

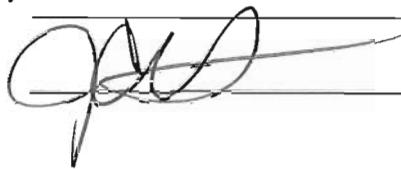
Meeting Date: 6/8/2010



Agenda Item # 7-A

CITY COUNCIL AGENDA ITEM

Contact Name: Elaine Wilson
Department/Contact # Development Services/775-5418

Department Director: _____
City Manager: 

- Type of Item:
- Public Hearing
 - Ordinance First Reading
 - Ordinance Second Reading
 - Resolution
 - Discussion & Action
 - Council Approval

Subject: Rhode Island Industrial Park – Extension of Development Order

BACKGROUND: The purpose of this resolution is to approve a second 12-month extension to the development order for the site plan for Rhode Island Industrial Park, to be located on East Rhode Island Avenue. The subject property consists of a 12.4 acre parcel, which is located on the south side of East Rhode Island Avenue. The future land use designation of the property is Industrial Limited, IL, and Industrial Light, I-1, zoning classification. The subject property includes the existing Harty Tractor Service office/warehouse and equipment yard; the remainder of the land is undeveloped. The approved site plan is for an office/warehouse complex with a maximum of 19 warehouses and an expansion of the Harty Tractor Service business. The site plan is designed to provide a total of up to 139,081 square feet of building. The actual number of buildings and the sizes will depend on the needs of individual owners as the site is developed.

The original site plan application was reviewed and approved by the City Council on April 22, 2008 via Resolution 474-08. On May 13, 2009, a 12-month extension of the development order was granted by the Development Services Director in accordance with the Land Development Code.

Since this development was originally approved in April 2008, economy has declined significantly. The applicant is requesting a 12-month extension until the market can support the proposed development. This extension, if approved, will be the second of seven possible extensions.

RECOMMENDATIONS: Staff recommends the City Council approve Resolution No. 603-10, thereby granting a 12-month extension to the development order for the Rhode Island Industrial Park site plan.

ATTACHMENTS: Resolution No. 603-10, Resolution No. 474-08

FINANCIAL IMPACT:

Based on the tax roll information, the taxable value of the property is \$513,372. However, once the property is developed, the City tax revenue will increase significantly.

Reviewed by City Attorney _____
Reviewed by Finance Dept. _____
Reviewed by: _____

1st Discussion Date: 4/22/2008	2nd Discussion Date: 6/8/2010	Third Discussion Date: Click here to enter a date.	Other Dates: Click here to enter a date.
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RESOLUTION NO. 603-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORANGE CITY, FLORIDA, ACKNOWLEDGING AND APPROVING A SECOND 12-MONTH EXTENSION OF THE DEVELOPMENT ORDER FOR THE RHODE ISLAND INDUSTRIAL PARK SITE PLAN, SAID SITE PLAN CONTAINING THE SPECIFICATIONS FOR CONSTRUCTING AN OFFICE/WAREHOUSE COMPLEX WITH A MAXIMUM OF 19 WAREHOUSES AND AN EXPANSION OF HARTY TRACTOR SERVICE BUSINESS, SAID PARCEL LOCATED ON THE SOUTH SIDE OF EAST RHODE ISLAND AVENUE, ORANGE CITY, FLORIDA; REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Rhode Island Industrial Park site plan was originally approved at a public meeting held on April 22, 2008 by the City Council of the City of Orange City, via Resolution No. 474-08, said site plan containing the specifications for constructing an Office/Warehouse complex on a 12.4 acre parcel consisting of a maximum 19 warehouses and the expansion of the Harty Tractor Service business, said parcel located on the south side East Rhode Island Avenue, said approval was due to expire on April 22, 2009; and

WHEREAS, on May 13, 2009, the applicant, Thad Harty, requested a first extension to the development order for the approved Rhode Island Industrial site plan, which said extension was approved by the Development Services Director in accordance with the Land Development Code; and

WHEREAS, in May of 2010, the applicant, Thad Harty, requested a second extension to the development order for the approved Rhode Island Industrial Park site plan, said extension to be considered by City Council on June 8, 2010, via Resolution No. 603-10, and if approved, will grant the second 12-month extension to the site plan, said approval to expire on April 22, 2011; and

WHEREAS, it is necessary for the City Council of the City of Orange City, Florida, to consider this second extension to the approved site plan for Rhode Island Industrial Park, as per Section 5.5 of the Land Development Code of the City of Orange City, Florida.

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

SECTION 1. That the development order for the site plan for Sparkman Ridge is herein approved for a second 12-month extension to expire on April 22, 2011, Resolution 474-08 being attached hereto as Exhibit A.

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

SECTION 3. That this resolution shall take effect immediately upon its adoption by the City Council of the City of Orange City, Florida.

ROLL CALL VOTE AS FOLLOWS:

Gary Blair	_____	Anthony Pupello	_____
Jeff H. Allebach	_____	Tom Abraham	_____
O. William Crippen	_____	Tom Laputka, Vice Mayor	_____
Harley Strickland, Mayor	_____		

ADOPTED THIS _____ DAY OF _____, 2010.

ATTEST:

AUTHENTICATED:

Deborah J. Renner, City Clerk

Harley Strickland, Mayor

**This Resolution approved
as to form and legal sufficiency:**

William Reischmann, City Attorney

*Amended on floor
4/22/08*

RESOLUTION NO. 474-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORANGE CITY, FLORIDA, TO APPROVE THE SITE PLAN FOR THE RHODE ISLAND AVENUE INDUSTRIAL PARK; REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Terry Williams, representing property owner Thad Harty, submitted a Commercial Development application and site plan to the Development Services Department on Jan. 4, 2008; and

WHEREAS, the Planning Commission held a public hearing on April 2, 2008 to consider the Rhode Island Avenue Industrial Park site plan for a recommendation of approval to City Council, and voted unanimously 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 "Rhode Island Avenue Industrial Park" be approved with the following stipulations:

- Drainage easement agreement approved by the City Attorney be signed and recorded by the applicant.
- All engineering issues be resolved prior to issuance of development order for the Industrial Park.
- A site plan for each lot and building will be reviewed and approved individually.

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 compliance with the stipulations listed herein. *and after the final adoption of Ordinance 350*

ROLL CALL VOTE AS FOLLOWS:

Jim Mahoney

yes

Donald C. Sherrill

yes

Donald Sandford

yes

Tom Abraham

yes

Thomas Laputka

yes

Jeff H. Allebach, Vice Mayor

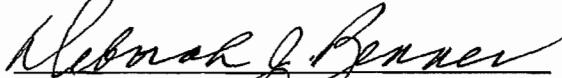
yes

Harley Strickland, Mayor

yes

ADOPTED THIS 22nd DAY OF April, 2008.


ATTEST:


Deborah J. Renner, CMC, City Clerk

AUTHENTICATED:


Harley Strickland, Mayor

Approved as to form and legal sufficiency:


W. E. Reischmann, City Attorney