



**ORANGE CITY
HISTORIC PRESERVATION BOARD
THURSDAY, DECEMBER 21, 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 November 16, 2017

4. OLD BUSINESS

- A. Historic District Banners - Update
- B. Update Historic Walking Tour Map - Discussion
- C. Traditional Neighborhood Future Land Use Designation – Discussion

5. NEW BUSINESS

6. STAFF/BOARD COMMENTS

7. CITIZEN COMMENTS

8. ADJOURNMENT

Next Meeting: January 18, 2018

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.

1 **MINUTES OF THE CITY OF ORANGE CITY HISTORIC PRESERVATION**
2 **BOARD SPECIAL MEETING**, held on Thursday, November 16, 2017 at 4:00 p.m.
3 at the Albertus Cottage, 200 E. Rose Avenue, Orange City, Florida.
4

5 **1. CALL TO ORDER**

6 Chairman Donaway called the meeting to order at 4:00 p.m., and roll call was taken.
7

8 **2. ROLL CALL**

9 **PRESENT:** Chairman Kerry Donaway, Vice–Chair Ted Marsolek, Deneen
10 Temperly-Jones, and Tom Eidel; City Staff: Kimberly Reading, Planner and Becky
11 Mendez, Development Services Director; **ABSENT:** Donna Cobb
12

13 **3. APPROVAL OF MINUTES**

14 A. Minutes dated October 19, 2017

15 **Member Marsolek moved to approve the October 19, 2017 minutes, as**
16 **presented, seconded by Member Jones and passed by unanimous vote.**

17 **4. OLD BUSINESS**

18 A. Historic District Banners - Update

19 Staff presented four fabric color swatches from Clark’s Sales Display Inc., the
20 company who created the last district banners and who staff had been consulting
21 with on a new banner design. Ms. Mendez shared her thoughts on a variety of
22 other designs and informed the Board that Ms. Sherri Emery, from Image
23 Works, was interested in preparing a design for the banners. She designed the
24 original historic banners for the city, among many other signs, and would like
25 the opportunity to work with the Board on the new banners. A general
26 discussion followed regarding support of local vendors, product durability,
27 design costs, and thematic elements that connect to Mill Lake. The Board tabled
28 the discussion until alternate banner designs are received from Image Works.
29

30 B. Update Historic Walking Tour Map – Discussion

31 Chair Donaway stated the goal for today’s discussion is to establish a list of
32 additional resources to include in the walking tour. Then, produce a revised map
33 on the city website, which will satisfy the 2017 goal. She went on to say that a
34 goal for 2018 could include an expanded narrative for each historic resource on
35 the list. Staff will prepare a written narrative for any city owned resource. The
36 Board reviewed a list of possible historic structures drafted by Member Jones,
37 including several resources near Mill Lake. A general discussion ensued where
38 the Board evaluated the existing list. Mrs. Reading suggested the tour needed
39 to be a reasonable distance and fit on a one page trifold brochure. The Board
40 agreed and decided the tour would highlight the finest resource examples and

1 those with a significant history.

2
 3 The Board planned the tour to embark at the intersection of Holly Avenue and
 4 E. Graves Ave, commence south along Holly Avenue to E. Blue Springs, then
 5 east toward S. Thorpe Avenue. Depending on the location of pedestrian
 6 connectivity to the Mill Lake Trail loop, the tour will either return to Mill Lake
 7 on E. Blue Springs Ave. or continue to Clark Street where a pedestrian access
 8 is proposed at the north end of the street. The tour will continue along the east
 9 and north sides of Mill Lake to South Oak Ave, where it will then turn north to
 10 E. Graves Ave. Upon reaching Graves Avenue, the tour will turn east, then
 11 north on Thorpe Ave to E. University Ave. Turn east on University Ave. to
 12 Orange Ave. Continue north on Orange Ave to E. French Ave, then turn west
 13 on French Ave toward Oak Avenue. Turn south on Oak Ave toward E.
 14 University Ave, then turn west on University to N. Holly Ave. turning south to
 15 the point of beginning. Additional points of interest beyond this walking tour
 16 will be noted on the city website and included in a driving tour as part of the
 17 2018 Goal session.
 18

