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

1. CALL TO ORDER

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

ROLL CALL:

PRESENT: Chair: Tom Laputka; Commissioners: Martin Harper, Fran Schwartz, Sarah Mazzie, Amy Campbell

Staff Members: Rebecca Mendez, Development Service Director; Joseph Ruiz, Senior Planner, Carol McFarlane, City Planner, Jennifer Nix, City Attorney, Melani Brown, Deputy City Clerk.

Absences: Commissioner Polgar, Commissioner Stafford

PLEDGE OF ALLEGIANCE

2. APPROVAL OF MINUTES February 07, 2018

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

3. PUBLIC HEARINGS

None at this time

4. DISCUSSION ITEMS

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

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

Joseph Ruiz, Senior Planner, presented a detailed PowerPoint presentation (a copy of which is attached and becomes a permanent part of these minutes). He explained that due to a change of ownership, this application is necessary to allow the continued use of a car wash at 2933 Enterprise Road and for expansion to the current conditional use. He stated that the new owner is proposing site improvements, including the addition of 12 new paved vacuum stations on the south portion of the property, 2 shade structures, as well as ADA improvements.
Mr. Ruiz stated that staff recommends approval of the conditional use to allow for continued use of a car wash with the following conditions and one 1 waiver.

1. The applicant is authorized to submit a revised final site plan that is substantially compliant with the attached conditional use site plan; engineer date stamped February 9, 2018, by Larry Poliner, P.E. Minor adjustments may occur to the conditional use site plan.

2. The revised final site plan must comply with the TRC staff comments dated February 6, 2018.

3. The conditional use shall expire if the conditional use does not begin to serve the purpose for which it was granted within 12 months from the date of rendition, or if its use is abandoned for 12 consecutive months, or if the property or business enjoying the conditional use is either transferred or sold. The conditional use shall be applicable to PJF Holdings, LLC, if the property is transferred to that entity.

4. All detailing and washing must be done within the automatic car wash tunnel, washing bays, and vacuum stations. The proposed ± 800 square-foot canopy area shall be limited to the detailing and drying of vehicles. No washing of cars may take place in the parking spaces or other areas not indicated as a washing facility on the attached site plan.

5. The blank spot in the hedgerow on Pond Court near the stop sign shall be planted to match and extend the existing hedgerow.

6. A waiver to section 10.6.5 - Screening of mechanical equipment, to waive the requirement that the vacuum arms be screened from public view with the condition that the arms be painted a natural color. All other mechanical equipment is required to be screened from view per code.

7. The applicant shall relocate the dryer equipment a minimum of 10’ feet inward, farther within the carwash tunnel and away from Enterprise Road, and install a drying curtain at the exit to reduce any noises emitted from the carwash equipment.

8. The 2 proposed canopies and their respective posts shall be a natural color and finished in consistency with the principal structure.

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

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

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

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

Ms. Nix read the title of Vari-2-18-313 into the record. Ms. Nix advised that this is a quasi-judicial public hearing and asked that any ex parte communication on this topic be disclosed at this time. She noted for the record there were no disclosures.
Carol McFarlane, City Planner, presented a detailed PowerPoint presentation (a copy of which is attached and becomes a permanent part of these minutes). Ms. McFarlane reported that the applicant requested a variance allowing the installation of 2 new mesh vinyl, banner style wall signs to advertise the Hospital’s second year of achievement in obtaining a Hospital Safety Score of A.

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

- **Variance 1**: allowing an increase in primary façade wall sign copy area from 994 to 1,120 square feet (320 square feet of existing wall sign, plus the new Sign 1).
- **Variance 2**: allowing an increase in secondary façade wall sign copy area from 497 to 550 square feet (100 square feet of existing wall sign, plus the new Sign 2).
- **Variance 4**: waiving the sign construction standard of section 9.8.1.I, Land Development Code.

1. Sign 1 shall not exceed 800 square feet (20’ X 40’) and Sign 2 shall not exceed 450 square feet (9’ X 50’), and both shall be designed as described in attached Exhibit A.
2. This variance is valid for one year from rendition.
3. The applicant shall apply for and receive a sign building permit before the installation of sign 1 and 2 commences.

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

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

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

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

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

5. **STAFF/COMMISSION COMMENTS**


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

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

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03/07/2018

Melani Brown  
Date

Deputy City Clerk