



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Monday, June 12, 2023 at 6:30 PM

Ryan Santurri
Vice-Chair

Melissa Gibson
Board Member

David Gragg
Board Member

David Nelson
Board Member

Todd Nolan
Board Member

DRAFT MINUTES

A. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Chair Santurri called the meeting to order at 6:32 pm and then led the Pledge of Allegiance.

B. ROLL CALL AND DETERMINATION OF QUORUM

City Clerk Riffle confirmed there was a quorum with all Board Members present.

Board Members Present

Chair Ryan Santurri
Vice Chair David Nelson
Board Member Gibson
Board Member Gragg
Board Member Nolan

Staff Present

City Clerk Sandra Riffle
City Attorney Ryan Knight
City Planner Ellen Hardgrove

Applicant

Paul Watterson, Boise Cascade

C. APPROVAL OF MINUTES

1. April 10, 2023 Planning & Zoning Meeting Minutes

There were no public comments.

Board Member Gragg made a motion to approve the April 10, 2023 P&Z meeting minutes; seconded by Board Member Nelson. Motion approved by voice vote (5/0).

D. NEW BUSINESS

1. Variances 2023-02 & 2023-03 : Boise Cascade Landscape & Parking

Planner Hardgrove presented the history of the property at 75 Holden Avenue. Wayne Densch, Inc. was located on the property before Boise Cascade and built up the property.

Boise Cascade requests variances for parking and landscaping. The site is categorized as legally nonconforming due to minimal landscaping on site and the number of parking spaces.

Variance Request 2023-02 Landscaping - To allow an exemption to code-requiring compliant landscaping when existing development is greater than 5,000 square feet and proposed expansion is in excess of 5,000 square feet.

County Zoning standards apply to this property because City zoning was never established on the property after it was annexed into the City.

Required County Landscaping Standards include

- Landscaping along the building side fronting Holden Avenue
- Landscaping where vehicular use area is adjacent to Holden
- Landscaping of parking row end caps: minimum 8 feet x 8 feet with a tree in each end cap, and a maximum of 10 spaces in each row
- Landscaping where vehicular use area is adjacent to residential (west and north side of the property):
 - Landscaping of open storage area
 - Landscaping along other property perimeters: one (1) shade tree for each forty (40) lineal feet or fraction thereof

Because of space limitations of existing improvements, the applicant is requesting approval of a variance from all of these Code requirements and proposes landscaping as reflected on a site plan dated April 24, 2023.

Planner Hardgrove highlighted some of the comments from the staff report on the proposed landscaping plan including the following.

- Landscaping along the building side fronting Holden Avenue: The applicant is proposing to add 2 shade trees in front of the building. There are currently 5 tall palms and 7 Dwarf Date palms in front of the building. To meet Code, 6 additional understory or palm trees or 4 additional shade trees would be needed.
- Landscaping where vehicular use area is adjacent to Holden: No buffer between the Holden Avenue right of way (ROW) and the parking area east of the westernmost driveway. Parking spaces would need to be removed if any landscaping was to be planted in this location since the vehicular parking area edge is the right-of-way line. There is, however, a hedge and 5 understory trees (crape myrtles) planted within the right-of-way along this parking area at a rate of 1 understory tree per 68 feet as shown in Exhibit 2 (vs. the required 1 per 15 feet)

The applicant is proposing to add landscaping along Holden Avenue east of the easternmost driveway and along the railroad track as shown in Exhibit 4 to mitigate the noncompliance with landscaping standards along Holden. The proposed rate of understory trees is 1 tree/25 feet along Holden Avenue, including the existing grouping of palms (vs the required 1 tree/15 feet), and 1 tree/±28 feet along the railroad tracts. A hedge is also proposed along these frontages

- Landscaping of parking row end caps: The applicant is not proposing any landscaping in the parking lot since any change would reduce the number of parking spaces.

- Landscaping where vehicular use area is adjacent to residential (west and north side of the property):

1) Adjacent to the Fellowship Baptist Church of Orlando Inc. property (11-23-29- 0000-00-025) - The lack of required trees in a 7-foot-wide pervious buffer along the west side of the vehicular use is not proposed to be corrected. The required minimum 15-foot setback for open storage is not shown to be corrected adjacent to the church property. The open storage is very near the property line.

2) Adjacent to the homes along Forrestal Avenue – Staff recommends the proposed trees along the residences along Forrestal Avenue be planted on the west side of the stormwater pond and be shade trees. The existing 7 feet high concrete wall is proposed to be maintained.

- Landscaping along other property perimeters: No trees are proposed along the north property line (one (1) shade tree for each forty (40) lineal feet or fraction thereof required). Staff is recommending shade trees in this location. An existing fence along the north property line is proposed to be maintained.

