MINUTES OF THE CITY OF ORANGE CITY TECHNICAL REVIEW COMMITTEE, held on
Tuesday February 20, 2018 at 9:00 a.m. in the Development Services Conference Room, 205 E. Graves
Avenue, Orange City, Florida.

1. Call to Order/Roll Call

Development Services Director Becky Mendez called the meeting to order at 9:00 a.m., and roll call
was taken.

PRESENT: TRC Staff: Glenn Pereno, Chief Building Official; Becky Mendez, Development
Services Director; Sgt. Greg Lariscy, OCPD; Carol McFarlane, City Planner; Michael Watson,
Public Works Construction Manager; Michael Parker, Fire Department; Raul Palenzuela, Deputy
Public Works Director

2. APPROVAL OF MINUTES

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

3. NEW BUSINESS

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

PRESENT: Chris Garris, Managing Member for CG Investments; Susanne Borgerson, Regional
Manager for CG Investments; Cynthia Fenimore, Property Manager for Land O’ Lakes

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

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

9. In reference to comment # 12, staff asked the applicant to indicate with symbols where any new signs will be located on the property.

10. There was extensive discussion on what kind of utilities are available and whether a new fire hydrant can be accommodated on site. The Fire Department maintains that a new hydrant should be placed at or near the intersection of 4th and Main. However, since the potable water utilities are private, the city is not sure what size water pipes are available. A fire hydrant needs at least a 6-inch pipe to get adequate water pressure. The Fire Department would like the applicant to try to determine the size of the water pipes and continue coordination with the Fire Department to site a new hydrant.

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

A. Revise the Development Agreement to comply with the TRC comments.
B. Revise the master development plan to comply with the TRC comments.

Sgt. Lariscy made a motion to approve the above-reference application with the aforementioned conditions. Mr. Pereno seconded the motion. Motion passed.

4. COMMENTS/DISCUSSION

Staff discussed the process for reviewing projects, and hopefully resolve some delay and disconnection between departments. Raul Palenzuela stated that he is a big fan of Carol’s.

5. ADJOURNMENT

Sgt. Lariscy made a motion to adjourn the meeting. Mr. Pereno seconded the motion. With there being no further business, Development Services Director, Becky Mendez adjourned the meeting at 10:16 a.m.

RESPECTFULLY SUBMITTED:  

Becky Mendez, Development Services Director  
Development Services