

1 **MINUTES OF THE ORANGE CITY PLANNING COMMISSION MEETING**, held on
2 Wednesday, December 05, 2018, at 6:00 p.m. in Council Chambers, 201 N. Holly Avenue, Orange City,
3 Florida.

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5 **1. CALL TO ORDER**

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7 The meeting was called to order at 6:00 p.m. by Chair Laputka and roll call was taken.

8
9 **ROLL CALL:**

10
11 **PRESENT:** Chair: Tom Laputka; Commissioners: Fran Schwartz, Vernon Stafford, Michelle Polgar,
12 Amy Campbell, Sarah Mazzie, Wesley Kihlmire, Staff Members: Rebecca Mendez,
13 Development Services Director, Carol McFarlane, City Planner, William Reischmann,
14 City Attorney, Melani Beringer, Deputy City Clerk.

15
16 Absent: None at this time

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18 **2. PLEDGE OF ALLEGIANCE**

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20 **3. APPROVAL OF MINUTES** October 3, 2018

21
22 **Commissioner Polgar moved to approve the minutes of the October 3, 2018**
23 **Planning Commission meeting, seconded by Commissioner Mazzie and passed by**
24 **a unanimous voice vote of the Planning Commission.**

25
26 **4. PUBLIC HEARINGS**

27
28 **A. VARI-11-18-1349:** A variance request by Jesyca Goldstein, agent for owner
29 Southwest Volusia Healthcare & Adventist Health Systems (Florida Hospital Fish
30 Memorial), to allow the replacement of 14 ground signs as part of the rebranding from
31 Florida Hospital Fish Memorial to AdventHealth on the hospital property located at 1055
32 Saxon Boulevard and identified as parcel number 8023-23-00-0020 in the MX-2, Mixed
33 Use, Suburban zoning classification.

34
35 William Reischmann, City Attorney, read the title of VARI-11-18-1349 into the record. He advised that
36 this is a quasi-judicial public hearing and asked the Commissioners to disclose any ex-parte
37 communications on this matter. He noted, for the record, there were no disclosures.

38
39 Carol McFarlane, City Planner, provided a PowerPoint presentation (a copy of which is attached and
40 becomes a permanent part of these minutes) that described a variance application for Florida Hospital.
41 Ms. McFarlane explained that the applicant requested six variances to allow the replacement of 14 ground
42 signs on the hospital property as part of the rebranding from Florida Hospital Fish Memorial to
43 AdventHealth.

44
45 Ms. McFarlane stated the following six variances:
46

- 1 Variance 1 - to section 9.7.2 to allow for two primary signs instead of one, to be located at the driveway
2 entrances at Saxon Boulevard and Veterans Memorial Parkway.
- 3 Variance 2 - to section 9.7.3, subparagraph B and C, to allow the height of primary ground signs to exceed
4 the maximum allowable height of 13.2 feet, up to 15 feet.
- 5 Variance 3 - to section 9.9.A.5, to allow the secondary ground sign to exceed the maximum allowable
6 height from 11.25 to 12 feet at the driveway entrance at Harley Strickland Boulevard.
- 7 Variance 4 - to section 9.9.A.5, to allow the copy area of secondary ground signs to exceed the maximum
8 allowable of from 33 square feet to 42 square feet at the driveway entrance of Harley
9 Strickland Boulevard.
- 10 Variance 5 - to section 9.9.B.1 to allow the height of incidental signs (directory signs) to exceed the
11 maximum height of 6 feet, up to 8 feet.
- 12 Variance 6 - to section 9.7.5.A, to allow design guidelines for monument signs (primary and secondary
13 signs) to be waived for all ground signs on the campus to meet the nationwide AdventHealth
14 rebranding design, as proposed.
- 15

16 Ms. McFarlane stated that staff recommends the Planning Commission deny the variance application.
17 However, if the Planning Commission decides that the criteria can be met under specific conditions then
18 staff recommends the required seven stipulations:

19

- 20 1. Building permit(s) required and must be substantially similar to the signs proposed in the print book.
 - 21 2. All entrance signs must be landscaped in accordance with the code.
 - 22 3. Copy area of the primary entrance signs are limited to 66 square feet and 15 feet in height.
 - 23 4. Copy area of secondary entrance sign on Harley Strickland Boulevard is limited to 42 square feet and
24 12 feet in height.
 - 25 5. Copy area of incidental (directory) signs cannot exceed 33 square feet. Replacement of signs that are
26 consistent with the print book does not require a variance.
 - 27 6. Sign illumination must comply with the code (0.5 footcandles at the property line).
 - 28 7. One additional secondary entrance sign on Threadgill Place may be permitted and must meet the
29 dimensions of the sign on Harley Strickland Boulevard (12 feet in height and 42 square feet in copy
30 area), and matches the AdventHealth design shown in the print book.
- 31

32 Rob Dinniger, Jesyca Goldstein, Dawn Vonn, representatives for the applicant stated they were available
33 for questions from the Commission.

