



# PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Monday, November 13, 2023 at 6:30 PM

Ryan Santurri  
Chair

David Nelson  
Vice-Chair

Melissa Gibson  
Board Member

David Gragg  
Board Member

Todd Nolan  
Board Member

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## MINUTES

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### 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  
Ellen Hardgrove, City Planner  
Tim Cardinal, Police Sergeant

### BOARD MEMBERS ABSENT

Board Member David Gragg

### APPROVAL OF MINUTES

October 9, 2023 Planning & Zoning Meeting Minutes

*Board Member Gibson made a motion to approve the October 9, 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. Variance 2023-06: 515 Mandalay Rd. - Boat Dock

Engineer Lane began by giving an overview of the variance request, stating that it was to request permission to maintain a 4.7 feet side setback from the end of the existing dock to the adjacent side lot line. Per the City Code, Chapter 14-11, B (1), states that lots or parcels having a shoreline frontage of greater than 100 feet must have a minimum side setback of 15 feet from any property line or projected property line. This lot has 142 feet of frontage. Per the City Code, the side setback for the dock must be 15 feet minimum.

Engineer Lane then stated that he reviewed the application, and the seven (7) items within page 2 to verify if the proposed request satisfies the criteria for approval. Because the existing dock is on a canal and is constructed linearly with the canal, items A and H are non-applicable. He also stated that the applicant has a letter signed by the adjacent property owner stating they do not object to the location of the dock. Based on his review, he recommended approval of the variance to the Board.

Applicant and homeowner John Hall stated that the dock was already built like this when he purchased the property. A brief discussion ensued between Board Members and Staff. There were no public comments.

***Chair Santurri made a motion to recommend approval of Variance 2023-06 as presented. The motion was seconded by Vice Chair Nelson. Approved (4/0) by roll call vote.***

The motion was approved by roll call vote.

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

**2. Variances 2023-07 & 2023-08: 11 Lake Gatlin Landscape & Parking**

Planner Hardgrove began by providing an overview of the requested variances as well as an overview of the proposed site plan (agenda item 3). She stated that the request is for the approval of variances to allow reuse of the building at 11 Lake Gatlin Road from an office to a social café. Described by the applicant, the business will be a café with an indoor playground for children. Beverages and offsite prepared food will be offered.

The property is just east of Orange Avenue, on the north side of Lake Gatlin Road, and is approximately 8,325+/- square feet (0.19+/-acres) in size. A 3,166 square foot building was constructed on the property in 1961 and continues to occupy the site. The proposal also incorporates a 12 foot wide strip of the property to east bringing the total area to 9,225 square feet.

The property is zoned ECD, however, per Code Section 134- 474, the proposal is being reviewed under the C-1 zoning district. This Code section states if there is no proposed expansion of the existing building, the proposal is to be reviewed under the standards applicable to the zoning district that applied to the property immediately before the rezoning to ECD; i.e., C-1, provided the proposed use is permitted in the ECD, which it is. In addition to being an ECD use, the use meets the goal of the ECD to encourage redevelopment or reuse of underutilized or poorly maintained properties as well as creating a social place in Edgewood.

The proposed changes to the site include modification and expansion of the existing parking area and added landscaping. Interior building renovations are also planned, which will include re-orienting the front door towards Lake Gatlin Road. A patio will also be established along the new front of the building. There is an existing covered walkway from the existing parking area to the building that is proposed to be removed to optimize the available area for parking on the property. Approval of the proposed site plan requires several variances approved. Planner Hardgrove went on to explain the variances in detail.

Requested variances for Landscaping: 2023-07

1) A variance in Code Section 114-4(1)a.1 to allow the landscape buffer strip width between the parking lot and Lake Gatlin Road to be a minimum of three (3) feet in lieu of seven (7) feet. In the existing condition, the parking lot is only three feet from the Lake Gatlin Road right-of-way line and that area is

without landscape. The applicant is proposing to maintain the three-foot separation where the parking lot is being expanded; thus, the variance is needed. The proposal will-, improve the situation by providing some landscaping. Furthermore, the applicant is proposing to construct the public sidewalk south of instead of adjacent to the property line to 1) provide adequate space for the required landscaping to thrive and 2) to give the impression that the minimum buffer of 7 feet width is being met.

2) A variance in Code Section 114-4(4) to allow the building perimeter buffer width to be three (3) feet in width in lieu of eight (8) feet. This variance is requested to allow the construction of a patio for outdoor seating. The creation of outdoor people space adjacent to the road is an important part of implementing the Orange Avenue corridor land use vision. The applicant is proposing to provide landscaping south side of the patio and like the proposed shifting in the sidewalk south of the parking lot, the applicant is proposing to shift the sidewalk in front of the building and landscape within the right-of-way resulting in a seemingly compliant buffer width.

3) A variance in Code Section 114-4(1)b. to allow the landscape buffer between the vehicular use area and the adjacent property (east) to be 5 feet 4 inches in width in lieu of 7 feet and to allow the use of understory trees in lieu of shade trees. This variance is requested to maximize the parking onsite. Without the variance, only 6 spaces could be efficiently accommodated onsite. Associated with the reduced buffer width, the applicant is requesting the use of understory trees instead of shade trees to promote tree health and sustainability. The applicant's proposal is consistent with the Code's permission to substitute understory trees for shade trees in other locations; i.e., the rate of 1 understory tree per 25 feet vs. 1 shade tree per 50 feet, with the understory tree being a minimum 7 feet in height and minimum 2-inch caliper.

