



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Monday, May 09, 2022 at 6:30 PM

Steve Kreidt
Chair

Ryan Santurri
Vice-Chair

David Gragg
Board Member

David Nelson
Board Member

Melissa Gibson
Board Member

PLANNING AND ZONING BOARD MEETING DRAFT 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

David Gragg, Board Member

David Nelson, Board Member

Absent:

Ryan Santurri, Board Member

Melissa Gibson, Board Member

Staff:

Sandra Riffle, Interim City Clerk

Brett Sollazzo, Administrative Assistant

David Ireland, Police Sergeant

Drew Smith, City Attorney

APPROVAL OF MINUTES

1. April 11, 2022 P&Z Meeting Minutes

Board Member Gragg made a motion to approve the April 11, 2022 meeting minutes as presented; seconded by Board Member Nelson. Approved (3/0).

NEW BUSINESS

- Variance 2022-03 - 600 Gatlin Ave. - Fence & Gate

Engineer Lane reviewed the variance request for 600 Gatlin Avenue to allow a fence and gate beyond the front building line higher than the allowable height of four feet. The applicant has requested a 5-foot-high fence with a 6-foot-high motor-operated gate.

Engineer Lane said CPH does not have any objections to the request.

In response to Chair Kreidt, Engineer Lane said adjacent properties have a mixture of fence types, including picket fences, 5-foot-high fences, and taller motorized gates.

Engineer Lane said the residence immediately to the west does not have a gate.

He said the proposed fence is decorative aluminum and will be similar to the gate. The applicant intends to plant short shrubs in front of the fence and taller shrubs behind the fence. The gate must be at least 20 feet off the road so a vehicle can be completely off the road when entering the driveway.

Discussion ensued regarding the characteristics of the property and Gatlin Avenue. There is a sidewalk on the south side of Gatlin Avenue, and vehicles will have to cross the sidewalk to see the roadway.

Engineer Lane noted that the fence does not come up to the sidewalk. He said the fence contractor has also considered visibility for egress for vehicles and pedestrian visibility.

In response to Attorney Smith, Engineer Lane said the variance from the allowable 4-foot to a 5-foot-high fence would not make conditions any worse or better because the standard sight visibility is between 2 and 7 feet.

Engineer Lane confirmed to Board Member Gragg that the fence does not come up to the sidewalk.

Public Comment:

Kathryn Peters, an Edgewood resident who resides on the abutting west property, spoke as an opponent to the variance request. She said the existing fences are on the east side of the property and were permitted in Orange County. The street is not very wide, and there is a difference between a 4 and 5 feet high fence, which might affect visibility. She said that if the applicant plants vegetation, he does not need a fence.

In response to Chair Kreidt, Ms. Peters said she would not disagree with a 4-foot fence, but she prefers vegetation.

Ms. Peters stated that contractors are working on the weekend and early in the morning. She said the applicant is removing trees and has also damaged and removed her driveway apron. She is concerned that they will build the fence in the same location as the old fence that was located on her property.

Ms. Peters responded to Board Member Gragg and said the nature of her objection is about pulling out of the driveway safely and destroying the community because he wants a compound. She said vegetation can serve the same purpose as a fence.

Scott Zeller, an Edgewood resident, confirmed and said the extra foot makes a difference. The street will not become any less busy. They don't have a fence because of pedestrians.

Ms. Peters said many times she cannot get a police officer to come out, and there are no police officers to come out on weekends. Mr. Zeller added that he is forwarded to Orange County dispatch when he calls. Sergeant Ireland said that he was not aware of their calls, and he would alert Chief Freeburg and dispatch.

Chair Kreidt said that a 4-foot-high fence is consistent with city guidelines and does not see why the fence cannot stay at the allowable height rather than the requested height.

Board Member Nelson noted that, from a structural standpoint, a 4-foot-high fence is not much different from a 5-foot-high fence.

Engineer Lane said the standard sight visibility range is between 2 and 7 feet, so the variance request does not affect the visibility range.

Board Member Gragg said he respects the homeowner's rights but complying with the allowable 4-foot- high fence does not seem to be an undue hardship.

Further discussion ensued regarding the characteristics of the property and the street.

Board Member Gragg said he does not think the request would be injurious to the neighborhood but stated his concerns about pedestrians. He also noted that some Gatlin Avenue residents have front yard fences.

Chair Kreidt said the request does not seem to be in harmony with the general intent and purpose of the Code.

Board Member Nelson made a motion to recommend denial of Variance 2022-03 to erect a gate and fence beyond the front building line greater than a height of four feet based on the following variance criteria not being met:

- ***That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.***
- ***That literal interpretation of the provisions contained in this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant***
- ***That approval of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.***

The motion was seconded by Chair Kreidt. Approved (3/0).

A roll call vote was taken.

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

UNFINISHED BUSINESS - none

COMMENTS/ANNOUNCEMENTS - none

ADJOURNMENT

Chair Kreidt made a motion to adjourn the meeting at 7:23 pm.

Steve Kreidt, Chair

Sandra Riffle, Interim City Clerk