

## MEMORANDUM

**TO:** Honorable Mayor and City Council Members

**FROM:** Elaine Wilson, Planning & Zoning Analyst II

**DATE:** February 7, 2008

**SUBJECT:** **Vacation of Portion of Orange City Heights Subdivision for the Land, Building & Beyond LLC Property — 9.012 Acres**

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### PURPOSE

To approve the vacation of a 9.012-acre portion of Orange City Heights Subdivision, said portion including Parcel # 8012-00-00-0166, located north of Veterans Memorial Parkway, approximately 1,000 feet south of the intersection with Graves Avenue.

### BACKGROUND

The subject property is currently vacant and undeveloped. The property is located within the City's jurisdiction. The owner proposes to develop the property as a Business Planned Unit Development consisting of two medical/commercial buildings.

The 15 lots and platted rights-of-way are to be vacated from the Orange City Heights Subdivision and returned to acreage via Ordinance No. 334. The 9.012 acre property is designated as one parcel by the Volusia County Property Appraiser. The vacation is necessary to eliminate any future concerns about the existence of the underlying subdivision.

### RECOMMENDATION

Staff recommends City Council approval of Ordinance No. 334, thereby vacating this portion of the Orange City Heights Subdivision.

**MEMORANDUM**

**TO:** Honorable Mayor and City Council Members

**FROM:** Elaine Wilson, Planning & Zoning Analyst II

**DATE:** February 7, 2008

**SUBJECT:** Business Planned Unit Development — Land, Building & Beyond Medical Center

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**PURPOSE**

The purpose of this item is to obtain City Council approval for a rezoning to a Business Planned Unit Development for the Land, Building & Beyond Medical Center property north of Veterans Memorial Parkway approximately 1,000 feet south of the intersection with Graves Avenue.

**BACKGROUND**

Kevin Spolski, representing LBB LLC, submitted a BPUD application and a master plan to the Development Services Department on Nov. 16, 2007. The applicant is requesting approval of the BPUD rezoning to allow the construction of two buildings on the property.

On February 6, 2008 the Planning Commission/Local Planning Agency voted unanimously to forward its recommendation for approval of the rezoning for the Business Planned Unit Development for the LBB Medical 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 backup documents previously sent to the Planning Commission to evaluate the request (attached to Item 4-A).

**RECOMMENDATION**

To recommend City Council approval of Ordinance #343 for the rezoning to Business Planned Unit Development, BPUD, for the property owned by Land, Building & Beyond LLC, located north of Veterans Memorial Parkway approximately 1,000 feet south of the intersection with Graves Avenue.

## MEMORANDUM

**TO:** Harley Strickland, Mayor  
**FROM:** Jeffrey L. Baskoff, Chief of Police  
**DATE:** February 20, 2008  
**SUBJECT:** Unlicensed Contractor Citation Ordinance

**STRATEGIC PLAN TRACKING NO:** 07-G5-OB-3

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### PURPOSE

To create an ordinance that will provide for the issuance of a civil citation for unlicensed persons engaged in construction which required a contractor's license issued by the State or for a licensed contractor working without first obtaining an appropriate municipal building permit.

### BACKGROUND

F.S. 489.127(5) provides municipalities may enforce construction contracting laws of this state by means of a civil citation process.

Unlicensed contractors and contractors working without valid building permits have a devastating financial effect on citizens of this community and create unpermitted and potential unsafe structures.

This ordinance would provide for an effective and efficient method of enforcing state and local laws that currently regulate contractors.

### RECOMMENDATION

It is recommended that Council approves this ordinance.

## MEMORANDUM

**TO:** Harley Strickland, Mayor  
**FROM:** Jeffrey L. Baskoff, Chief of Police  
**DATE:** February 20, 2008  
**SUBJECT:** International Property Maintenance Code

**STRATEGIC PLAN TRACKING NO:** 07-G5-OB-3

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### PURPOSE

To create an ordinance that will establish a standard for all structures and building within Orange City to include residential homes and commercial buildings.

### BACKGROUND

The City of Orange City current code adopts the Standard Housing Code; however, the Standard Housing Code does not establish standards for commercial buildings. By adopting the International Property Maintenance Code (2003), municipal code officials will have enforcement authority for the safety and welfare of the public on both residential homes and commercial buildings.

### RECOMMENDATION

It is recommended that Council approves this ordinance.