19 **5. NEW BUSINESS**

20 A. Traditional Neighborhood Future Land Use Designation – Discussion

21 Ms. Mendez presented a current zoning map of the historic area that has a
 22 mixture of zoning classifications, including Office Transitional (OT), Mixed
 23 Use Urban (MX-1), General Commercial Restricted (CG-1) and Low Density
 24 Residential (R-1). The zoning classifications are consistent with the
 25 comprehensive plan future land use (FLU) designations, except that the comp
 26 plan does not specifically define, provide density and intensity maximums, or
 27 any development standards for the Office Transitional (OT) FLU designation.
 28 She is seeking the Board’s input in defining the OT designation because it is
 29 located within the historic area and should provide more guidance for future
 30 development and redevelopment of the area.
 31

32 Ms. Mendez stated that although the OT designation is not defined, the city
 33 does define goals for the historic area, which are primarily found in Goal 8 of
 34 the Future Land Use Element. Ms. Reading distributed a draft revision of Goal
 35 8 to the Board, which included:

- 36 • Changing name to Historic Transitional?
- 37 • Allow a mix of residential, tourism, recreational, professional office,
 38 medical, personal services, and neighborhood-scale retail and
 39 restaurant uses.
- 40 • Max 12 DU/acre if located on 17/92, 8 DU/acre if located on a
 41 thoroughfare, and 4 DU/acre if located on a local road.
- 42 • Max 1.0 FAR if located on a thoroughfare and 0.25 FAR if located on

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a local road.

Chair Donaway strongly encouraged the Board to consider including the 17-92 corridor in the transitional area. A discussion followed regarding revising the boundary to include all of the designated Historic Area. Member Jones noted that the language describing the uses was easy to understand.

Chair Donaway asked for clarification on the paragraphs related to residential density. Ms. Mendez explained that she added language to clearly define residential density in the historic area, but that no changes to existing densities or entitlements were proposed. A discussion followed regarding desired land use densities along the commercial corridors. Chair Donaway encouraged the Board to maintain existing densities. Member Eidel voiced concern over increasing density in the historic area. He expressed his opinion that the transitional area today is not cohesive and that he would like to see a more uniform area defined. He asked that staff provide information as to what the existing uses are right now in the historic area so that the Board could use that information in defining what the future of the area should look like. Staff will prepare additional information about the existing land uses for the Board to present at the next meeting.

6. STAFF/BOARD COMMENTS

Member Eidel asked who he is supposed to talk to about his evaluation of Albertus Cottage. He was instructed to speak to Facilities Manager, Ashley Gay.

Ms. Reading notified the Board that staff is recommending the Mt. Zion AME Church seek Local Designation as a historic resource.

7. CITIZEN COMMENTS

None Present

8. ADJOURNMENT

There being no further business, Chair Donaway called for a motion to adjourn.
Member Marsolek made a motion to adjourn, seconded by Member Jones. The motioned passed by unanimous vote. The meeting adjourned at 6:57 pm.

1 **RESPECTFULLY SUBMITTED:**

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3 Kimberly Reading

4 City of Orange City, Planner

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APPROVED ON

Goal 8

Maintain and enhance the small community character and lifestyle of the traditional historic areas 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 traditional historic district area with appropriate future land use designations and land development regulations. ~~that has been designated as a national historic district.~~

Policy 8.1.1

The City shall ~~conduct a study of its traditional historic district. The purpose of the study is to provide the maps and data that will serve as the foundations for a~~ 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 traditional historic district area.

Policy 8.1.3

~~The City shall establish standards in the LDC, Ordinance No. 157, to regulate the conversion of older residential properties in the traditional historic district to office and institutional uses and group homes. 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) ^[b1] ~~– 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.~~

~~This designation promotes a mix of residential, tourism, recreational, professional/general office, medical/dental offices, personal service uses (beauty shops or spas^{[k2][KR3]}), 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.~~

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.

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 ~~traditional~~ historic district area.

Policy 8.1.6

The City shall protect its historic areas from incompatible uses through zoning, comprehensive planning [k4][KR5][KR6] and other appropriate regulatory mechanisms.