She noted that the commercial zoned property open space requirement is a minimum of 20% and the Boise property will only have 17%. The amount of onsite pervious area, however, is not proposed to change; the proposed buildings will be on existing impervious areas.

Variance Request 2023-03 - A variance to allow less than the required parking for warehouse use.

Applicant Paul Watterson, representing Boise Cascade, said Boise is proposing the new building to address the need for more indoor storage, and is trying to improve efficiency and have up-to-code buildings.

Mr. Watterson confirmed to Chair Santurri that they do not have any issues with the staff's recommended conditions of approval.

Public Comment

Patti Bass, an Edgewood resident, was concerned about noise coming from the property at 3:00 am.

Mr. Watterson said drivers may come in at 3:00 am but the trucks are loaded the night before. They usually arrive back between 5:00 and 6:00 pm, up until 8:00 pm, depending on the weather and that forklifts are not loading at 3:00 am. He said there is no inbound traffic at early hours and most of the unloading takes place between 10:00 am and 4:00 pm.

Discussion ensued relative to hours of operation. Planner Hardgrove confirmed to Chair Santurri that there are no restrictions for commercial property hours.

Mr. Watterson was concerned that Boise Cascade management would not want to lose the autonomy for hours of operation. He said they do not operate over the weekend. The proposed new building would not change the hours of operation, but it would make it a little quieter since there is more indoor storage space.

Chair Santurri said the noise is occurring now, but he does not want it to get worse.

Board Member Nolan noted that Boise Cascade has operated at that property for 22 years.

Chair Santurri made a motion to recommend approval of Variance 2023-03 [the parking variance] to allow a maximum increase of 17,060 square feet of building onsite without increasing the number of parking spaces except for one additional ADA-compliant space. The motion was seconded by Board Member Gragg. Motion approved by roll call vote (5/0).

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| Chair Santurri | Favor |
| Board Member Nelson | Favor |
| Board Member Gibson | Favor |
| Board Member Nelson | Favor |
| Board Member Nolan | Favor |

Board Member Nelson recommended approval of Variance 2023-02 [the landscaping variance] to allow the addition of more than 5,000 square feet of building with the landscaping, open space, and parking/vehicular circulation as shown on the submitted site plan dated received April 24, 2023 with the following conditions.

A. The maximum additional building square footage on the property shall be 17,059.46 (26,400 square feet new construction less the demolition of 9,340.54 square feet), and 11,000 square feet of non-enclosed lean-to square footage.

B. Modify the plan to show additional landscaping as following

1. Along and adjacent to the building side fronting Holden Avenue:

- a. Provide additional plants to provide a continuous hedge along the building frontage (excluding the western part of the building frontage where covered parking exists), with the new plants being at least 24 inches high at planting and being of a species capable of growing to at least 36 inches in height within 18 months. Maintain the existing and new hedges at a height of not less than 36 inches.***
- b. Add 4 evergreen shade trees along the building frontage, e.g., between the existing palm groupings. Each evergreen shade tree shall be of a species with a mature height of 30'-40' and a minimum caliper of 4" and a minimum of 16 feet in height at planting.***
- c. Maintain the existing palms.***

2. Along the Holden Avenue frontage, east of the easternmost driveway:

- a. Plant multi-stemmed evergreen understory trees at a minimum rate of 1 understory tree/25 feet, with each tree planted on center, with a minimum of***

- three (3) stems, each stem a minimum 1.5-inch caliper and 4 feet spread. The existing cluster of palms in this location can substitute for one required understory tree.*
- b. Plant a continuous hedge of plants at least 30 inches high at planting, planted 30 inches on center, of a species capable of growing to at least 3 feet in height within 6 months, and maintained at a height of not less than 36 inches.*
- 3. Along the east property line, south of the building to the buffer along Holden*
- a. Plant evergreen shade trees at a rate of 1 tree/35 feet, setback from the east property line at a distance that the chosen species at maturity will not interfere with railroad operations. Groupings of evergreen multi-stemmed understory trees can substitute for these shade trees at a minimum rate of 1 grouping (3 understory trees)/20 feet, with each grouping evenly spaced and with each tree a minimum of three (3) stems, each stem a minimum 1.5-inch caliper and 4 feet spread.*
- b. Plant a continuous hedge of shrubs at least 30 inches high at planting, 30 inches on center, of a species capable of growing to at least 3 feet in height within 18 months and maintained at a height of not less than 36 inches.*
- 4. Along the west property line*
- a. Maintain the 7 feet high wall along the perimeter of the property adjacent to the church and homes along Forrestal Avenue.*
- b. Adjacent to the homes fronting Forrestal Avenue, on the west side of the existing stormwater pond, provide evergreen shade trees instead of cypress trees at a rate of 1 tree/35 feet on center, with each tree a minimum of 4-inch caliper and capable of a canopy 30 to 40 feet wide at maturity. Mature height to be attainable within three years. The intent is to provide a dense visual screening from 7 feet to at least 30 feet in height;*
- 5. Along the north property line provide at least one evergreen (1) shade tree or groupings (three trees) of evergreen multi-stemmed understory trees every fifty (50) feet within the 15 feet building setback along the north property line. Each shade tree shall be a minimum of ten (10) feet tall, with a minimum caliper of three (3) inches as measured twelve (12) inches above the root ball. Each understory tree shall have a minimum of three (3) stems, each stem a minimum 1.5-inch caliper and 4 feet spread.*
- C. Maintenance of a solid, minimum 6 feet-high fence.*
- D. All onsite landscaping shall be irrigated.*
- E. A minimum of 15% open space on the property shall be maintained.*
- F. Outdoor storage or materials and equipment shall be setback a minimum of 15 feet from the property lines of current tax parcel 11-23-29-0000-00-025; i.e., Fellowship Baptist Church of Orlando Inc.*
- G. No materials, equipment or other goods stored outdoors shall exceed 24 feet in height within 100 feet of the adjacent residential zoned property fronting Forestal Avenue.*
- H. Two ADA-compliant parking spaces shall be provided onsite. If additional parking is provided onsite, ADA-compliant parking spaces shall be provided at a rate of at least 1/25 new parking spaces.*

