

Car/Automotive Washing/Detailing, full-service only ¹

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Automotive washing/detailing1 , full-service only

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

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

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

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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 21st DAY OF February 2023. PASSED AND
77 ADOPTED THIS 21st DAY OF March 2023

CITY OF EDGEWOOD, FLORIDA
CITY COUNCIL

Richard A. Horn, Council President

ATTEST:

Sandra Riffle, City Clerk