



CITY OF AVON PARK

Highlands County, Florida

Office of the City Manager
110 East Main Street
Avon Park, Florida 33825

**JOINT WORKSHOP
AVON PARK CITY COUNCIL
&
PLANNING AND ZONING BOARD**

CITY COUNCIL CHAMBERS

123 E. Pine St.

July 28, 2014

5:15 P.M. - AGENDA

A. ROLL CALL

B. Discussion Item #1:
Car wash and auto detailing uses

C. Discussion Item #2:
Overview of the Update to the Avon Park Land Development Code.

D. ADJOURN

Any person who might wish to appeal any decision made by the Planning and Zoning Board of the City of Avon Park, Highlands, County, Florida, in public hearing or meeting is hereby advised that he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which will include the testimony and evidence upon which such appeal is to be based. Any person with disabilities requiring accommodations in order to participate should contact the City Manager prior to the meeting. One or more council members may be in attendance.

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DISCUSSION ITEM CAR WASHING AND DETAILING USES

Current Issues:

- Hand car wash and detailing businesses are requesting to establish in the City of Avon Park.
- The City’s Code permits car washing and detailing operations on service station lots, but does not specify types of car washing operations which are permitted (e.g., hand, automated, self-service).
- The City’s Code does not call out “standalone” car wash and detailing uses in its Table of Uses.
- Per the City’s Code, car washing and detailing (on service station lots) must be conducted within an enclosed building (service bay).
- Off-street parking for a car wash and detailing business shall be provided as follows:
 - The service area shall include no less than one (1) employee parking space for each two (2) employees, with a minimum of two (2) employee parking spaces.
 - No additional parking requirements are established for car washing and detailing businesses in the City’s Code.
- General requirements for wastewater discharge associated with car washing are provided in the City’s Code under Section 3.08.09, development standards for “Filling Stations.” (Developments Standards for Uses Requiring a Site Development Plan).
- There are no supplemental “car wash and detailing” development and operational standards in the City’s Code.

Existing Regulations in the City’s Code:

2.04.01 Zoning District Summary Tables

- P = Permitted Use
 D = Site Development Plan required, use is permitted upon approval of a site development plan
 S = Special Exception Use, Board action required
 C = Conditional Use, Board action required, City Council action required

Category/Use	R-1AA	R-1A	R-1	R-2	R-3	C-1	C-2	C-3	C-4	I-1	I-2	PI	PR	PC	PUD
Filling station (convenience store w/gas)						P	P	P	D	P	P				P
Service station (minor repairs indoors)							P	P	P	P	P				P

3.08.09 Filling Station (Convenience Store with Gas)

- (A) *Site.* The minimum frontage on an arterial street shall be 150 feet. The minimum area of a service station development site shall be 15,000 square feet. Construction on site of minimum area shall include no more than two (2) service bays and two (2) pump islands. One (1) service bay and one (1) pump island may be added for each additional 2,000 square feet.

- (B) *Service Area.* Service areas shall be provided as follows:
- (3) **Equipment.** Pits, hoists, and all lubricating, washing, and repair equipment and work space shall be enclosed within a building. Washing and lubricating service areas shall drain to a City standard sand and grease trap, drain field and dry well.
 - (4) **Off-Street Parking.** The service area shall include no less than one (1) employee parking space for each two (2) employees, with a minimum of two (2) employee parking spaces.
- (D) *Structures.* Structures shall conform to the following standards:
- (1) **Building.** The building shall be set back a minimum of 40 feet from street property lines. This distance shall be measured to vertical canopy supports if they are used, and the building vertical walls if vertical canopy supports are not used. The building shall be set back a minimum of 10 feet from interior property lines. A canopy overhang shall not project more than 10 feet from the canopy vertical supports.
- (E) *Outdoor Display.* Outdoor displays shall be limited to the following:
- (1) Racks containing cans of lubricating oil may be displayed on each service island.
 - (2) One (1) rack or pedestal for the display of no more than one (1) tire may be placed on each service island and along any side of the main entrance.
 - (3) One (1) stationary storage cabinet may be located no more than four (4) feet from the wall of the main structure.
 - (4) The display of standards, banners, flags, and any sign not specifically authorized by City ordinance is prohibited except that one (1) permit for the display of standards, banners and flags for not more than 30 days may be issued to a newly constructed service station.
 - (5) The service area shall drain into a catch basin on the site and thence to a storm sewer if a storm sewer is available. If no storm sewer passes the site, a drainage plan approved by the City Engineer shall be used.

