

MEMORANDUM

TO: Honorable Mayor and City Council Members

FROM: Elaine Wilson, Planning & Zoning Analyst II

DATE: February 7, 2008

SUBJECT: Master Plan and Site Plan for LBB Medical Center Business
Planned Unit Development

PURPOSE

The purpose of this item is to obtain City Council approval for the master plan and the site plan for the Land, Building & Beyond BPUD, located north of Veterans Memorial Parkway approximately 1,000 feet south of the intersection with Graves Avenue.

BACKGROUND

Kevin Spolski, representing LBB LLC, submitted a master plan to the Development Services Department on Nov. 16, 2007. The applicant is requesting approval of the master plan to allow the construction of a commercial center consisting of two buildings.

On February 6, 2008 the Planning Commission/Local Planning Agency voted unanimously to forward its recommendation for approval of master plan and the site plan for the Treemonte Center.

Further explanation and description of the planned development, the applicants, the property and an analysis of the plan submittal can be found in the attached backup document previously sent to the Planning Commission to evaluate the request.

RECOMMENDATION

To recommend City Council approval of Resolution #464-08 for the master plan and site plan for the Land, Building & Beyond Medical Center Business Planned Unit Development, located on Veterans Memorial Parkway.

RESOLUTION NO. # 464-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORANGE CITY, FLORIDA, TO APPROVE A FINAL MASTER PLAN AND SITE PLAN FOR THE LAND, BUILDING & BEYOND MEDICAL CENTER BUSINESS PLANNED UNIT DEVELOPMENT; REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Kevin Spolski, representing Land, Building & Beyond LLC, submitted a Planned Unit Development application, final master plan and site plan to the Development Services Department on Nov. 16, 2007; and

WHEREAS, the Planning Commission held a public hearing on Feb. 6, 2008, to consider the Land, Building & Beyond Medical Center Business Planned Unit Development for a recommendation of approval to City Council, and voted unanimously to recommend approval of the final Planned Unit Development Master Plan and site plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ORANGE CITY, FLORIDA:

SECTION 1. That the master plan and site plan for the "Land, Building & Beyond Medical Center Business Planned Unit Development" be approved.

SECTION 2. That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed.

SECTION 3. This Resolution shall take effect upon immediately upon its adoption by the City Council of the City of Orange City, Florida.

ROLL CALL VOTE AS FOLLOWS (Resolution No. 464-08):

Jim Mahoney	_____	Donald C. Sherrill	_____
Tom Laputka	_____	Tom Abraham	_____
Donald Sandford	_____	Jeff Allebach, Vice Mayor	_____
Harley Strickland, Mayor	_____		

ADOPTED THIS _____ DAY OF _____, 2008.

ATTEST:

AUTHENTICATED:

Deborah J. Renner, CMC, City Clerk

Harley Strickland, Mayor

Approved as to form and legal sufficiency:

W. E. Reischmann, City Attorney