

1 **MINUTES OF THE ORANGE CITY PLANNING COMMISSION MEETING**, held on
 2 Wednesday, March 07, 2018 at 6:00 p.m. in Council Chambers, 201 N. Holly Avenue, Orange City,
 3 Florida.

4
 5 **1. CALL TO ORDER**

6
 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:, Martin Harper, Fran Schwartz, Sarah Mазzie,
 12 Amy Campbell Staff Members: Rebecca Mendez, Development Service Director; Joseph
 13 Ruiz, Senior Planner, Carol McFarlane, City Planner, Jennifer Nix, City Attorney,
 14 Melani Brown, Deputy City Clerk.

15
 16 Absences: Commissioner Polgar, Commissioner Stafford

17
 18 **PLEDGE OF ALLEGIANCE**

19
 20 **2. APPROVAL OF MINUTES** February 07, 2018

21
 22 **Commissioner Harper moved to approve the minutes of the February 07, 2018**
 23 **Planning Commission meeting, seconded by Commissioner Schwartz and passed**
 24 **by a 5/0 roll call vote of the Planning Commission.**

25
 26 **3. PUBLIC HEARINGS**

27
 28 None at this time

29
 30 **4. DISCUSSION ITEMS**

31
 32 **A. COND-11-17-1296:** a conditional use application by Peter Franzese, agent for
 33 PJF Holdings, LLC, to allow continued use of a car wash on ±1.62 acres located at
 34 2933 Enterprise Road in the CG-2, General Commercial zoning classification.

35
 36 Jennifer Nix, City Attorney, read the title of Cond-11-17-1296 into the record. Ms. Nix advised that this
 37 is a quasi-judicial public hearing and asked that any ex-parte communication on this topic be disclosed
 38 at this time. She noted for the record there were no disclosures.

39
 40 Joseph Ruiz, Senior Planner, presented a detailed PowerPoint presentation (a copy of which is attached
 41 and becomes a permanent part of these minutes). He explained that due to a change of ownership, this
 42 application is necessary to allow the continued use of a car wash at 2933 Enterprise Road and for
 43 expansion to the current conditional use. He stated that the new owner is proposing site improvements,
 44 including the addition of 12 new paved vacuum stations on the south portion of the property, 2 shade
 45 structures, as well as ADA improvements.

1 Mr. Ruiz stated that staff recommends approval of the conditional use to allow for continued use of a
2 car wash with the following conditions and one 1 waiver.

- 3 1. The applicant is authorized to submit a revised final site plan that is substantially compliant
4 with the attached conditional use site plan; engineer date stamped February 9, 2018, by Larry Poliner,
5 P.E. Minor adjustments may occur to the conditional use site plan.
- 6 2. The revised final site plan must comply with the TRC staff comments dated February 6, 2018.
- 7 3. The conditional use shall expire if the conditional use does not begin to serve the purpose for which
8 it was granted within 12 months from the date of rendition, or if its use is abandoned for 12
9 consecutive months, or if the property or business enjoying the conditional use is either transferred
10 or sold. The conditional use shall be applicable to PJF Holdings, LLC, if the property is transferred
11 to that entity.
- 12 4. All detailing and washing must be done within the automatic car wash tunnel, washing bays, and
13 vacuum stations. The proposed \pm 800 square-foot canopy area shall be limited to the detailing and
14 drying of vehicles. No washing of cars may take place in the parking spaces or other areas not
15 indicated as a washing facility on the attached site plan.
- 16 5. The blank spot in the hedgerow on Pond Court near the stop sign shall be planted to match and
17 extend the existing hedgerow.
- 18 6. A waiver to section 10.6.5 - Screening of mechanical equipment, to waive the requirement that the
19 vacuum arms be screened from public view with the condition that the arms be painted a natural
20 color. All other mechanical equipment is required to be screened from view per code.
- 21 7. The applicant shall relocate the dryer equipment a minimum of 10' feet inward, farther within the
22 carwash tunnel and away from Enterprise Road, and install a drying curtain at the exit to reduce any
23 noises emitted from the carwash equipment.
- 24 8. The 2 proposed canopies and their respective posts shall be a natural color and finished in consistency
25 with the principal structure.

26
27 Peter Franzese, owner of Miracle Car Wash, came forward to explain plans to mitigate the noise level
28 from the dryer blowers.

29
30 Ms. Mendez discussed whether or not a conditional use application, required for change of ownership,
31 should be presented to the Commissioners. She noted that typically those conditional uses stay with the
32 property.

33
34 **Commissioner Harper moved to approve COND-11-17-1296, seconded by**
35 **Commissioner Campbell and passed by a 5/0 roll call vote of the Planning**
36 **Commission.**

- 37
38 **B. VARI-2-18-1313:** A variance request by Walter Vandermark, agent of Florida
39 Hospital Fish Memorial, to allow an increase in building sign copy area, sign
40 placement and construction standards on the property located at 1055 Saxon
41 Boulevard, identified as parcel number 8023-23-00-0020, zoned MX-2, Mixed Use
42 Suburban zoning classification.

