



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Monday, April 11, 2022 at 6:30 PM

Steve Kreidt
Chair

Ryan Santurri
Vice-Chair

David Gragg
Board Member

David Nelson
Board Member

Melissa Gibson
Board Member

DRAFT MEETING MINUTES

CALL TO ORDER

Chair Kreidt called the meeting to order at 6:30 pm and led everyone in the Pledge of Allegiance followed by an invocation.

ROLL CALL AND DETERMINATION OF QUORUM

The following Planning and Zoning and staff members were present.

Board Members:

Steve Kreidt, Chair
Ryan Santurri, Vice-Chair
David Nelson, Board Member
Melissa Gibson, Board Member

Absent:

David Gragg, Board Member

Staff:

Sandra Riffle, Deputy City Clerk
Brett Sollazzo, Administrative Assistant
David Ireland, Police Sergeant
Drew Smith, City Attorney
Ellen Hardgrove, AICP, City Planner

Applicants:

Wellington Goulart - Art Stone

NOTE: These minutes are condensed. For details of the meeting, a recording may be requested from the City Clerk's Office in City Hall.

APPROVAL OF MINUTES

- **March 14, 2022 P&Z Meeting Minutes**

Board Member Nelson submitted a change to the minutes. On page 6, paragraph 6, it should read that "Mr. Winter stated that the tree protection zone is 6 inches per caliper foot of tree trunk."

Board Member Gibson made a motion to approve the March 14, 2022 Planning and Zoning Board minutes with corrections; second by Board Member Santurri. Approved (4/0).

NEW BUSINESS

- **Special Exception 2022-02
169 Jamaica Ln. - Art Stone Granite**

Planner Hardgrove introduced a request to locate a stone showroom and manufacturing business, Art Stone, at 169 Jamaica Lane. The business would entail storing stone slabs, clientele visiting the site for material selection and ordering, and manufacturing, including cutting, fabricating, and polishing the product. Per Code Section 134-405, these uses are only allowed as a special exception within the C-3 district.

Planner Hardgrove said that Staff recommends approval.

Applicant Wellington Goulart came to the podium and explained he has a business in Atlanta. His builders have asked for a location in Florida.

In response to Chair Kreidt about operating hours, Mr. Goulart said the shop would operate from 7:00 am to 5:00 pm with office hours from 9:00 am to 5:00 pm.

Board Member Nelson said that he thought operating hours of 7:00 am to 7:00 pm were reasonable.

Mr. Goulart confirmed that the manufacturing would occur in the back of the property, and deliveries would be made during regular business hours, primarily in the mornings. He expects approximately two inbound trucks daily.

There was no public comment.

Board Member Nelson made a motion to recommend approval of Special Exception 2022-02

- ***to allow the use of granite/stone sales and manufacturing including outdoor storage of merchandise, parts, or other equipment,***
- ***building material storage, and sales (new, no junk or used material),***
- ***storage and wholesale distribution warehouse adjacent to a residential zoning district or property with a residential future land use designation, including those across a right-of-way.***

The motion was seconded by Board Member Santurri. Approved (4/0).

The motion was approved by a roll call vote.

Board Member Nelson	Favor
Chair Kreidt	Favor
Board Member Santurri	Favor
Board Member Gibson	Favor
Board Member Gragg	Absent

- **Ordinance 2022-03 - Comprehensive Plan Amendment**

Planner Hardgrove said this is a proposed amendment to Policy 1.1.6 of the Comprehensive Plan to add a new future land use designation to help the City plan for future growth and development. The new designation "Site Specific Plan," would be used on parcels where proposed uses require a more detailed level of review.

For example, she said there is a proposed use for warehouses to be used for distribution on the Randall Knives property, located on the west side of Edgewood. The use may not be compatible with the surrounding properties. This designation could be used to ensure that compatibility. As proposed, the new future land use designation would allow any of the uses permitted in the City's existing future land use designations. Any proposed use of the designation would require a simultaneous text amendment detailing the specific allowable uses and densities/intensities, and rezoning to a new corresponding zoning district.

