



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

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

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

Martin Harper
Kathaline Salzano
Vernon Stafford

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

Minutes Dated October 4, 2017

4. PUBLIC HEARINGS

- A. ORDINANCE 594:** an application by Joe Rudolph of John Knox Village to rezone the property located on ± 27.72 acres known as Pine Forest Mobile Home Park and identified as parcel numbers 8011-00-00-0020, 8011-10-07-0010, and a portion of 8011-00-00-0010, located at 12 Westlake Drive, from MH-1, Mobile Home Park to the R-2, Medium Density Residential zoning classification.
- B. ORDINANCE 595:** an administrative action by The City of Orange City to rezone the property located on ± 1.33 acres identified as parcel numbers 8011-10-02-0010 and 8011-10-03-0010, located at 940 and 1000 East Rose Avenue, from MH-1, Mobile Home Park to the R-2, Medium Density Residential zoning classification.
- C. ORDINANCE 596:** a request by David Eastman, attorney for Sun Orange City, LLC, to rezone the property located on ± 38.7 acres known as Orange City RV Park and identified as parcel number 8017-00-00-0030, located at 2300 East Graves Avenue, from MX-2, Mixed Use Suburban to the PUD, Planned Unit Development zoning classification.
- D. RESOLUTION 887-17:** a preliminary plat application by Suresh Gupta of Park Square Homes to develop a 154-lot single-family subdivision known as Sparkman Ridge to be located on ± 48.92 acres identified as parcel number 8010-00-00-0020, located at the northwest corner of the West Rhode Island Avenue and South Sparkman Avenue intersection in the PUD, Planned Unit Development zoning classification.



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- E. COND-10-17-1279:** a conditional use application by Brad Lehman, representative for the company Two Men and a Truck, to allow a courier/delivery service to be located on ± 2.87 acres identified as parcel number 8001-00-00-0310, located at 1895 E. Graves Avenue in the MX-2, Mixed Use, Suburban zoning classification.

- F. COND-10-17-1293:** a conditional use application by Thomas Engineering Group, LLC to allow a restaurant with a drive-thru to be located on ± 2.11 acres identified as parcel number 8023-00-00-0150, generally located on the southeast corner of Enterprise Road and Harley Strickland Boulevard in the MX-2, Mixed Use, Suburban zoning classification.

5. DISCUSSION ITEMS

6. STAFF/COMMISSION COMMENTS

7. CITIZEN COMMENTS

8. ADJOURNMENT

NEXT MEETING JANUARY 3, 2018

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.