



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Monday, October 9, 2023 at 6:30 PM

Ryan Santurri
Chair

David Nelson
Vice-Chair

Melissa Gibson
Board Member

David Gragg
Board Member

Todd Nolan
Board Member

MINUTES

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Chair Santurri called the meeting to order at 6:30 pm and led everyone in the Pledge of Allegiance.

ROLL CALL AND DETERMINATION OF QUORUM

Administrative Project Manager Sollazzo confirmed there was a quorum with four board members present; Board Member Gragg was absent.

BOARD MEMBERS PRESENT

Chair Ryan Santurri
Vice Chair David Nelson
Board Member Melissa Gibson
Board Member Todd Nolan

STAFF PRESENT

Brett Sollazzo, Administrative Project Manager
Drew Smith, City Attorney
Allen Lane, City Engineer

BOARD MEMBERS ABSENT

Board Member David Gragg

APPROVAL OF MINUTES

September 11, 2023 Planning & Zoning Meeting Minutes

Chair Santurri made a motion to approve the September 11, 2023 Planning and Zoning meeting minutes as presented. The motion was seconded by Vice Chair Nelson. Approved (4/0) by voice vote.

NEW BUSINESS

1. 75 Holden Ave. – Boise Site Plan Approval

Engineer Lane began by giving an overview of site plan, explaining that it is to construct a new material warehouse over existing impervious area. The final plans meet the requirements for the previously approved landscaping and parking variances.

Engineer Lane stated that he has one condition of approval for the project; Orange County Fire Department (OCFD) will need to review and comment on the existing layout for emergency access. They may require access along the front of the building. If so, the parking will need to be restriped to accommodate OCFD. At a minimum, the City will require a letter from OCFD approving the layout.

A brief discussion ensued between Board Members and Engineer Lane. There were no comments from the applicant or from the public.

Vice-Chair Nelson made a motion to recommend approval of the Boise Site Plan subject to the one (1) condition of approval presented by Staff:

Orange County Fire Department (OCFD) will need to review and comment on the existing layout for emergency access. They may require access along the front of the building. If so, the parking will need to be restriped to accommodate OCFD. At a minimum, the City will require a letter from OCFD approving the layout.

The motion was seconded by Chair Santurri. Approved (4/0) by roll call vote.

The motion was approved with a roll call vote.

Chair Santurri	Favor
Vice Chair Nelson	Favor
Board Member Gibson	Favor
Board Member Nolan	Favor
Board Member Gragg	Absent

2. Variance 2023-04: 307 Oak Lynn Drive SFR

Engineer Lane began by giving an overview of the variance request, by going over the Staff Report prepared by Planner Hardgrove. He explained that the request is for the approval of four (4) variances to allow the construction of a home on the vacant property at 307 Oak Lynn Drive.

- 1) Allow the minimum lot area to be 10,712 square feet in lieu of the R1AA minimum lot area of 10,890 square feet
- 2) Allow the minimum lot width to be 83 feet in lieu of the R1AA minimum lot width of 90 feet
- 3) Allow the side street setback (Hansel Avenue) to be a minimum of 10.13 feet in lieu of the Code Section 134-550 requirement that a structure be at least 15 feet from a side street
- 4) Allow the minimum floor area in the dwelling (excluding garage) to be 2,076 square feet in lieu of the R1AA minimum of 2,200 square feet

Engineer Lane went over the history of the lot, and stated the need for these variances stems from the widening of Orange/Hansel Avenue and changes in code relative to time of the plat. Staff recommended approval of all four (4) variances, stating that all six criteria for variance approval have been met.

Ed Valley, applicant for the project, approached the dais and stated that everything Staff presented is correct. Vice Chair Nelson asked the applicant to be sure that any vehicles for construction are parked on the lot, as the turn onto Oak Lynn from Hansel is quick, and any cars parked in the street can cause issues.

A brief discussion ensued between Board Members and Engineer Lane. There were no public comments.

Board Member Gibson made a motion to recommend approval of the following four (4) variances as presented by Staff:

- 1) Allow the minimum lot area to be 10,712 square feet in lieu of the R1AA minimum lot area of 10,890 square feet as per Code Section 134-579.***

2) Allow the minimum lot width to be 83 feet in lieu of the R1AA minimum lot width of 90 feet as per Code Section 134-579.

3) Allow the side street setback (Hansel Avenue) to be a minimum of 10.13 feet in lieu of the Code Section 134-550 requirement that a structure be at least 15 feet from a side street.