Article 9, Definitions

Service Station: Includes activities listed under Filling Station, plus: activities conducted at a service garage including the sale of any motor fuels, oils, or automotive accessories and maintenance or small-scale mechanical work on motor vehicles. This shall include inspection, maintenance, repair or replacement of the following: brake systems; ignition and electrical systems; carburetors and fuel systems; batteries; oil, antifreeze and other fluids; and, tires. **Also included are auto washing and detailing**, and the tuning and adjustment, but not disassembly or removal, of engines and transmissions.

Filling Station: A building and land used or intended for use to dispense, sell, or offer for sale any motor fuels, oils, or automotive accessories, and retail sale of grocery store items; but where no major automotive repair, body rebuilding, welding, tire capping, or painting is or is intended to be performed.

Permitting Requirements:

The Florida Administrative Code (F.A.C.), through Chapters 62-25 and 62-330, dictates the State's Environmental Resource Permitting (ERP) requirements for stormwater discharge facilities. All development activity and/or uses which may impact Florida waters are subject to the State's ERP procedures.

Section 5.6, *Management of Runoff from Impervious and Semi-Impervious Areas* (SWFWMD – Environmental Resource Permit, Applicant's Handbook, Vol. 2).

Runoff shall be discharged from impervious and semi-impervious surfaces into retention areas, or through detention devices, filtering and cleansing devices, or subjected to some type of Best Management Practice (BMP) prior to discharge from the project site. For projects, which include substantial paved areas, such as shopping centers, large highway intersections with frequent stopped traffic, and high density developments, provisions shall be made for the removal of oil, grease and sediment from storm water discharges.

Items for Consideration:

- Decide what car wash types are permissible with the City (i.e., hand, automated, self-service).
- Develop permissions for the various types of car wash uses
- Develop permissions for standalone car wash and detailing uses in the Table of Uses (i.e., permitted, conditional approval, etc.).
- Update the current language regarding “accessory” car wash and detailing operations for clarity of requirements.
- Develop supplemental standards for car wash types
 - Construction standards (i.e., standard frame construction per FBC)
 - Operational standards (i.e., water recycling systems)
 - Provide additional parking and queuing lane requirements
 - Permitting requirements

CAR WASH DISUSSION (hand wash examples)



CAR WASH DISUSSION (automated examples)



CAR WASH DISUSSION (self-service examples)



Draft Text

for the

Avon Park Land Development Code

to address

Car Washes and Auto Detailing

DRAFT Text Amendments to Address Car Washes

ARTICLE 2

REGULATIONS FOR SPECIFIC DISTRICTS

Text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

2.04.01 Zoning District Summary Tables

- P = Permitted Use
- D = Site Development Plan required, use is permitted upon approval of a site development plan
- S = Special Exception Use, Board action required
- C = Conditional Use, Board action required, City Council action required
- * = Supplemental Development Standards apply (see Section 3.11.00)

Table 2.04.01(A), Table of Land Uses

Category/Use	R-1AA	R-1A	R-1	R-2	R-3	C-1	C-2	C-3	C-4	I-1	I-2	PI	PR	PC	PUD
Automotive/Vehicle Sales, Parts, Repairs															
Auto parts, retail sales							P		P	P					P
Auto/Vehicle sales, new or used (auto, truck, boat, RVs); dealerships w/ sales & service							P								P
Filling station (convenience store w/gas)						P	P	P	D	P	P				P
Service station (minor repairs indoors)							P	P	P	P	P				P
Automotive repair							P			P	P				P
Auto/Vehicle salvage yard											D				
Vehicle Repair (other than automotive, such as boat, RVs & manufactured homes)											P				
Junkyard											C				
<u>Car Wash and Auto Detailing*</u>							P								

Comment: Added “Car Wash and Auto Detailing” to the Table of Land Uses as a permitted “P” use in the C-2 zoning district.

