



**ORANGE CITY  
HISTORIC PRESERVATION BOARD  
THURSDAY, NOVEMBER 16, 2017  
4:00 P.M.  
OFF-SITE LOCATION  
ORANGE CITY – ALBERTUS COTTAGE  
200 E. ROSE AVENUE**

---

**Board Members**

Kerry Donaway, Chair  
Ted Marsolek, Vice Chair  
Tom Eidel  
Deneen Temperly-Jones  
Donna Cobb

**Staff Liaison**

Becky Mendez, Development Services Director  
Kimberly Reading, Planner 1

---

**1. CALL TO ORDER**

**2. ROLL-CALL**

**3. APPROVAL OF MINUTES**

Dated October 19, 2017

**4. OLD BUSINESS**

- A. Historic District Banners - Update
- B. Update Historic Walking Tour Map - Discussion

**5. NEW BUSINESS**

- A. Traditional Neighborhood Future Land Use Designation – Discussion

**6. STAFF/BOARD COMMENTS**

**7. CITIZEN COMMENTS**

**8. ADJOURNMENT**

**Next Meeting: December 21, 2017**

If any person decides to appeal any decision made the Historic Preservation Board with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings for such purpose he/she may need to insure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is 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 in advance of the meeting date and time at (386) 775-5403.

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.

**Goal 8**

Maintain and enhance the small community character and lifestyle of the historic area of Orange City as indicated in Map 2-3, supporting and promoting those areas based on their historic foundations.

**Objective 8.1**

Protect and maintain the historic area with appropriate future land use designations and land development regulations.

**Policy 8.1.1**

The City shall encourage a redevelopment plan to enhance the pedestrian environment and promote small town shopping, parking, recreation, in a walkable mix of neighborhood residential, professional, office, service and retail businesses.

**Policy 8.1.2**

Continue efforts to implement the 2006 bicycle/pedestrian network plan for the historic area.

**Policy 8.1.3**

Maintain guidelines and standards within the LDC to the type, character and intensity of development permitted in the historic area. The following future land use designation is established as part of the Plan:

**Historic Transitional (HT)** – The Historic Transitional designation is intended to preserve the character of older residential areas, which are susceptible to deterioration and encroachment due to the proximity of general commercial development. It is intended to provide a buffer between areas of high and low intensity use, especially between low-density residential areas and commercial corridors, and is intended to provide for an appropriate mix of uses along thoroughfare roadways as a means to keep intensive commercial uses at major intersections. Appropriate transitional uses are allowed as a means to maintain the economic viability of buildings and properties in the historic area by providing for alternative uses, which are compatible with the existing residential character.

**Commented [b1]:** Traditional Neighborhood?

This designation promotes a mix of residential, tourism, recreational, professional/general office, medical/dental offices, personal service uses (beauty shops or spas), and neighborhood-scale retail and restaurant uses. Conversion of historic structures to live-work units is encouraged. Mixed-use development shall be designed to be pleasing, livable, interesting places that are pedestrian-oriented to maximize internal trip capture.

**Commented [k2]:** Possibly use “tailor” instead to invite variety of personal services for men and women

Maximum residential density shall not exceed twelve (12) dwelling units per acre if located on a State Highway, eight (8) dwelling units per acre if located on a County or City thoroughfare, or four (4) dwelling units per acre if located on a local road.

DRAFT text amendment. FLU Element. 9.22.17

Maximum floor area ratio (FAR) for nonresidential uses shall not exceed 1.0 for property located on a thoroughfare, or 0.25 for property located on a local road.

Historical residential and/or nonresidential building area that existed prior to the adoption of this comprehensive plan is exempt from the maximum density and FAR requirements of this section.

Policy 8.1.4

The City shall continue to explore strategies for maintaining the vitality of revitalizing older areas of the City.

Policy 8.1.5

The City shall evaluate the viability of establishing architectural review requirements and regulations for application within the historic area.

Policy 8.1.6

The City shall protect its historic areas from incompatible uses through zoning, comprehensive planning and other appropriate regulatory mechanisms.

**Commented [k3]:** Consider adding a Historic Preservation Element to the CLUP in the future. I like Volusia County's Chap 17.