



Car/Automotive Washing/Detailing, full-service only <sup>1</sup>	P <u>S</u>
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Automotive washing/detailing1 , full-service only	P <u>S</u>
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40 (c) The review and hearing of an application for a special exception shall consider consistency  
 41 with the ECD Vision, the character and compatibility of the neighborhood surrounding area in  
 42 which the proposed use is to be located, its effect on the value of surrounding lands, availability  
 43 of public services and facilities, and the area of the site as it relates to the required open spaces  
 44 and off-street parking facilities. Each application for a special exception shall be accompanied by  
 45 a site plan incorporating the regulations established herein. ~~As a part of the application, T~~the site  
 46 plan shall ~~include a simple plan~~ be drawn to an appropriate scale, and including the property's  
 47 legal description, lot area, site dimensions, adjacent right-of-way location and width, existing  
 48 and/or proposed parking areas and number of parking spaces, existing and/or proposed building  
 49 location and setbacks from lot lines, total floor area existing and/or proposed for any building,  
 50 proposed points of access, location of signs, location of existing easements and a general plan of  
 51 proposed landscaping plan. Said site plan shall be submitted to and considered by the city council  
 52 after recommendation by the planning and zoning board as provided for in article II of this chapter  
 53 prior to the granting of a building permit. A special exception shall not be recommended by the  
 54 Planning and Zoning Board (Board) nor approved by the City Council unless and until the Board  
 55 and City Council make a finding that the granting of the special exception is consistent with the  
 56 comprehensive plan and ECD Vision, the use is similar and compatible with the surrounding  
 57 area, and will not act as a detrimental intrusion into the surrounding area nor negatively impact  
 58 the level of service of public services and facilities. Upon such approval, said site plan becomes  
 59 part of the building permit and may be amended only by the city council after recommendation by  
 60 the planning and zoning board. Development under the special exception shall comply with all  
 61 applicable city codes and ordinances.

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63 **SECTION THREE.** Severability. If any section, subsection, sentence, clause, phrase,  
 64 word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court  
 65 of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion  
 66 shall be deemed a separate, distinct and independent provision, and such holding shall not affect  
 67 the validity of the remaining portions of this Ordinance.

68 **SECTION FOUR.** Conflicts. In the event of a conflict or conflicts between this Ordinance  
 69 and any other ordinance or provision of law, this Ordinance controls to the extent of the conflict,  
 70 as allowable under the law.

71           **SECTION FIVE.** Codification. It is the intent of the City Council of the City of Edgewood  
72 that the provisions of this Ordinance shall be codified. The codifier is granted broad and liberal  
73 authority in codifying the provisions of this Ordinance.

74           **SECTION SIX.** Effective date. This Ordinance shall take effect immediately upon  
75 adoption as provided by the Charter of the City of Edgewood.

76 PASSED ON FIRST READING THIS 21<sup>st</sup> DAY OF February 2023. PASSED AND

77 ADOPTED THIS 21<sup>st</sup> DAY OF March 2023

CITY OF EDGEWOOD, FLORIDA  
CITY COUNCIL

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Richard A. Horn, Council President

ATTEST:

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Sandra Riffle, City Clerk