

1 **MINUTES OF THE CITY OF ORANGE CITY TECHNICAL REVIEW COMMITTEE**, held on
2 Tuesday June 19, 2018 at 9:00 a.m. in the Development Services Conference Room, 205 E. Graves Avenue,
3 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 9:05 a.m., and roll call
8 was taken.

9
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 Inspector; Mikal Hale, Engineering
13 Consultant

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15 **2. APPROVAL OF MINUTES**

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17 Sgt. Lariscy made a motion to approve the minutes from May 15, 2018. Mr. Pereno seconded the
18 motion. Motion passed.

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20 **3. NEW BUSINESS**

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22 **A. West Volusia Retail Center Planned Unit Development Major Amendment to the Development**
23 **Agreement (MPUD-4-18-1326)**

24
25 **PRESENT:** Chad Moorhead, MMS; Marc Garthier, Atlantic Housing; Mark Watts, Cobb Cole

26
27 Ms. McFarlane gave a brief explanation of the project. City Staff and the applicant discussed the
28 comments made by the TRC and the Engineer.

29
30 **MOTION:** Staff recommended that the TRC vote to forward the above-referenced application to the
31 Planning Commission with the recommendation of approval subject to the following conditions:

- 32
33 1. The Planned Unit Development (PUD) amendment is subject to staff's comments, as indicated in
34 the TRC staff report, along with the discussed additions or corrections.
35 2. Development Services comment #2 under "Development Plan" was modified to acknowledge
36 that the parking islands are existing and nonconforming to the Land Development Code and may
37 be allowed to stay at the current size if no construction will occur there.
38 3. During site plan review, the plan shall be revised to remove portions of the sidewalk that are
39 shown on the eastern portion of this development, so that pedestrians are not encouraged to walk
40 across the garage entrances, and are directed to safer pedestrian crosswalks.
41 4. During site plan review, the plan must be revised to show pedestrian connections between the
42 residential building entrances facing Junior Street and the public sidewalk on Junior Street.
43 5. The multi-family outparcel shall be platted prior to issuance of a site plan development order.
44 6. A new name for the project does not have to be decided during this major amendment, and may
45 be decided during either platting of the outparcel or review of the site plan application.
46 7. During site plan review, the location, number of dumpsters, and frequency of trash pickup will
47 have to be determined. The dumpsters on this site already overflow on a regular basis.

1 Therefore, only one dumpster for a 106-unit multi-family is not enough to accommodate for the
2 solid waste needs of the residents.

3 8. Provision of Knox Boxes shall be reviewed during site plan application.

4 9. During site plan review, the bus stop shelter upgrades and locations must be determined.
5

6 Sgt. Lariscy made a motion to approve the above-referenced application with the mentioned
7 conditions. Mr. Pereno seconded the motion. Motion passed.
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9 **4. COMMENTS/DISCUSSION**

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11 **5. ADJOURNMENT**

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13 Sgt. Lariscy made a motion to adjourn the meeting. Mr. Pereno seconded the motion. With there
14 being no further business, Development Services Director, Becky Mendez adjourned the meeting at
15 9:57 a.m.
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17 **RESPECTFULLY SUBMITTED:**

APPROVED ON

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21 Becky Mendez, Development Services Director
22 Development Services