The motion was seconded by Board Member Gragg. Approved by roll call vote (5/0)

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| Board Member Nolan | Favor |
| Board Member Gibson | Favor |
| Board Member Gragg | Favor |
| Board Member Nelson | Favor |
| Chair Santurri | Favor |

2. Ordinance 2023-07: Projected Signs

Planner Hardgrove said this is a follow-up to the projection sign discussion at the April 2023 P&Z meeting. If approved by City Council, the ordinance would prohibit signs projected on building faces or other structures.

Chair Santurri said he believes the ordinance covers the signs previously discussed.

There was no public comment.

Chair Santurri recommended approval of Ordinance 2023-07; seconded by Board Member Nelson. Motion approved (5/0) by roll call vote.

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| Board Member Nolan | Favor |
| Board Member Gibson | Favor |
| Board Member Gragg | Favor |
| Board Member Nelson | Favor |
| Chair Santurri | Favor |

3. Ordinance 2023-08: County to City Rezoning - R1A Oak Cove

Planner Hardgrove addressed ordinances 2023-08 and 2023-09 together and said this was a continuation of the City’s effort to establish city zoning on previously annexed property that has retained its County zoning. She said the site standards of the current zoning and the proposed zoning are the same except the new City zoning will establish a maximum of 45% impervious surface ratio (ISR), which is standard throughout the city’s current residential zoning districts.

She explained she did a cursory review of every property and two lots are problematic relative to establishing a maximum 45% ISR: 404 and 500 Gatlin. 404 Gatlin Avenue is already nonconforming as the lot width is 37 feet wide rather than the required 85 feet. Similarly, 500 Gatlin Avenue has a lot width of 75 feet instead of 85 feet. Both lots are estimated to exceed the ISR maximum. of 46%. Neither property will be able to add any additional impervious surface unless a variance is approved.

Public Comment: Planner Hardgrove confirmed to Edgewood resident, Mr. Vaughn, that there should be no tax consequence from the rezoning.

There was no public comment.

Chair Santurri made a motion to recommend approval of Ordinance 2023-08; seconded by Board Member Gragg. The motion was approved (5/0) by roll call vote.

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| Board Member Gibson | Favor |
| Board Member Gragg | Favor |
| Board Member Nelson | Favor |
| Board Member Nolan | Favor |
| Chair Santurri | Favor |

4. **Ordinance 2023-09: County to City Rezoning - R1AA Gatlin**

Based on the discussion related to Ordinance 2023-08, **Board Member Nelson made a motion to recommend approval of Ordinance 2023-09; seconded by Chair Santurri. The motion was approved (5/0) by roll call vote.**

Motion made by Vice-Chair Nelson, Seconded by Chair Santurri.

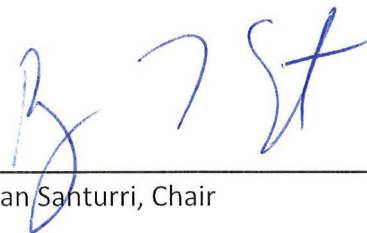
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| Chair Santurri | Favor |
| Board Member Gragg | Favor |
| Board Member Gibson | Favor |
| Board Member Nelson | Favor |
| Board Member Nolan | Favor |

E. **UNFINISHED BUSINESS** - none

F. **COMMENTS/ANNOUNCEMENTS** - none

G. **ADJOURNMENT**

The meeting was adjourned at 7:46 pm.



Ryan Santurri, Chair

Attest:



Sandra Riffle, City Clerk