43
44 Ms. Nix read the title of Vari-2-18-313 into the record. Ms. Nix advised that this is a quasi-judicial
45 public hearing and asked that any ex-parte communication on this topic be disclosed at this time. She
46 noted for the record there were no disclosures.

1 Carol McFarlane, City Planner, presented a detailed PowerPoint presentation (a copy of which is
2 attached and becomes a permanent part of these minutes). Ms. McFarlane reported that the applicant
3 requested a variance allowing the installation of 2 new mesh vinyl, banner style wall signs to advertise
4 the Hospital's second year of achievement in obtaining a Hospital Safety Score of A.

5
6 Ms. McFarlane stated that staff recommends Planning Commission approval with the following
7 variances and conditions:

8 Variance 1: allowing an increase in primary façade wall sign copy area from 994 to 1,120 square feet
9 (320 square feet of existing wall sign, plus the new Sign 1).

10 Variance 2: allowing an increase in secondary façade wall sign copy area from 497 to 550 square feet
11 (100 square feet of existing wall sign, plus the new Sign 2).

12 Variance 3: waiving the sign placement standard of section 9.8.1.E, Land Development Code.

13 Variance 4: waiving the sign construction standard of section 9.8.1.I, Land Development Code.

14
15 1. Sign 1 shall not exceed 800 square feet (20' X 40') and Sign 2 shall not exceed 450 square feet
16 (9' X 50'), and both shall be designed as described in attached Exhibit A.

17 2. This variance is valid for one year from rendition.

18 3. The applicant shall apply for and receive a sign building permit before the installation of sign 1
19 and 2 commences.

20
21 Chair Laputka asked for clarification of the process if the applicant would like to keep the sign longer
22 than the 1 year period.

23
24 Ms. McFarlane responded that the applicant would go through the same process to apply for a variance.

25
26 Walter Vandermark, Representative for Fish Memorial, came forward and explained the process of
27 hanging the signs and noted the signs have endured 2 hurricanes.

28
29 A discussion between the Commission and Ms. Mendez ensued discussing possibly extending the length
30 of time for the variance in order to keep the signs up longer than the one year period.

31
32 **Commissioner Harper moved to approve Vari-2-18-313, seconded by**
33 **Commissioner Mazzie and passed by a 4/1 roll call vote of the Planning**
34 **Commission with Commissioner Campbell voting "no".**

35 36 5. STAFF/COMMISSION COMMENTS

37 38 A. Evaluation Appraisal Report (EAR) discussion on second series of elements including 39 the Capital Improvements Element and the Monitoring & Evaluation Element.

40
41 Ms. Mendez noted that this was the second round of the EAR discussion. She stated that the Capital
42 Improvements elements establishes the level of service for concurrency facilities. This is already
43 established in each individual element. Ms. Mendez reiterated the policies for updating the EAR
44 according to Florida statute.

45
46 Staff has reviewed the Plan in accordance with Chapter 163.3191, Florida Statutes and recommends

generally the following amendments to the elements listed above:

1. Capital Improvements Element.
 - a. Add specific reference to the TPO TIA guidelines when reviewing applicable development applications.
 - b. Delete reference to De Minimus records reports, as they are no longer required by statute.
 - c. Clarify that school concurrency processes and review criteria are mandated by the public school facilities element that the interlocal agreement between the city and school district.
 - d. Clarify the Concurrency Management Program in accordance with state statute.
 - e. Delete CIP schedule from the element. CIPs are adopted by ordinance annually and no longer require a comprehensive plan amendment. The last CIP update was adopted by City Council in December 2017.
2. Monitoring and evaluation element. Delete in its entirety because it is not a required element and is subject to conflicts with changes in state law. The administration and interpretation element, to be reviewed under separate cover, adequately addresses amendments to the comprehensive plan.

A lengthy discussion ensued between the Commissioners and Ms. Mendez including definitions and examples of conservation.

The Commission decided on objective 2.2, in the conservation element, to keep the additional staff recommendation of adding “non-renewable” before “energy sources” and replacing the word “alternative” with “renewable”. Objective 2.2 will now read “encourage conservation, of present non-renewable energy sources and the use and development of renewable sources”.

It was the consensus of the Planning Commission to agree to the above verbiage change.

6. COMMISSION COMMENTS

Commissioner Harper stated an island off of Europe installed solar panels. He noted that the island utilizes water sources for energy.

Commissioner Schwartz commented that the Mayors Fitness Challenge is truly a challenge.

7. ADJOURNMENT

There being no further business to discuss, Chair Laputka adjourned the meeting at 7:36 p.m.

RESPECTFULLY SUBMITTED:

APPROVED ON

Melani Brown
Deputy City Clerk

Date