

1 **MINUTES OF THE ORANGE CITY PLANNING COMMISSION MEETING**, held on
2 Wednesday, April 04, 2018 at 6:00 p.m. in Council Chambers, 201 N. Holly Avenue, Orange City,
3 Florida.

4
5 **1. CALL TO ORDER**

6
7 The meeting was called to order at 6:00 p.m. by Chair Laputka and roll call was taken.

8
9 **ROLL CALL:**

10
11 **PRESENT:** Chair: Tom Laputka; Commissioners:, Martin Harper, Fran Schwartz, Amy Campbell,
12 Michelle Polgar, Vernon Stafford, Staff Members: Rebecca Mendez, Development
13 Service Director; Carol McFarlane, City Planner, William Reischmann, City Attorney,
14 Melani Brown, Deputy City Clerk.

15
16 Absences: Commissioner Sarah Mazzie

17
18 **PLEDGE OF ALLEGIANCE**

19
20 Chair Laputka moved Agenda item 5A forward.

21
22 Chair Laputka presented a Certificate of Appreciation of Service award to Frank Wilson.

23
24 **2. APPROVAL OF MINUTES** March 07, 2018

25
26 **Commissioner Polgar moved to approve the minutes of the March 07, 2018**
27 **Planning Commission meeting, seconded by Commissioner Harper and passed**
28 **by a 6/0 roll call vote of the Planning Commission.**

29
30 **3. PUBLIC HEARINGS**

31
32 None at this time

33
34 **4. DISCUSSION ITEMS**

35
36 **A. ORDINANCE NO. 600:** An administrative text amendment to the Land
37 Development Code to update the definitions of industrial/manufacturing uses and
38 assign those uses to zoning classifications in certain circumstances.

39
40 William Reischmann, City Attorney, read the title of Ordinance No. 600 into the record.

41
42 Ms. Mendez reminded the Commission that the purpose of this Land Development Code text
43 amendment is to encourage light and craft industrial type business uses within commercial areas. She
44 noted that the zoning code, as currently drafted, is an impediment. The proposed text amendment
45 provides manufacturing definitions based on amount, size, quantity, and impacts of use, instead of
46 relying on specific use types and applies those uses in commercial zoning districts under certain
47 circumstances. Ms. Mendez reviewed all the updated suggested amendments. She noted that staff is

1 recommending that medium industry be allowed by permitted use in I-1.

2
3 A question and answer forum ensued between Commissioners and Ms. Mendez, clarifying the zoning
4 boundaries.

5
6 Ms. Mendez stated that staff recommends the Planning Commission find the LDC amendment
7 consistent with the Comprehensive Plan and forward Ordinance No. 600 to City Council for approval
8 at first reading scheduled for May 8, 2018.

9
10 **Commissioner Polgar moved to forward a recommendation of approval for**
11 **Ordinance No. 600, which is consistent with the Comprehensive Plan, to the City**
12 **Council, seconded by Commissioner Schwartz and passed by a 6/0 roll call vote**
13 **of the Planning Commission.**

14
15 **B. VARI-2-18-1317:** A variance request by Robert Carelli, agent for property
16 owner Terry Williams, to allow a reduction in the minimum landscape buffer width
17 to allow construction of a parking lot expansion on the ± 3.18 acres of property
18 located at 2740-2756 Enterprise Road, identified as parcel number 8023-00-00-
19 0041, in the CG-2, General Commercial zoning classification.

20
21 Mr. Reischmann read the title of Vari-2-18-1317 into the record.

22
23 Carol McFarlane, City Planner, presented a detailed PowerPoint presentation (a copy of which is
24 attached and becomes a permanent part of these minutes). Ms. McFarlane provided a brief history of the
25 property. She noted that the applicant would like to extend the parking lot due to the increase of traffic
26 in the area.

27
28 Staff recommends that the Planning Commission approve Vari-2-18-1317 with the following
29 conditions:

- 30 1. The landscape buffer width is hereby reduced in accordance with the plans dated March 16, 2018, by
31 Michael Wojtuniak, PE. Any further encroachment into the landscape buffer would require approval
32 of a new variance application.
- 33 2. The landscape buffer in the project area shall be planted and maintained with landscaping materials
34 that meet, as a minimum, those plantings as required in section 10.5.1.A, landscaped buffers, in the
35 area specified on the landscape plan. Specifically, the site shall provide at a minimum:
- 36 a. Canopy trees shall be planted every 40 feet for a minimum of 4 trees, at least four inch diameter
37 at breast height (DBH) and 15 feet in height at the time of planting.
- 38 b. Four understory trees shall be planted every 100 linear feet of buffer for a minimum of 6 trees, at
39 least two inches DBH and 8 feet in height at the time of planting.
- 40 c. A continuous shrub hedge shall be planted within the buffer along the vehicular use area. The
41 shrub materials shall be at least 2.5 feet in height at the time of planting and obtain a height of
42 three feet within 12 months of planting under normal growing conditions so as to screen a
43 minimum of 75 percent of said parking or vehicular use area.
- 44 3. The new parking spaces along Enterprise Road shall be constructed of one construction material.
- 45 4. The associated tree removal permit (TREE-2-18-18089) and storm water management permit
46 (STWA-2-18-1318) must be approved before site work commences.

1 Robert Carelli, contractor and agent for Terry Williams, came forward to answer any questions that the
2 Planning Commission may have.

3
4 Chair Laputka asked if the trees will be moved forward. Mr. Carelli replied “yes”.

5
6 Mr. Carelli explained the process that will be taken in relocating the scrub oaks and irrigation on the
7 property.

8
9 **Commissioner Harper moved to approve Vari-2-18-1317, as recommended by**
10 **staff, seconded by Commissioner Polgar and passed by a 6/0 roll call vote of the**
11 **Planning Commission.**

12
13 **5. PRESENTATIONS**

14
15 **A. Frank Wilson Public Service Recognition**

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17 Agenda item 5A was moved forward after the Pledge of Allegiance.

18
19 **B. Kathaline Salzano Public Service Recognition**

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21 Ms. Salzano was absent. This item will be forwarded to the next agenda.

22
23 **6. DISCUSSION ITEMS**

24
25 None at this time

26
27 **7. STAFF/COMMISSION COMMENTS**

28
29 Commissioner Campbell stated that it was nice to have the Mayor present at tonight’s meeting.

30
31 Commissioner Schwartz noted that the Mayor’s challenge is over and the awards will be held on April
32 14th at 10:00 a.m. She also reported that the skate park will open at 11:00 a.m. on the same day.

33
34 **8. CITIZEN COMMENTS**

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36 **9. ADJOURNMENT**

37
38 There being no further business to discuss, Chair Laputka adjourned the meeting at 6:50 p.m.

39
40 **RESPECTFULLY SUBMITTED:**

41
42
43 _____
44 Melani Brown
45 Deputy City Clerk

APPROVED ON

05-02-2018
Date