

1 **MINUTES OF THE ORANGE CITY PLANNING COMMISSION MEETING**, held on
 2 Wednesday, September 05, 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:, Fran Schwartz, Vernon Stafford, Michelle Polgar,
 12 Amy Campbell, Martin Harper (arrived at 6:21p.m.), Staff Members: Rebecca Mendez,
 13 Development Services Director, Carol McFarlane, City Planner, William Reischmann,
 14 City Attorney, Melani Beringer, Deputy City Clerk.

15
 16 Absent: Commissioner Sarah Mazzie

17
 18 **2. PLEDGE OF ALLEGIANCE**

19
 20 **3. APPROVAL OF MINUTES** July 11, 2018

21
 22 **Commissioner Polgar moved to approve the minutes of the July 11, 2018 Planning**
 23 **Commission meeting, seconded by Commissioner Campbell and passed by a**
 24 **unanimous voice vote of the Planning Commission.**

25
 26 **4. PUBLIC HEARINGS**

27
 28 **A. Resolution No. 920-18:** Site Plan application SITE-5-18-1334, by George
 29 Huddleston, P.E., applicant and representative for Florida Hospital Fish Memorial, to
 30 add a four-story, 121,040 square-foot addition to the southern end of the hospital
 31 located at 1055 Saxon Boulevard, zoned MX-2, Mixed Use Suburban zoning
 32 classification.

33
 34 William Reischmann, City Attorney, read the title of Resolution No. 920-18 into the record.

35
 36 Carol McFarlane, City Planner, presented a detailed PowerPoint presentation (a copy of which is attached
 37 and becomes a permanent part of these minutes). Ms. McFarlane reported that the application presented
 38 is for the Fish Memorial Hospital bed tower addition. She provided a brief history of the property. Ms.
 39 McFarlane stated that there is a lot of room for growth in the development agreement.

40
 41 Ms. McFarlane reported on the existing and proposed plans. She stated that some trees will be removed
 42 causing the applicant to pay \$11,447 into the tree fund. Ms. McFarlane noted that one condition is that
 43 the live oaks residing on the property will need to be inspected within 12 months of the start of
 44 construction. If the trees die due to construction the applicant will need to pay \$2395.00 into the tree
 45 bank.

1 Ms. McFarlane provided a traffic impact analysis. She stated that the project is anticipated to generate
 2 1,228 daily trips and 115 p.m. peak hour trips.

3
 4 Ms. McFarlane stated that staff recommends the Planning Commission forward Resolution No. 920-18
 5 to City Council for approval with the following conditions:

- 6 1. Revise the plans as requested by the TRC.
- 7 2. Construction must be in general compliance with the Overall Master Plan (Exhibit A of the resolution).
- 8 3. Transportation concurrency requirements shall be satisfied with construction of a “pipe-lined”
 9 proportionate fair share capacity improvement project(s) valued at \$189,507. If the Threadgill
 10 sidewalk is not chosen for construction, then separate action by City Council will be required.
- 11 4. Two mobility enhancements must be provided prior to issuance of a Certificate of Occupancy.
- 12 5. An 800 megahertz system shall be provided for emergency services.
- 13 6. Development order is contingent on FEMA approval of a Conditional Letter of Map Revision,
 14 CLOMR-F.
- 15 7. Abandon irrigation wells and connect to the city’s reclaimed water system.
- 16 8. Payment into the tree mitigation fund of \$11,447.46.
- 17 9. Two live oaks around pond 1 must be inspected 12 months after DO. If dead, payment into the tree
 18 fund of \$2,395.98 is required

19
 20 Chair Laputka asked if the loss of parking spaces will affect the property.

21
 22 Ms. McFarlane replied that the hospital currently provides a lot of parking spaces in several sections. She
 23 stated that the parking that is being removed is assigned to visitor parking on the south side. The hospital
 24 has assured the City that plenty of parking spaces are provided.