Planner Hardgrove said the applicant would have to demonstrate adjacent land use compatibility. The proposed maximum residential density is 16 units per acre, consistent with the City's current High Density Residential future land use density and a Floor Area Ratio (FAR) of 1.0 for nonresidential uses, consistent with maximum intensity in the City's Commercial and Industrial future land use designations.

Attorney Smith confirmed that a Site Specific Plan is a similar concept to a PD. The benefits are that it gives options for the applicant to develop creatively. The difference is that the City's PD district requires a mix of uses, whereas the Site Specific Plan could be a single use.

New Zoning District - Site Specific Plan District (SSP)

Planner Hardgrove presented the proposed zoning district that would be required to be used if a Site-Specific Plan future land use designation was approved. This discussion was only a work session. If the comprehensive plan amendment moved forward to transmittal, staff would present the new zoning district in ordinance form. The zoning would require a very detailed plan, including building elevations and a development agreement to ensure compatibility with adjacent land uses including operational compatibility.

She used the 70-acre Randall Knives property and the proposed distribution as an example. That property has a medium-density residential future land use designation. Board Member Santurri noted that the Randall Knives property is next to residential zoning.

Chair Kreidt said that he likes the potential use. Board Member Nelson also confirmed that he supports the process to allow the City to work with the use.

Discussion ensued regarding how development such as the warehouse distribution use could be compatible with the adjacent land use including site layout, sustainable building design, use of existing trees, and provision of recreational space. Planner Hardgrove noted that ingress and egress could be from South Orange Blossom Trail and not from Holden Avenue thus minimizing the impact of truck traffic. Planner Hardgrove showed the Lincoln Properties proposed site layout and said that a site could be designed to have trucks only in the interior

portion of the lot. She also explained that part of the proposed new district is a requirement for a community meeting before site plan approval, which would be led by the applicant.

Board Member Nelson said he thought the forum would be useful for the adjacent property owners, providing an informal setting to identify and address any compatibility issues.

Another part of the proposed district is to require an appraisal to ensure the proposed land use, with the compatibility measures would not negatively impact the values of adjacent land/uses. The Board considered the possibility of providing a list of certified appraisers. Attorney Smith noted that he is not a proponent of the concept of an approved list as it could appear that the City would approve the appraisals.

Further discussion ensued between Planner Hardgrove and the Board pertaining to landscape and irrigation as to whether the new district should require conformance with Code Chapter 114 or allow flexibility. Board Member Nelson pointed out that offering flexibility can result in innovative design.

Planner Hardgrove also presented a second part of the proposed comprehensive plan amendment related to Policy 1.1.6 that pertains to all future land use designations. The proposed text clarifies that the maximum densities and intensities stated in the policy are not entitlements and that other standards for development may limit the density and/or intensity possible on a site.

There was no public comment.

Board Member Nelson made a motion to recommend transmittal of the proposed comprehensive plan amendment as presented in Ordinance 2022-03 to modify Policy 1.1.6 of the Comprehensive Plan to add a site-specific plan designation as well as the general text applicable to all future land use designations that explains the density/intensity maximums are not an entitlement and are not achievable in all situation; seconded by Board Member Gibson. Approved (4/0).

The motion was approved with a roll call vote.

Chair Kreidt	Favor
Board Member Santurri	Favor
Board Member Gibson	Favor
Board Member Nelson	Favor
Board Member Gragg	Absent

UNFINISHED BUSINESS

- **Ordinance 2022-02 - Window Sign Change**

Attorney Smith read Ordinance 2022-02 in title only, followed by a short discussion. Board Member Nelson said that the proposed changes were consistent with the discussion from the last meeting.

There was no public comment.

Board Member Gibson made a motion to recommend approval of Ordinance 2022-02 amending window signage requirements; second by Board Member Santurri. Approved (4/0).

The motion was approved with a roll call vote.

Chair Kreidt	Favor
Board Member Santurri	Favor
Board Member Nelson	Favor
Board Member Gibson	Favor
Board Member Gragg	Absent

Chair Kreidt thanked Attorney Smith and Planner Hardgrove for their hard work.

COMMENTS/ANNOUNCEMENTS

ADJOURNMENT

Board Member Santurri made a motion to adjourn the meeting at 8:08 pm.

Steve Kreidt, Chair

Sandra Riffle, Interim City Clerk