

CITY OF WINTER SPRINGS, FLORIDA  
MINUTES  
**PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY**  
REGULAR MEETING  
FEBRUARY 7, 2018

**CALL TO ORDER**

The Regular Meeting of Wednesday, February 7, 2018 of the Planning and Zoning Board/Local Planning Agency was called to Order at 5:35 p.m. by Vice-Chairperson Bart Phillips in the Commission Chambers of the Municipal Building (City Hall, 1126 East State Road 434, Winter Springs, Florida 32708).

**Roll Call:**

Chairperson Bob Henderson, absent  
Vice-Chairperson Bart Phillips, present  
Board Member Rick Brown, absent  
Board Member Kok Wan Mah, present  
Board Member Sarah Miller, present  
Assistant to the City Clerk, Jessica Wright-Burnham, present

A moment of silence was followed by the Pledge of Allegiance.

No changes were made to the Agenda.

**AWARDS AND PRESENTATIONS**

AWARDS AND PRESENTATIONS

**100. Not Used**

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**INFORMATIONAL AGENDA**

INFORMATIONAL

**200. Not Used**

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**PUBLIC INPUT**

*Vice-Chairperson Phillips opened "Public Input".*

No one spoke.

*Vice-Chairperson Phillips closed "Public Input".*

## CONSENT AGENDA

### CONSENT

#### **300. Office Of The City Clerk**

**The Office Of The City Clerk Requests That The Planning And Zoning Board/Local Planning Agency Review And Approve The Wednesday, January 3, 2018 Planning And Zoning Board/Local Planning Agency Regular Meeting Minutes.**

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**“I MAKE A MOTION TO APPROVE THE MEETING MINUTES.” MOTION BY BOARD MEMBER MAH. SECONDED BY BOARD MEMBER MILLER. DISCUSSION.**

### VOTE:

**BOARD MEMBER MAH: AYE**

**VICE-CHAIRPERSON PHILLIPS: AYE**

**BOARD MEMBER MILLER: AYE**

**MOTION CARRIED.**

## PUBLIC HEARINGS AGENDA

### PUBLIC HEARINGS

#### **400. Community Development Department – Planning Division**

**The Community Development Department Requests That The Local Planning Agency/Planning And Zoning Board Hold A Public Hearing To Consider The 1) Conditional Use Application, 2) Final Engineering Plans, And 3) Aesthetic Review Plans For Octopus Car Wash Located At 510 West State Road 434.**

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Mr. Brian Fields, Director, Community Development Department introduced the Agenda Item and stated, “It’s a proposed renovation of an existing car wash facility; it’s currently known as Mr. Big’s Super Car Wash. The current layout are the outdoor self-services car wash stalls. What’s proposed is to demolish that building and construct a new fully enclosed automatic drive-through car wash.”

Next, Mr. Fields went over the Conditional Use and noted, “The property is currently zoned C-1 which is our neighborhood commercial. The existing site is operating as a Car Wash since 1989 when it opened as Mr. Bubbles Auto Wash. At that time, Car Wash was a permitted use in the C-1 Zoning District. In 2004, Car Washes were moved to a Conditional Use in the C-1 Zoning District at which time – this Car Wash became a legal Non-Conforming Use.”

Mr. Fields then briefly discussed the proposed renovations and how the renovations would not be permitted without the Conditional Use.

Continuing, Mr. Bryant Smith, Senior Civil Engineer, Community Development Department addressed the Final Engineering Plans and stated, "The existing building is about 4,950 square feet. The new building would be in about the same location and will be a little over 6,000 square feet, it's 6,271."

Mr. Smith then referenced the Engineering Plans and briefly commented on parking spaces, access to the Car Wash, the stormwater pond, and water service.

Board Member Kok Wan Mah inquired about the water consumption to which Mr. Smith answered, "They have said that's adequate for them."

Ms. Alyssa Henriquez, City Planner, Community Development Department presented the Aesthetic Review and referenced plans which included the current Car Wash site and the proposed design for the new Octopus Car Wash.

Furthermore, Ms. Henriquez remarked about the Car Wash sign, the color of the new building, materials that would be used, and the bathrooms.

Images of the new design for the Car Wash were shown with additional comments.

Finishing her presentation, Ms. Henriquez stated, "Staff recommends approval of the Octopus Car Wash Aesthetic Review." Further comments.

Board Member Mah asked, "Is it full-service or is it self-service similar to what it is now?"

*Mr. Pat Secord, 7808 Rolling Ridge Court, Orlando, Florida:* introduced himself and stated, "An express carwash - would be on this location - the wash portion is totally automatic. At the time - customer stays in the vehicle through the whole wash process. When he exits the carwash, he would make a u-turn and go into the free vacuum pavilion where he would get out and vacuum his own vehicle."

Brief comments followed on staff that would be present at the carwash, as well as hours of operation.

*Vice-Chairperson Phillips opened "Public Input".*

No one addressed the Planning and Zoning Board/Local Planning Agency.

*Vice-Chairperson Phillips closed "Public Input".*

**“I MAKE A MOTION TO APPROVE ITEM NUMBER ‘400’.” MOTION BY BOARD MEMBER MAH. SECONDED BY BOARD MEMBER MILLER. DISCUSSION.**

**VOTE:**

**BOARD MEMBER MAH: AYE**

**BOARD MEMBER MILLER: AYE**

**VICE-CHAIRPERSON PHILLIPS: AYE**

**MOTION CARRIED.**

## **REGULAR AGENDA**

REGULAR

**500. Not Used**

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## **600. REPORTS**

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Mr. Fields briefly spoke of an Agenda Item that would be brought to the City Commission at the next City Commission Meeting scheduled for February 12, 2018 and noted, “As you may know, the Florida Legislator determined that cities could either ban medical marijuana facilities entirely in the City or if we didn’t ban, cities had to allow them wherever pharmacies would be allowed.”

Comments followed on steps that would occur as related to the Medical Marijuana Agenda Item. Discussion.

## **PUBLIC INPUT**

*Vice-Chairperson Phillips opened “Public Input”.*

No one spoke.

*Vice-Chairperson Phillips closed “Public Input”.*

## ADJOURNMENT

Vice-Chairperson Phillips adjourned the Regular Meeting at 5:52 p.m.

*RESPECTFULLY SUBMITTED:*

  
JESSICA WRIGHT-BURNHAM  
ASSISTANT TO THE CITY CLERK

NOTE: These Minutes were Approved at the March 7, 2018 Planning And Zoning Board Local Planning Agency Regular Meeting