

MEMORANDUM

TO: Honorable Mayor and City Council Members
FROM: Wendy Hickey, Planning and Zoning Analyst ~~W~~
DATE: April 3, 2008
SUBJECT: **West Volusia Retail Center – Modified Site Plan**

PURPOSE

To consider the site plan modification for the West Volusia Retail Center.

BACKGROUND

On January 22, 2008 The West Volusia Retail Center BPUD and site plan was approved by the City Council. On February 8, 2008, a revised site plan was submitted by Robert Chappell, of Chappell Properties representing Dale A. Suttoff Limited Family Partnership.

The modifications made were deemed by the Development Services Director to be major. In accordance with Sec. 5.6.2 of the Land Development Code (LDC) the approval process for modifications must follow the same requirements as the original plan.

The West Volusia Retail Center site plan application was submitted to the Planning Commission at a regular meeting on April 2, 2008, in accordance with Section 5.6.2. of the City's Land Development Code, in order to present a recommendation to the City Council. The Commission voted unanimously to recommend that the City Council approve the site plan.

Attached is a copy of the staff report submitted to the Planning Commission, a copy of the site plan, and a copy of Resolution No. 473-08.

RECOMMENDATION

Staff and the Planning Commission recommend City Council approve Resolution 473-08, thereby approving the West Volusia Retail Center site plan.

RESOLUTION NO. 473-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORANGE CITY, FLORIDA, TO APPROVE A SITE PLAN FOR THE WEST VOLUSIA RETAIL CENTER AT ORANGE CITY BUSINESS PLANNED UNIT DEVELOPMENT; REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Robert Chappell submitted a Site Plan modification plan to the Development Services Department on February 15, 2008; and

WHEREAS, the Planning Commission held a public hearing on April 2, 2008, to consider the West Volusia Retail Center at Orange City Business Site Plan for a recommendation of approval to City Council, and voted to recommend approval of the Site Plan.

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

SECTION 1. That the site plan for the "West Volusia Retail Center a 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 That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed.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:

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

MEMORANDUM

DATE: April 22, 2008

TO: Honorable Mayor and Council Members

FROM: Wendy Hickey, Planning & Zoning Analyst

SUBJECT: Site Plan modification the West Volusia Retail Center to be located at the intersection of Harley Strickland Blvd. and Junior Street identified as parcel 8023-00-00-0010.

Background — On January 22, 2008 the West Volusia Retail Center BPUD and site plan was approved by the City Council. On February 8, 2008, a revised site plan was submitted by Robert Chappell, of Chappell properties representing the Dale A. Suttoff Limited Family Partnership.

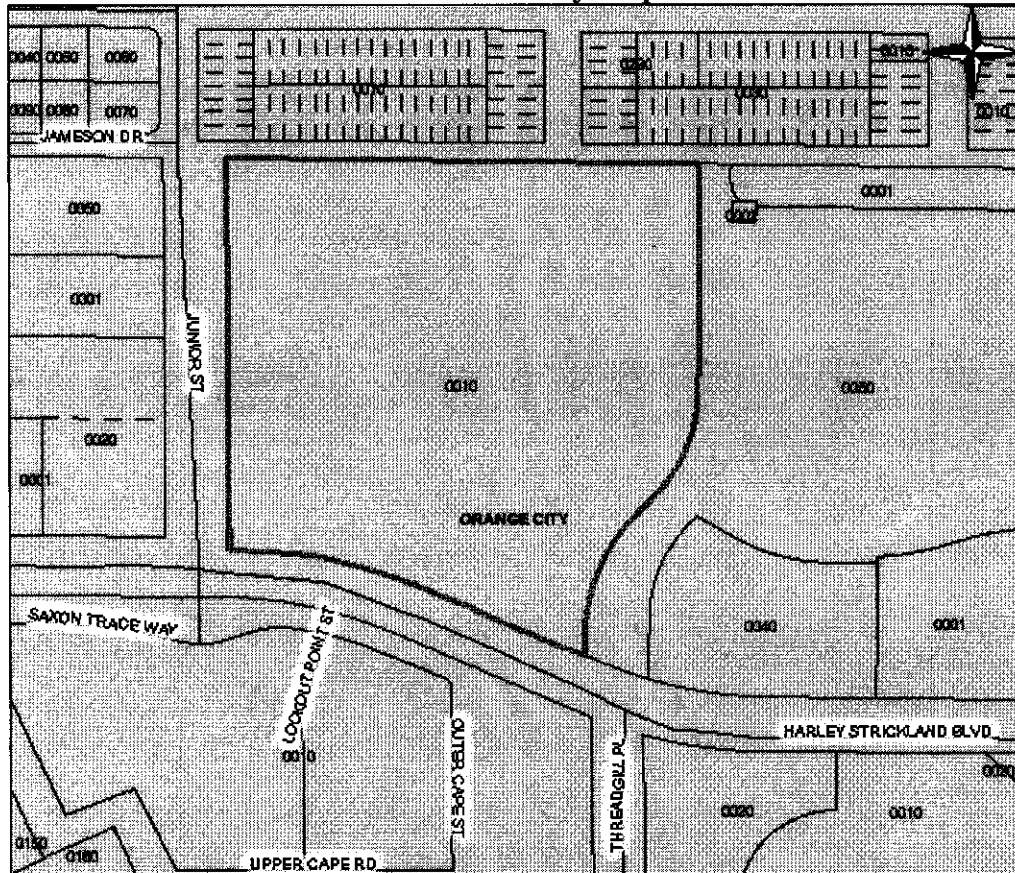
The changes made were deemed by the Development Services Director to be major. In accordance with Sec. 5.6.2 of the Land Development Code (LDC) the approval process for the modification must follow the same requirements as the original plan.

