

1 **MINUTES OF THE ORANGE CITY PLANNING COMMISSION MEETING**, held on
2 Wednesday, July 03, 2019, 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: Amy Campbell, Gaea Nunez, Sarah Mazzie, Staff
12 Members: Rebecca Mendez, Development Services Director, Carol McFarlane, City
13 Planner, Joe Ruiz, Senior Planner, William Reischmann, City Attorney, Gloria Thomas,
14 City Clerk.

15
16 **ABSENT:** Commissioners Wesley Kihlmire, Vernon Stafford and Fran Schwartz.

17
18 **2. PLEDGE OF ALLEGIANCE**

19
20 **3. APPROVAL OF MINUTES** May 01, 2019

21
22 **Commissioner Mazzie moved to approve the minutes of the May 01, 2019**
23 **Planning Commission meeting, seconded by Commissioner Campbell, the motion**
24 **passed by a 4/0 roll call vote of the Planning Commission.**

25
26 **4. PUBLIC HEARINGS**

- 27
28 A. Ordinance No. 614: An administrative Comprehensive Plan amendment to the
29 Future Land Use Map for recently annexed properties.

30
31 Mr. Reischmann read the title of Ordinance No. 614 into the record.

32
33 Carol McFarlane, City Planner, provided a PowerPoint presentation (a copy of which is attached and
34 becomes a permanent part of these minutes). Ms. McFarlane discussed the criteria to determine the future
35 land use for recently annexed properties. She reviewed the future land use map and discussed the county
36 to city future land use correlation.

37
38 Ms. McFarlane discussed the next steps needed to forward the ordinance to City Council for first reading.
39 She stated that staff recommends the Planning Commission find Ordinance No. 614 consistent with the
40 Comprehensive Plan and forward it to City Council for first reading on August 13th.

41
42 Chair Laputka opened the public hearing, seeing no one the chair closed the public hearing.

43
44 **Commissioner Nunez moved that based upon competent substantial evidence as**
45 **presented, the Planning Commission finds Ordinance No. 614 consistent with the**
46 **Comprehensive Plan and forward it to the City Council with a recommendation**

1 **of approval, seconded by Commissioner Mazzie, the motion passed by a 4/0 roll**
2 **call vote of the Planning Commission.**

3
4 B. Ordinance No. 615: An administrative amendment to the Official Zoning Map for
5 recently annexed properties.
6

7 Mr. Reischmann read the title of Ordinance No. 615 into the record. He noted this was a quasi-judicial
8 matter and any ex-parte communication must be disclosed at this time. Mr. Reischmann noted for the
9 record there were no disclosures.

10
11 Ms. McFarlane provided a PowerPoint presentation (a copy of which is attached and becomes a
12 permanent part of these minutes). She noted this was a zoning companion to Ordinance No. 614. Ms.
13 McFarlane stated that this was the first of three public hearings needed for approval of Ordinance No.
14 614.

15
16 Ms. McFarlane displayed several maps showing the location of the properties. She advised that these
17 properties are still subject to Volusia County zoning standards. She stated that Volusia County has more
18 zoning classifications than Orange City.
19

20 Chair Laputka requested an explanation of the lot coverage. Ms. McFarlane replied that the lot coverage
21 is the percentage at which a parcel can be covered with buildings. The principal structure as well as the
22 accessory structure may not exceed 35% lot coverage on any one parcel in both Volusia County and
23 Orange City.
24

25 Ms. McFarlane provided a list of residential zoning classifications that were converted from Volusia
26 County to Orange City zoning classifications. She reviewed six criteria for zoning changes in the Land
27 Development Code and theoretical level of service issues.
28

29 Ms. McFarlane stated that the next steps require two City Council Meetings, the first reading with City
30 Council is scheduled for August 13, 2019. The rezoning ordinance does not require Department of
31 Economic Opportunity or Volusia Growth Management Commission review. However, Ordinance No.
32 615 cannot be approved unless the future land use is approved. Ms. McFarlane noted that the second
33 reading with City Council will occur in November 2019.
34

35 Ms. McFarlane stated that staff recommends the Planning Commission find Ordinance No. 615
36 consistent with the rezoning review criteria in the Land Development Code and forward it to the City
37 Council for approval. She again noted that Ordinance 615 would not become effective until Ordinance
38 No. 614 is adopted.
39

40 Chair Laputka asked for the biggest change that occurred as a result of the annexations.
41

42 Ms. McFarlane replied that the biggest changes would be located in the residential areas three and seven.
43 Area three will change from urban low intensity to urban medium intensity, area seven will change to
44 residential medium density to residential high density.
45

46 Chair Laputka opened the public hearing.

1 Garvin and Janice Newman, local fernery owners, came forward to ask if their property would be
2 grandfathered into the annexation.

3
4 Ms. Mendez responded in the affirmative. However, if the use is abandoned for one year the
5 grandfathered status is voided.

6
7 Les Hammond, 1990 Massachusetts Rd., came forward and asked if he chose to change the zoning
8 classification of his property would he be able to. He asked if his land value would change.

9
10 Ms. Mendez responded that is a question for the property appraiser.

11
12 Chair Laputka closed the public hearing.

13
14 **Commissioner Mazzie moved that based upon competent substantial evidence as**
15 **presented, the Planning Commission finds Ordinance No. 615 consistent with the**
16 **Comprehensive Plan and forward it to the City Council with a recommendation**
17 **of approval, with added condition that Ordinance No. 615 cannot be finalized**
18 **until Ordinance No. 614 is approved, seconded by Commissioner Nunez, the**
19 **motion passed by a 4/0 roll call vote of the Planning Commission.**

20
21 **5. DISCUSSION ITEMS**

22
23 **6. STAFF/COMMISSION COMMENTS**

24
25 Ms. Mendez wished everyone a Happy Fourth of July.

26
27 Mr. Reischmann wished everyone a safe weekend.

28
29 Commissioner Nunez reported that she attended the fire work display at Valentine Park and they were
30 amazing.

31
32 Commissioner Mazzie thanked everyone who attended the meeting. She reported that Volusia County
33 is hosting an International Coastal Cleanup Day in September. Registration will begin in August.

34
35 Chair Laputka announced that he will have a new grandchild soon.

36
37 **8. CITIZEN COMMENTS**

38
39 **9. ADJOURNMENT**

40
41 There being no further business to discuss, Chair Laputka adjourned the meeting at 7:19 p.m.

42
43 **RESPECTFULLY SUBMITTED:**

44
45 _____
46 Melani Beringer
CMC, Deputy City Clerk

APPROVED ON

08-07-2019

Date