4) Allow the minimum floor area in the dwelling (excluding garage) to be 2,076 square feet in lieu of the R1AA minimum of 2,200 square feet as per Code Section 134-579.

The motion was approved with a roll call vote.

Chair Santurri	Favor
Vice Chair Nelson	Favor
Board Member Gibson	Favor
Board Member Nolan	Favor
Board Member Gragg	Absent

3. Variance 2023-05: 307 Oak Lynn Drive Fence

Engineer Lane began by giving an overview of the variance request, by going over the Staff Report prepared by Planner Hardgrove. He explained that the request is for the approval of three (3) variances related to fence construction on the west property line of the lot at 307 Oak Lynn Drive.

1) Allow the construction of a fence on the property line in lieu of the required setback of seven (7) feet as per Code Section 134.517(c)(1)b.4.

2) Allow the fence to be board on board wood in lieu of the decorative materials as required by Code Section 134.517(c)(1)b.1: wrought iron or powder-coated aluminum in a style of wrought iron. The decorative fence is required since the west side of the lot abuts a FDOT functionally classified arterial; i.e., Hansel Avenue. The fence is also required to have brick, stone and/or cultured stone columns where the fence starts/ends (Code Section 134.517(c)(1)b.3)

3) The third variance requested is the location of required trees. Code Section 134.517(c)(1)b.5. requires trees to be planted along the fence on the street side. For the subject property, the required trees will be understory trees, spaced every 20 feet on center, since overhead utilities exist along the Hansel Avenue side of the lot. Whereas the applicant is proposing to plant the required trees, the trees are proposed to be planted on the lot side of the fence due to the requested variance to put the fence on the property line.

The intention of the fence requirements along a FDOT functionally classified arterial (Code Section 134.517(c)(1)b.) is for aesthetic purposes given this is the view most people traveling through the city see.

Based on the justification of approval submitted by the applicant, Staff recommended the following for the three (3) variances;

1) Allow the fence be setback 5 feet from the west property line, which is consistent with the minimum side setbacks elsewhere in the City. A 5 feet setback will provide the ability to have a gate and maneuver lawn equipment in the side yard.

2) The criteria for approving a variance to allow a non-decorative fence has not been documented. Existing non-conforming fences is not one of the criteria for variance approval, staff recommends denial.

3) With the recommended five feet setback, the trees can be planted on the street side of the fence and the variance to locate the trees on the lot side will no longer necessary. As a note, the trees will be required to be understory trees with the ground to canopy clearance at least 6 feet at planting to avoid branch conflicts with sidewalk users; the preference is an understory tree with green year-round (evergreen).

Ed Valley, applicant, stated that there is an existing four-foot chain link fence on the property, which is two feet off the property line. He then stated that the hardship would be taking away property space by putting the fence with a five-foot setback as opposed to on the property line. Mr. Valley also stated that the other fences in the area currently do not meet the fence code.

A brief discussion ensued between Board Members, and the applicant. There were no public comments.

Vice-Chair Nelson made a motion to recommend approval of the following three (3) variances:

1) Allow the construction of a fence along Hansel Avenue to be built five (5) feet from the property line in lieu of the required setback of seven (7) feet as per Code Section 134.517(c)(1)b.4.

2) Allow the fence to be solid PVC in lieu of the decorative materials required by Code Section 134.517(c)(1)b.1.

3) Allow evergreen trees in lieu of canopy trees, but require the trees to be planted on street side of fence as per Code Section 134.517(c)(1)b.5.

The motion was approved with a roll call vote.

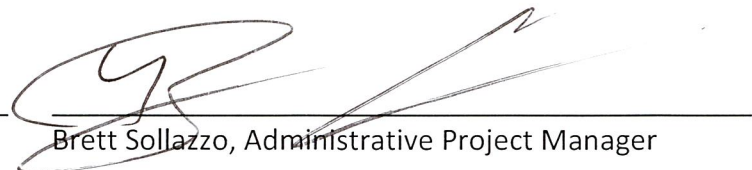
Chair Santurri	Favor
Vice Chair Nelson	Favor
Board Member Gibson	Favor
Board Member Nolan	Favor
Board Member Gragg	Absent

ADJOURNMENT

The meeting was adjourned at 7:19 PM.



Ryan Santurri, Chair



Brett Sollazzo, Administrative Project Manager