34

35 Chair Laputka asked whether city businesses were 100% compliant with the sign code. Ms. Mendez
36 replied that according to the amortization schedule all businesses are in compliance.

37

38 Chair Laputka voiced his concern about the new signs not conforming to the current sign code.

39

40 Ms. Goldstein replied, the signs are planned to be easier to be seen by emphasizing the way finding rather
41 than the architectural styles.

42

43 Commissioner Kihlmire stated that the variances would not be necessary if the applicant modeled a sign
44 that conformed to the existing code. He noted that a monument sign would comply with the City's current
45 code.

46

1 Commissioner Campbell stated that she agrees with variances 1-5 however contends with variance 6.

2
3 Commissioner Polgar referred to page six of the staff report. She noted that if the proposed signs met the
4 standards in section 9.181E then conditions 1-5 would not be needed.

5
6 The applicant presented a new sign model for the Commission's consideration.

7
8 A discussion between staff and the Commissioners ensued regarding the new model and whether it would
9 be acceptable.

10
11 Commissioner Mazzie asked how the Commission should proceed now that the applicant has submitted
12 a more acceptable sign design. Ms. Mendez responded that the Commission would then approve
13 variances 1-5 with conditions and deny variance 6 and request the applicant to comply with the
14 architectural design standards of the code.

15
16 Commissioner Stafford asked if this item will be presented to Council. Ms. Mendez stated that if the
17 Commission denies the application, the applicant would then have the opportunity to appeal the decision
18 to the Council. Otherwise the Commission has final action.

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20 Chair Laputka opened the public hearing by asking if anyone wanted to speak for or against the
21 application, no one appeared. The Chair closed the public hearing.

22
23 **Commissioner Mazzie moved that based upon competent substantial**
24 **evidence as presented, the Planning Commission approves VARI-11-18-**
25 **1349 applications numbers 1-5 with staff's suggested seven conditions**
26 **and deny variance 6, seconded by Commissioner Kihlmire, motion**
27 **passed by a 7/0 roll call vote of the Planning Commission.**

28 29 **5. DISCUSSION ITEMS**

30
31 Chair Laputka welcomed Wesley Kihlmire to the Commission.

32
33 Commissioner Polgar complimented staff on the minutes. She stated that the minutes were very detailed
34 and specific.

35
36 Ms. Mendez reported that the Little French project will begin with clearing and grubbing. She noted that
37 Big French is at 60% completed design.

38 39 **6. PRESENTATIONS**

40
41 None at this time

42 43 **7. STAFF/COMMISSION COMMENTS**

44
45 Commissioner Stafford wished everyone a Merry Christmas.

46

1 Commissioner Schwartz stated that the representatives from Florida Hospital are lucky they don't have
2 to go to Coral Gables or Boca Raton because they would have to comply.

3
4 Commissioner Kihlmire stated that it was a great first meeting and he is happy to be a part of the
5 Commission.

6
7 Commissioner Polgar wished everyone a Merry Christmas and Happy New Year and she thanked staff.

8
9 Commissioner Mazzie wished everyone a Merry Christmas and Happy Holidays she thanked everyone
10 who attended the meeting.

11
12 Commissioner Campbell stated that the lights around the City look beautiful. She wished everyone a
13 Merry Christmas and Happy New Year.

14
15 Chair Laputka reported that he has had three new grandchildren born in the last few months

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17

18 **7. CITIZEN COMMENTS**

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20 **9. ADJOURNMENT**

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22 There being no further business to discuss, Chair Laputka adjourned the meeting at 6:58 p.m.

23
24 **RESPECTFULLY SUBMITTED:** **APPROVED ON**

25
26 _____ _____
January 2, 2019

27 Melani Beringer Date
28 Deputy City Clerk