25
 26 George Huddleston, Representative of S&ME the construction engineering company, thanked staff and
 27 stated that according to the hospital there is an adequate supply of parking provided on the property.

28
 29 Mr. Reischmann stated for the record that the amount of parking that will exist after the project is
 30 complete will still meet code and PUD requirements.

31
 32 A question and answer forum ensued regarding, cost for the water connections, modifications referring
 33 to condition number 6, sidewalk and waste water plans.

34
 35 **Commissioner Harper moved that based upon competent substantial**
 36 **evidence as presented, the Planning Commission recommends that the**
 37 **City Council of the City of Orange City approve Resolution No. 920-18**
 38 **with staff recommendations including nine conditions mentioned above,**
 39 **seconded by Commissioner Schwartz, motion passed by a 6/0 roll call**
 40 **vote of the Planning Commission.**

41
 42 **B. Ordinance No. 606:** Evaluation and Appraisal Report-based amendments to the
 43 Introduction, Future Land Use, Transportation, Housing, Conservation, Recreation
 44 and Open Space, Public School Facilities, Capital Improvements,
 45 Intergovernmental Coordination, and Monitoring and Evaluation Elements, and
 46 the Official Map Series of the Comprehensive Plan.

1 Mr. Reischmann, read the title of Ordinance No. 606 into the record. He advised that this is a quasi-
 2 judicial public hearing and asked the Commissioners to disclose any ex-parte communications on this
 3 matter. He noted, for the record, there were no disclosures.

4
 5 Becky Mendez, Development Services Director, reported that at least every seven years, pursuant to
 6 Chapter 73C-49, FAC, the City must determine whether the need exists to amend the Comprehensive
 7 Plan in order to reflect changes. The City adopted EAR-based amendments in 2010 and is required to
 8 evaluate the plan now.

9
 10 Ms. Mendez advised that the City must transmit amendments based on the Evaluation and Appraisal to
 11 the state before December 18, 2018, pursuant to Section 163.3191 (2), Florida Statutes.

12
 13 Ms. Mendez stated that staff recommends forwarding Ordinance No. 606 to the City Council with a
 14 recommendation of approval, along with any changes requested by the Planning Commission. The first
 15 reading of the ordinance is tentatively scheduled for the September 25, 2018 City Council meeting

16
 17 Commissioner Harper and Polgar complimented staff for doing a great job.

18
 19 Ms. Mendez provided an explanation about the process for generating the certain number of trips.

20
 21 **Commissioner Polgar moved that based upon competent substantial**
 22 **evidence as presented, the Planning Commission recommends that the**
 23 **City Council of the City of Orange City approve Ordinance No. 606 with**
 24 **staff recommendations including conditions mentioned above, seconded**
 25 **by Commissioner Harper, motion passed by a 6/0 roll call vote of the**
 26 **Planning Commission.**

27
 28 **5. DISCUSSION ITEMS**

29
 30 None at this time

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 32 **6. PRESENTATIONS**

33
 34 None at this time

35
 36 **7. DISCUSSION ITEMS**

37
 38 None at this time

39
 40 **7. STAFF/COMMISSION COMMENTS**

41
 42 Commissioner Stafford commented that staff does an excellent job.

43
 44 Commissioner Schwartz appreciated all the hard work that staff does.

45
 46 Commissioner Polgar asked what is going into the new building in front of Target. Ms. Mendez replied

1 that as of now she has only received permit applications from Aspen Dental.

2
3 Chair Laputka stated that Commissioner Harper has submitted his resignation from the Planning
4 Commission due to his City Council designation. A replacement will be sought for his position.

5
6 **8. CITIZEN COMMENTS**

7
8 **9. ADJOURNMENT**

9
10 There being no further business to discuss, Chair Laputka adjourned the meeting at 7:13 p.m.

11
12 **RESPECTFULLY SUBMITTED:**

13
14 _____
15 Melani Beringer
16 Deputy City Clerk

APPROVED ON

10-03-2018
Date