The changes proposed do not increase the square footage of the project. It does break off a 40,000 sq ft building from the retail development. The building will be used for medical offices for the hospital and will abut Junior Street.

OVERVIEW OF LAND USE AND ZONING STATUS

	FUTURE LAND USE	ZONING	EXISTING LAND USE	PERCENT DEVELOPED	JURISDICTION
SUBJECT	Mixed Use, MX	Mixed Use Suburban, MX-2	Vacant	0	City
NORTH	Urban Medium Intensity, UMI	Urban Single Family Residential R-4	Vacant	0	City
SOUTH	Mixed Use, MX	Mixed Use Suburban, MX-2	Hospital	100	City
EAST	Mixed Use, MX	Mixed Use Suburban, MX-2	West Volusia Town Center	100	City
WEST	Mixed Use, MX	Mixed Use Suburban, MX-2	Junior Street Professional Center	100	City

Vicinity Map



Project Analysis — This project was previously approved by City Council on January 22, 2008. The original project contained only retail in the development. The change proposed includes the first and second units being flipped, and 40,000 square feet of the retail building being separated and constructed for medical offices.

TRC Review —The Technical Review Committee (TRC) met on March 13, 2008 to review the site plan for issues related to unified control, access control, water and sewer, stormwater drainage and retention, parking, tree and landscaping, as listed in the City's Land Development Code. At the meeting, the TRC agreed that outstanding items could be resolved by making minor revisions and recommended the site plan move on to the Planning Commission for recommendation to the City Council.

Traffic Access — Four entrances are proposed for the site. Three entrances will be from Junior Street. A one entrance have been proposed from Harley Strickland Blvd. At the time of build out

there, will installation of a traffic signal at Threadgill Road. It has come to our attention that it will be warranted by increased traffic flow.

The trip generation for the proposed development is 3,066 new trips per day with 343 trips during the peak PM hour. (The traffic impact study also has been submitted to Volusia County for review since this development connects to a County roadway.) The calculations for traffic will remain the same.

Water and Wastewater — The proposed development lies within the Orange City Utilities water and wastewater, service area. According to a letter from Orange City Utilities, sufficient capacity exists to service the water and wastewater needs for the proposed project.

Appearance — The buildings proposed for this site have been reviewed for compliance with the City Code Appearance Standards.

The sign plan for the overall development is included in the master plan. The proposed signs are in compliance the City Code.

Tree planting and Protection — The 629,343 square foot development requires 1,511 diameter inches of trees to meet the requirements of Sec. 11.7 the Land Development Code. 2,266 DBH inches are proposed. The amount of trees and diameter inches has not changed.

Planning Department Recommendation & Summary —The Technical Review Committee has been working closely with the developer of West Volusia Retail Center. Staff believes that the necessary safeguards to ensure compliance with all code requirements.

The Commission may wish to take the following action:

- Create a motion stating that the Planning Commission recommends approval of Resolution # 473-08 for the site plan for West Volusia Retail Center at Orange City.

1 **8. Review and Consideration** of a site plan modification for the West Volusia Retail Center to be
 2 located at the intersection of Harley Strickland Boulevard and Junior Street, identified as parcel
 3 number 8023-00-00-0010.

4
 5 The City Attorney asked that anyone having had any ex parte communications regarding this matter
 6 disclose them at this time.

7
 8 Ms. Hickey said that this project had been reviewed by the Commission in December 2007. She stated that
 9 at that time the project was a 123,000 square foot retail center which adjoined the West Volusia Town
 10 Center. Ms. Hickey advised that the site plan has been modified to add 40,000 square feet of medical
 11 office. The medical offices will be separate from the retail space and there have been changes to the
 12 exterior of the building(s). Ms. Hickey indicated that the medical offices which will abut Junior Street
 13 will be occupied by doctors from the hospital, not physicians new to the area. The rest of the shopping
 14 center will remain essentially the same. Ms. Hickey noted that the outparcel for this development is
 15 identical to the shopping center.

16
 17 Ms. Hickey said that the change did not affect the impervious areas or civil requirements of the
 18 development.

19
 20 Commissioner DeSilva asked whether the three entrances from Junior Street were always part of the plan.
 21 Ms. Hickey responded in the affirmative. She also confirmed that all conditions for acceptance had been
 22 met.

23
 24 **Commissioner Weldon moved that the Planning Commission**
 25 **recommend approval of Resolution No. 473-08 for the site plan for the**
 26 **West Volusia Retail Center at Orange City, seconded by Commissioner**
 27 **DeSilva and passed by unanimous 5/0 roll call vote of the Commission.**

28
 29 **9. STAFF COMMENTS:**

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 31 Mr. Murray welcomed the Acting City Attorney who was filling in for Mr. Reischmann this evening. He
 32 commended Ms. Wilson for the way she handled the truck parking issue. Mr. Murray noted that the
 33 medical offices would be “fully taxable” for ad valorem purposes.

34
 35 Commissioner Franklin stated, “If we keep it up, Orange City is going to be the medical center of this part
 36 of Florida.” Mr. Murray responded that there have been discussions that the City needs a major employer
 37 and he observed that people don’t realize that the Hospital alone employs over 700 people. He said that
 38 the City is rapidly becoming a regional medical center. Commissioner Franklin stated, “If we keep it up,
 39 we’re going to become another Duke.”

40
 41 Mr. Murray advised that Mr. Gonzalez has been forced to resign from the Commission due to a conflict at
 42 work.

43
 44 **10. COMMISSION COMMENTS**

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 46 Commissioner Polgar stated that she would have like to see Mr. Evans work the problems with his