



405 Bagshaw Lane - Edgewood, Florida 32809-3406
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To: Planning and Zoning Board Members
XC: Sandy Riffle, Interim City Clerk
Brett Sollazzo, Administrative Assistant
Drew Smith, City Attorney
From: Ellen Hardgrove, AICP, City Planning Consultant
Date: March 30, 2022
Re: Special Exception Application Art Stone

Relevant Facts

Property Owner/Applicant: Titan Real Estate LLC/ Wellington Goulart

Request: As provided for in Code Section 134-405 (C-3 zoning), a special Exception to allow,

- Outdoor storage of merchandise, parts or other equipment; and,
- Building material storage and sales (new, no junk or used material); and
- 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.

Location: 169 Jamaica Lane, i.e., north side Jamaica Lane, west side of railroad tracks

Property Size: 1.77 acres

Existing Use: 24,989 square feet warehouse

Surrounding uses: North - Commercial Industrial HVAC Contractors
South - Single Family Subdivision
West - Roofing Contractor
East - Railroad Tracks/RV Storage

Property Zoning: C3

Surrounding Zoning: North - C3
South - R1A
West - C3
East - ECD

Exhibit 1 - Subject Property Location



Exhibit 2 - Subject Property



Exhibit 3 - Looking West on Jamaica Lane



Exhibit 4 - Looking East on Jamaica Lane



Proposal Description

The proposal is to locate a granite and other stone showroom and manufacturing business, Art Stone, at 169 Jamaica Lane. The business would entail storage of stone slabs, clientele visiting the site for material selection and ordering, and manufacturing (cut, fabricate, and polish) the product. Per Code Section 134-405, these uses are only allowed as a special exception within the C-3 district.

Consideration for approval by Planning and Zoning Board

According to Section 134-405(a), the Planning and Zoning Board is to consider the following when considering approval of special exceptions:

- Character of the neighborhood in which the proposed use is to be located,
- Its effect on the value of surrounding lands, and
- The area of the site as it relates to the required open space and off-street parking facilities.

If necessary, the Code allows for the granting of special exceptions with conditions and safeguards as are appropriate to eliminate potential adverse impacts.

Considerations

Effect on the character of the neighborhood

Jamaica Lane extends from Orange Avenue. Between Orange Avenue and the railroad tracks, the land use is heavy commercial (RV storage on the north side and airboat manufacturing on the south side). Heavy commercial uses are also located on the west side of the railroad tracks, although these uses are limited to the north side of the road, including a roofing contractor and a company specializing in commercial and industrial HVAC systems. On the south side of Jamaica Lane are single family homes in the Lake Jessamine Estates subdivision as shown in Exhibit 1. Increased truck traffic in the neighborhood will not occur as Toulon Drive does not connect to Jamaica Lane.

Effect on Surrounding Land Value

Additional information, including hours of operation, deliveries, and location of fabrication, relative to noise and dust impacts the business may cause to the adjacent residents needs to be addressed at the public hearing.

It should be noted that the property was zoned for heavy commercial uses prior to the development of the subdivision. The warehouse onsite was built in 1970 according to the Orange County Property Appraiser Records; the houses were built in 2003. The appendix of this report provides a list of C-3 uses which are allowed by right, i.e., special exception approval is not needed. Many of these uses can have similar impacts as that proposed.

Parking availability

The proposed use would not generate more than other uses that could potentially occupy the space by right (vs. special exception approval).

Conclusion and Recommendation

Unless additional information is presented at the public hearing that reveals there would be significant adverse impacts on the adjacent residential use from allowing this use, staff can support a special exception to allow the following.

- 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.

If Planning and Zoning Board considers approval, staff would recommend conditioning the approval to a specific use: Granite/Stone sales and manufacturing. Additional conditions, such as hours of operation, may be appropriate to mitigate any identified negative impacts.

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Appendix – C-3 Permitted Uses by Right

Sec. 134-403. Permitted uses.

Only the following principal uses and structures shall be permitted within any C-3 wholesale commercial district, provided that any permitted activities shall be conducted within a wholly enclosed building unless expressly stated otherwise herein:

- (1) Any use permitted in the C-1 retail commercial district or C-2 general commercial district.
- (2) Heating and air conditioning sales and service.
- (3) Bakeries (wholesale).
- (4) Soft drink bottling.
- (5) Testing of materials, equipment and products.
- (6) Machine shops.
- (7) Manufacture and assembly of scientific, electrical, optical and precision instruments or equipment.
- (8) Manufacture of novelties and souvenirs.
- (9) Storage and wholesale distribution warehouse, where not adjacent to a residential zoning district or property with a residential future land use designation, including those across a right-of-way.
- (10) Trade shops including tinsmith, cabinet maker, rug and carpet cleaning, upholstering, mattress renovation, electrical, roofing and plumbing shop.
- (11) Car washes. (No fuel services provided.)
- (12) Confectionery manufacture.
- (13) Furniture stripping.
- (14) Garment manufacturing.
- (15) Mechanical garage, including personal vehicle body shop and painting. (No fuel services provided.)
- (16) Milk bottling and distribution plants; ice cream manufacturing, citrus processing.
- (17) Sign manufacturing, installation, service and sales.
- (18) Welding shop.
- (19) New and off-site factory reconditioned automobile parts.
- (20) Other uses which are similar to the uses permitted herein, which are not specifically prohibited in section 134-404, which would promote the intent and purposes of these districts. Determination shall be made by authority and directive of the city council after public notice and hearing.