

1 **MINUTES OF THE ORANGE CITY PLANNING COMMISSION MEETING**, held on
 2 Wednesday, February 05, 2020, at 6:00 p.m. in Council Chambers, 201 N. Holly Avenue, Orange City,
 3 Florida.

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 5 **1. CALL TO ORDER**

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 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, Wesley Kihlmire and, Vernon
 12 Stafford and Amy Campbell; Staff Members: Joseph Ruiz, City Planner, Carol
 13 McFarlane, City Planner, Neysa Borkert, City Attorney, Melani Beringer, Deputy City
 14 Clerk.

15
 16 **ABSENT:** Gaea Nunez and Sarah Mazzie

17
 18 **2. PLEDGE OF ALLEGIANCE**

19
 20 **3. APPROVAL OF MINUTES**

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 22 A. Minutes Dated December 4, 2019

23
 24 **Commissioner Schwartz moved to approve the December 4, 2019 Planning**
 25 **Commission meeting minutes, seconded by Commissioner Kihlmire, the motion**
 26 **passed by a unanimous voice vote of the Planning Commission.**

27
 28 **4. PUBLIC HEARINGS**

29
 30 A. NEW BUSINESS

31
 32 1. **COND-11-19-1772:** A Conditional Use application by Herb Green of Cadjazz
 33 Engineering to allow for a gas station convenience store located at the northwest
 34 corner of US 17-92 and Rhode Island Avenue, identified as parcel numbers 010-
 35 11-00-0390, 8010-11-00-0080, 8010-11-00-0120 and 8010-11-00-0510, within
 36 the CG-2, General Commercial zoning classification.

37
 38 Ms. McFarlane, City Planner, provided a PowerPoint presentation (a copy of which is attached and
 39 becomes a permanent part of these minutes). Ms. McFarlane reported that this is a conditional use
 40 application to allow for a 7-11 gas station convenience store at the corner US 17-92 and Rhode Island
 41 Avenue. She stated that the property is located within the General Commercial (CG-2) zoning
 42 classification, which requires a conditional use for auto-oriented retail sales. The developer is in the
 43 process of purchasing 4 properties: the Bad Dog commercial strip, an abandoned car sales lot, and two
 44 vacant lots.

45
 46 Ms. McFarlane stated that staff recommends that the Planning Commission approve conditional use
 47 application COND-11-19-1772, to allow an auto-oriented retail sales and service use at 1245 S. Volusia
 48 Avenue, with the following conditions:

- 1 1. Site plan approval shall generally comply with the conditional use site plan submitted on
2 November 12, 2019, as amended to address TRC staff comments from the January 21, 2020
3 meeting, and as may be amended by the Planning Commission.
- 4 2. A waiver to the required 60-foot right-of-way width of local roads Table 4.3.0(a) of the Orange
5 City Design Standards Manual is approved for Highland Street, on the condition that:
6 A. Highland Street shall be improved to 24 feet in pavement width, from Volusia Avenue to just
7 past the driveway connection, design to be approved by the TRC; and
8 B. Construction of a sidewalk on Highland Street along the entire north property line, design to
9 be approved by the TRC.
- 10 3. The convenience store building, gas station canopy and car wash building shall meet the
11 architectural requirements of Chapter 10 of the Land Development Code.

12
13 A discussion ensued that pertained to the traffic impact analysis, septic tank locations, right-of-way
14 locations, water recycling process for the car wash and increased school traffic.

15
16 Ms. Borkert clarified that Ms. McFarlane mentioned the west TRC buffer measured 10 feet, however,
17 the conditions state a 20 foot buffer. Ms. McFarlane replied that the correct length is 20 feet.

18
19 Herbert Green, representative for the property owner, came forward to request approval of the
20 conditional use application. Mr. Green addressed the traffic trip concerns, the buffer and gas tank
21 placements. Mr. Green stated that he is very excited to be a part of the City's growth.

22
23 Chair Laputka opened the public hearing.

24
25 Sonya and Christopher Gator, 108 Highland St., came forward to voice concerns about the noise, traffic
26 and blight caused from the new construction of a gas station in this location.

27
28 Joseph Dunkin, 107 W. Rhode Island, came forward to state that his family has lived in their home
29 since 1999. Mr. Dunkin voiced his concern about an increase in traffic that the new project will bring
30 to the City.

31
32 A discussion ensued that pertained to an increase in traffic, the brownfield redevelopment, code
33 regulations regarding conditional uses and future land use permitting.

34
35 Chair Laputka closed the public hearing.

36
37 **Commissioner Kihlmire moved that based upon competent substantial**
38 **evidence as presented, the Planning Commission finds COND-11-19-1772**
39 **consistent with the Comprehensive Plan with the three conditions outlined by**
40 **staff, seconded by Commissioner Schwartz, the motion passed by a 5/0 roll call**
41 **vote of the Planning Commission.**

42 43 5. DISCUSSION ITEMS

44
45 Commissioner Schwartz commented that the John Knox village construction has begun and the area
46 will be very nice after they finish.

47

6. STAFF/COMMISSION COMMENTS

Mr. Ruiz commented that the Blue Springs Ridge agenda item will be presented at the February 25, 2020 City Council meeting.

Ms. McFarlane reported that she will be leaving the City and going to work for the City of Deland.

Commissioner Kihlmire had no final comments.

Commissioner Campbell appreciated the final comments that pertained to the new gas station construction. She stated that Ms. McFarlane will be missed.

Commissioner Stafford had no closing comments.

Commissioner Schwartz stated that home owners are required to do their due diligence before purchasing a property. She reported about a non-profit called Backpack buddies that distribute snacks to children that do not have the food they need at home. A spaghetti dinner fundraiser will be held on the 20th of March at Orange Tree Village from 5 p.m. to 8 p.m. if residents would like to donate to the organization.

The Commission took a picture with Ms. McFarlane.

8. CITIZEN COMMENTS

9. ADJOURNMENT

There being no further business to discuss, Chair Laputka adjourned the meeting at 7:20 p.m.

RESPECTFULLY SUBMITTED:

APPROVED ON

Melani Beringer
CMC, Deputy City Clerk

March 04, 2020
Date