ARTICLE 3

DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS

Text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

3.08.09 Filling Station (Convenience Store with Gas)

- (B) *Service Area.* Service areas shall be provided as follows:
- (3) Equipment. Pits, hoists, and all lubricating, ~~washing,~~ and repair equipment and work space shall be enclosed within a building. ~~Washing and~~ Lubricating service areas shall drain to a City standard sand and grease trap, drain field and dry well.
 - (5) Car wash and auto detailing uses. Such uses shall be permitted as an accessory use on site. See supplementary development standards for car washing and detailing uses, Section 3.11.01 of this Code.

Comment: Language updated to provide clarification of permissions for car wash and detailing uses on filling and service station lots. Additional standards for car wash and detailing uses has been provided in new Section 3.11.00.

3.11.00 Supplemental Development Standards

Certain uses have characteristics that require the imposition of development standards in addition to those otherwise required by this Code. These standards shall be met by all new development and redevelopment in the City of Avon Park. Where standards provided herein exceed and/or create greater restrictions than those of the underlying zoning district, this section shall supercede any other provision of this Code. Where no standard is established in this section that of the relevant zoning district shall apply

3.11.01 Car Wash and Auto Detailing

Car wash and auto detailing uses shall comply with the following supplementary use standards. All washing and detailing operations shall be confined within a fixed (non-movable) and roofed structure, to be located on a concrete slab or existing paved surface; the color and finish of such structure shall be harmonious with that of the existing principal structure, and such structure shall be maintained in a good condition and state or repair at all times.

- (A) Stand-alone facilities.
- (1) Shall be permitted as designated in Table 2.04.01 (A), Table of Land Uses.

- (2) Stand-alone facilities may be established as automated, self-service, or hand washing facilities.
 - (3) Structures serving stand-alone facilities shall be erected under an approved standard construction type as provided in Chapter 6 of the Florida Building Code.
- (B) Accessory facilities.
- (1) Automated, self-service, and hand car washing and auto detailing uses may be permitted as an accessory use to an automotive service or filling station use when it is located on the same lot. Such uses shall be governed by the use and development standards applicable to the service station use.
 - (2) Water run-off from car washing operations shall not impede on the circulation of automobiles and pedestrians utilizing the primary use of the site.
 - (3) A building containing functional restroom facilities shall be available on-site.
 - (4) Operating hours for hand car washing and detailing operations shall be confined to the operating hours of the primary use.
- (C) Parking, stacking, and circulation requirements.
- (1) Automated and self-service facilities. Shall be provided in accordance with Table 3.1, Number of Required Parking Spaces.
 - (2) Hand car wash and detailing facilities. A minimum of four (4) parking/stacking spaces shall be provided. Such spaces may be utilized as stacking spaces, separate parking spaces or a combination of the two. Any stacking shall be located in such a way as to avoid traffic circulation conflicts and provide safe turning movements. If operated as an accessory use, the required car wash parking/stacking spaces shall be provided separate from the parking spaces required by the primary use.
- (D) Water recycling. Stand-alone car wash facilities shall utilize a water recycling system on site.
- (E) Water from car washing operations shall drain into a catch basin on the site and thence to a storm sewer if a storm sewer is available. If no storm sewer passes the site, a drainage plan approved by the City Engineer shall be used.

Comment: Language added to reflect the varying types of car wash and detailing facilities and to provide additional regulation for such uses.

ARTICLE 9

DEFINITIONS

Text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

Car wash (and Auto Detailing): An establishment primarily engaged in the washing or detailing of motor vehicles, which may be operated as a self-service facility, a hand washing facility, or through the use of automated production line methods using a conveyor, blower, or other mechanical devices, and which may also employ some hand labor. Detailing includes hand washing and waxing, window tinting, and interior cleaning.

Service Station: Includes activities listed under Filling Station, plus: activities conducted at a service garage including the sale of any motor fuels, oils, or automotive accessories and maintenance or small-scale mechanical work on motor vehicles. This shall include inspection, maintenance, repair or replacement of the following: brake systems; ignition and electrical systems; carburetors and fuel systems; batteries; oil, antifreeze and other fluids; and, tires. Also included are ~~auto~~ car washing and auto detailing, and the tuning and adjustment, but not disassembly or removal, of engines and transmissions.

Comment: Definitions updated to provide clarification for the use and operation of car wash and detailing uses.