



ORANGE CITY PLANNING COMMISSION
AGENDA
Wednesday, Jul 5, 2017
6:00 P.M.

CITY COUNCIL CHAMBERS
201 N. HOLLY AVENUE, ORANGE CITY, FLORIDA

Frances Schwartz, Chair
Michelle Polgar, Secretary
Amy Campbell
Tom Laputka

Martin Harper
Kathaline Salzano
Vernon Stafford

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

Minutes Dated May 3, 2017

4. PUBLIC HEARINGS

- A. COND-4-17-1262:** a conditional use application by Cabrera Lopez, owner, to allow the redevelopment of a vacant car dealership on the property located on \pm .373-acres identified as parcel number 8010-11-00-0080, located at 1225 S. Volusia Ave. in the CG-2, General Commercial zoning classification.
- B. COND-5-17-1266:** a conditional use application by Michael Wojtuniak, project engineer, to amend the existing Conditional Use for Sporty's Express Car Wash located on \pm 0.22-acres identified as parcel number 8014-00-00-0277, located at 1310 S. Volusia Ave. in the CG-2, General Commercial zoning classification.
- C. COND-3-17-1267:** a conditional use application by William E. Chase, president of Vision Community Outreach, to allow the operation of a food bank and distribution facility to be located on \pm 0.20-acres identified as parcel number 8011-08-25-0344 located at 195 W. Blue Springs Ave. in the CG-1, General Commercial Restricted zoning classification.



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D. **SITE-2-17-1245:** a site plan application by Kim Prentice of NXC Orange City Owner LLC, to allow a 77,206 square-foot Assisted Living Facility (ALF) with 99 beds to be located on ±4.4-acres identified as parcel numbers 8014-08-40-0010 and 801408330010, generally located on the west side of Veteran’s Memorial Parkway, approximately 1,600 feet north of its intersection with Harley Strickland Blvd. in the Parc Hill MPUD, Mixed Planned Unit Development.

E. **ORDINANCE 579:** a text amendment to Chapter 13 of the Land Development Code to update the Floodplain Management regulations to be in continued compliance with the current National Flood Insurance Program (NFIP) and Florida Division of Emergency Management (DEM) regulations.

5. DISCUSSION ITEMS

A. Discussion on Medical Marijuana Treatment Centers and of the Medical Marijuana Bill (SB-8A).

6. STAFF/COMMISSION COMMENTS

7. CITIZEN COMMENTS

8. ADJOURNMENT

NEXT MEETING AUGUST 2, 2017

If any person decides to appeal any decision made by the Planning Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (FS 286.0105). Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least three (3) working days in advance of the meeting date and time at (386) 775-5403.

RULES OF CONDUCT:

Public comment will be allowed consistent with Senate Bill 50, codified at the laws of Florida, 2013-227, creating Section 286.0114, Fla. Stat. (with an effective date of October 1, 2013). The public will be given a reasonable opportunity to be heard on a proposition before the City’s Planning Commission, subject to the exceptions provided in §286.0114(3), Fla. Stat.