to reserve wastewater capacity. All other required City impact fees (water, parks, police, fire and transportation) shall be paid prior to issuance of each building permit.

5. The Cadence at Parc Hill plat, Case FPLT-10-18-1348, shall be recorded prior to site plan development order issuance.

Commissioner Schwartz referred to the concurrency report stating that the project will generate 32 students. She inquired about the generation of that figure.

Mr. Ruiz replied that the calculation was based on the Volusia County School Board capacity reservation rule approved June 05, 2019.

Chair Laputka asked for a review of condition number two.

Mr. Ruiz stated that the development agreement presented to City Council was approved with that wording. He explained that no building could be longer than 300 linear feet. The applicant has proposed a building that is approximately 400 linear feet. Therefore, staff requested the applicant change the design in order to provide a different appearance to the building that would encourage compliance.

A discussion ensued between the Commission and Mr. Ruiz that included the number of parking spaces, the technical review memorandum letter, the remaining number of multi-family units and the removal of the gopher tortoises.

Michael Woods, Representative from Cobb Cole, came forward to provide a descriptive explanation about the construction of the apartment complex buildings. He stated that he was available for any questions that the Commission may have.

Chair Laputka opened the public hearing.

Steve Sanders, 623 Swan Range Road, came forward and stated concerns about the number of students quoted and safety issues with students walking to school from the property.

Ms. Mendez responded that the school concurrency determination from the school district is included in this agenda packet. She stated that the student generation rate has recently been re-analyzed. Ms. Mendez reported that single family dwelling units have a student generation rate of .273 per unit and multi-family units have a student generation rate of .127 per unit.

Chair Laputka closed the public hearing.

Mr. Ruiz stated that the development is just outside of the two mile radius from Orange City Elementary.
Commissioner Nunez commented that at times the school board student formula does not match the actual number of children living in each unit. She noted that if the numbers do not match it creates more pressure on the surrounding schools.

Commissioner Kihlmire moved that based upon competent substantial evidence as presented, the Planning Commission finds Resolution 903-18 consistent with the Comprehensive Plan and recommends forwarding to the City Council with a recommendation of approval, with the five conditions outlined by staff, seconded by Commissioner Nunez, the motion passed by a 6/0 roll call vote of the Planning Commission.

B. ORDINANCE NO. 617: An administrative rezoning request for the recently annexed U-Haul business from Volusia County Planned Unit Development (PUD) to the Orange City Planned Unit Development (PUD) zoning classification.

Ms. Borkert read the title of Ordinance No. 617 into the record.

Ms. McFarlane provided a PowerPoint presentation (a copy of which is attached and becomes a permanent part of these minutes.) She stated that this property was annexed into the City via the Interlocal Agreement between Volusia County and Orange City. Ms. McFarlane noted that the property has a Business Planned Unit Development (BPUD) zoning that must be approved by separate Ordinance.

Ms. McFarlane stated that previous Ordinance No. 614 will change the future land use from Volusia County Commercial to the Orange City Commercial general designation. This Ordinance will be presented to City Council at the August 13, 2019 meeting.

Ms. McFarlane reviewed the rezoning criteria and stated that staff recommends that the Planning Commission forward Ordinance No. 617 to City Council for approval with the following condition: Approval is conditioned upon approval of Ordinance 614, amending the future land use of the subject property to City Commercial General, CG.

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

Commissioner Campbell moved that based upon competent substantial evidence as presented, the Planning Commission finds Ordinance No. 617 consistent with the Comprehensive Plan and recommends forwarding it to City Council with a recommendation of approval, with the added condition that Ordinance No. 617 cannot be finalized until Ordinance No. 614 is approved, seconded by Commissioner Schwartz, the motion passed by a 6/0 roll call vote of the Planning Commission.

5. DISCUSSION ITEMS

None at this time.

6. STAFF/COMMISSION COMMENTS
Commissioner Nunez wished everyone a great summer and thanked those who attended the Women’s Village Improvement Association (VIA) Gala. She reported that over $2,500 was raised which will allow Operation Smile to provide ten surgeries to children suffering from cleft pallets.

Commissioner Campbell stated that the formula of school age children provided by the Volusia County School Board is understandable.

Commissioner Schwartz complimented the VIA Gala.

Commissioner Stafford commented on a statute in New York City called The Teardrop. The statute was gifted from Russia to the city as a monument after the 911 attacks. He noted that not much has been reported about the statute.

Chair Laputka voiced his concerns about the lack of knowledge for the Teardrop statute.

Chair Laputka reported that he will soon have a seventh grandchild.

8. CITIZEN COMMENTS

9. ADJOURNMENT

There being no further business to discuss, Chair Laputka adjourned the meeting at 7:10 p.m.

RESPECTFULLY SUBMITTED:

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Melani Beringer
CMC, Deputy City Clerk

APPROVED ON

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9-23-2019
Date