

1 **MINUTES OF THE CITY OF ORANGE CITY TECHNICAL REVIEW COMMITTEE**, held on
2 Tuesday February 20, 2018 at 9:00 a.m. in the Development Services Conference Room, 205 E. Graves
3 Avenue, Orange City, Florida.
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5 **1. Call to Order/Roll Call**

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7 Development Services Director Becky Mendez called the meeting to order at 9:00 a.m., and roll call
8 was taken.
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10 **PRESENT:** TRC Staff: Glenn Pereno, Chief Building Official; Becky Mendez, Development
11 Services Director; Sgt. Greg Lariscy, OCPD; Carol McFarlane, City Planner; Michael Watson,
12 Public Works Construction Manager; Michael Parker, Fire Department; Raul Palenzuela, Deputy
13 Public Works Director
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15 **2. APPROVAL OF MINUTES**

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17 Sgt. Lariscy made a motion to approve the minutes from November 7, 2017, November 21, 2017,
18 and February 6, 2018. Mr. Pereno seconded the motion. Motion passed.
19

20 **3. NEW BUSINESS**

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22 **A. Land O' Lakes Residential Planned Unit Development Application (RPUD-1-18-1311)**

23
24 **PRESENT:** Chris Garris, Managing Member for CG Investments; Susanne Borgerson, Regional
25 Manager for CG Investments; Cynthia Fenimore, Property Manager for Land O' Lakes
26

27 City Staff and the applicant discussed the comments made by the TRC and the City's Engineering
28 Consultants. The following items were also discussed:
29

- 30 1. The applicant indicated that they were amenable to combining the two parcels into one unified
31 site.
- 32 2. There are currently two driveways accessing Graves Avenue. A paved access drive for the
33 mobile home park residents, and a secondary driveway made out of millings that is used for the
34 dumpster area and the single-family residence. Since Graves Avenue is a County maintained
35 road, any work in the right-of-way of Graves Avenue would require a USE permit from Volusia
36 County.
- 37 3. The fence identified on the survey at the eastern property line is owned by Land O' Lakes and
38 consists of closely spaced pillars. This is to prevent the mobile home park residents from
39 accessing Bonnie Lane.
- 40 4. The fence identified on the survey at the western property line is owned by John Knox Village.
- 41 5. Sargent Lariscy informed the applicant that if work is done to a mobile home without a building
42 permit, the mobile home owner would be the subject of a code enforcement complaint. If work
43 is done outside of the a mobile home, such as sheds, new concrete slabs, etc., then the owner of
44 the land would be the subject of a code enforcement complaint.
- 45 6. The applicant indicated that they would update the survey to include lot numbers.
- 46 7. Mike Parker, Fire Department, was requested to provide the applicant with the dimensional
47 requirements of a cul-de-sac. The required tire curb clearance is 30 feet (measure from curb to
48 curb) with a minimum inside radius of 16.23.

- 1 8. Staff suggested that one way to provide just a little more vehicle maneuvering room would be to
- 2 remove mail boxes and provide a mail kiosk.
- 3 9. In reference to comment # 12, staff asked the applicant to indicate with symbols where any new
- 4 signs will be located on the property.
- 5 10. There was extensive discussion on what kind of utilities are available and whether a new fire
- 6 hydrant can be accommodated on site. The Fire Department maintains that a new hydrant should
- 7 be placed at or near the intersection of 4th and Main. However, since the potable water utilities
- 8 are private, the city is not sure what size water pipes are available. A fire hydrant needs at least a
- 9 6-inch pipe to get adequate water pressure. The Fire Department would like the applicant to try
- 10 to determine the size of the water pipes and continue coordination with the Fire Department to
- 11 site a new hydrant.
- 12

13 MOTION: Staff recommended that the TRC vote to approve the above-referenced application with

14 the following conditions:

- 15
- 16 A. Revise the Development Agreement to comply with the TRC comments.
- 17 B. Revise the master development plan to comply with the TRC comments.
- 18

19 Sgt. Lariscy made a motion to approve the above-reference application with the aforementioned

20 conditions. Mr. Pereno seconded the motion. Motion passed.

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23 **4. COMMENTS/DISCUSSION**

24 Staff discussed the process for reviewing projects, and hopefully resolve some delay and

25 disconnection between departments. Raul Palenzuela stated that he is a big fan of Carol's.

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28 **5. ADJOURNMENT**

29 Sgt. Lariscy made a motion to adjourn the meeting. Mr. Pereno seconded the motion. With there

30 being no further business, Development Services Director, Becky Mendez adjourned the meeting at

31 10:16 a.m.

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34 **RESPECTFULLY SUBMITTED:**

34 **APPROVED ON**

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38 Becky Mendez, Development Services Director

39 Development Services

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