#### Requested variances for Parking: 2023-08

1) A variance in Code Section 134-605(a)(21) to allow the parking ratio to be 1 space per 160 square feet of inside restaurant space in lieu of 1 space/100 square feet. The site plan shows that the parking has been maximized to the extent possible, including altering the building onsite by removing the covered walkway as well as securing the use of the adjacent property a 12 feet wide strip. Without the strip, the potential effective parking onsite would have been only six (6) spaces. The required parking based on a 1,600 square feet café and 400 square feet of outdoor seating area is 18 spaces. The plan shows 12 spaces, including the one ADA compliant accessible space. To note, the playground that is accessory to the business does not require any parking.

2) A variance in Code Section 134-608(b) to allow the dimensions of the parking spaces be nine (9) feet x 18 feet in lieu of either 9 feet x 20 or 10 feet by 18 feet. This variance is requested to maximize the width of the landscape buffer on the east side of the parking lot. As noted in requested Landscape Variance #3 above, the requested buffer width along the east side of the parking is 5 feet 4 inches instead of the required 7 feet. Without a variance in parking space length, that buffer would only be 3 feet 4 inches. The expanded buffer width will also provide the ability to create a bio-swale for storm water management, protecting adjacent properties. The applicant is proposing the use of wheel stops to protect the adjacent landscaping/bio-swale.

Planner Hardgrove then stated that the six (6) criteria for variance approval have been met, particularly related to the existing condition of the property. Staff recommends approval of all requested variances

conditioned on that the variances only apply to the existing development onsite. Should the site be razed, new development must meet current land development regulations.

Discussion ensued between Board Members, Staff, and the applicants. Applicant Jovanna Bratonozić stated that the idea for this project is a café/adult space with potentially 20-25 seats, along with a kids play area. Chair Santurri asked if there will be food prep, with Ms. Bratonozić stating no and they would want local businesses to provide premade food for them.

Chair Santurri then asked what the business hours would be, to which Ms. Bratonozić replied that they are not quite sure and would want community input, but would most likely be open from 8:00am – 5:00pm.

Ms. Bratonozić then described the project in more in detail, stating that the idea is structured for the working parent that can't afford child care or daycare. The kids play space will be right next to the café, with Plexiglas in the middle so parents can always see the children. There will be supervision for the children, but not like a daycare, but more like the setup of a lifeguard. Board Member Nolan asked if beer and wine would be served, with Ms. Bratonozić stating there would not.

### **Public Comments**

Megan Milliagn, an Edgewood resident, expressed concerns that the use would result in an even more traffic congestion and stated the business needs more parking. She also expressed concerns regarding the cross access between properties.

Marlyn Felsing, an Edgewood resident, stated that four of the six variance criteria have in fact not been met. He also stated that entering and exiting Lake Gatlin Road at any time of the day is already dangerous, and the increased traffic from this project will make it worse.

Jacqueline Tinsley, an Edgewood resident, stated her concerns regarding the amount of people and traffic that would come onto a mainly residential road with approval of the project, and that approving this project would take away some of the safety of the Lake Gatlin Woods neighborhood.

Mary Kozak, an Edgewood resident, stated concerns regarding the potential number of people at the establishment and how that will impact the traffic. She also stated that the variance criteria were not met for numbers 4, 5, and 6.

Ryal Lancaster, an Edgewood resident, stated a high volume commercial project like this will cause issues with lighting, road hazards, and traffic. He then stated the quality of life for the Lake Gatlin Woods neighborhood would drop due to so traffic generated from this use.

Tony Phillips, an Edgewood resident, stated that while he loves the concept and the appeal of the project, his concern is for that of the neighborhood and that the project is detrimental to them. He then stated that number six of the variance criteria were not met.

After all public comments were completed, Attorney Smith stated that the Planning & Zoning Board will be making their recommendation of approval or denial of the variances for City Council. He then stated that if the variances are not approved, then the site plan could not be approved. He also reiterated that

the use presented is currently allowed at that property, and the only thing holding it back is the parking variance.

Morgan Claytor, applicant, approached the dais to address the public’s concerns. She clarified right now they plan to operate from 8:00am – 5:00pm, but the hours can change. She also stated that the cafe is only 1600sqft of the building and only 20-25 tables could fit comfortably, which is where the number came from. Ms. Claytor also mentioned the possibility of a reservation type service with a two-hour time limit on when you can visit the café, which could help the parking and traffic issues. Vice Chair Nelson asked about offsite parking, to which Planner Hardgrove replied that code allows the parking to be within a 1/4-mile from the business and requires a formal parking agreement.

Discussion ensued regarding the proposed cross easement access shown on the site plan, to which Planner Hardgrove stated that the cross access is required by Code, however, should cross access not be feasible or safe, the City Engineer could waive that requirement. Planner Hardgrove reiterated that the cross access should be preserved for future access and development.

A final brief discussion ensued among Board Members regarding both the landscaping and parking variance requests. A motion and roll call vote was presented first for the landscape variances, and then the parking variances.

***Variance 2023-07 – Landscaping***

***Chair Santurri made a motion to recommend approval of the following three (3) landscape variances with the condition of approval that should the site be razed, new development shall meet current land development regulations.***

- 1) Variance in Code Section 114-4(1)a.1 to allow the landscape buffer strip width between the parking lot and Lake Gatlin Road to be a minimum of three (3) feet in lieu of seven (7) feet.***
- 2) Variance in Code Section 114-4(4) to allow the building perimeter buffer width to be three (3) feet in width in lieu of eight (8) feet.***
- 3) Variance in Code Section 114-4(1)b to allow the landscape buffer between the vehicular use area and the adjacent property (east) to be 5 feet 4 inches in width in lieu of 7 feet and to allow the use of understory trees in lieu of shade trees.***

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

The motion was approved by roll call vote.

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

**Variance 2023-08 – Parking**

*Vice Chair Nelson made a motion to recommend approval of the following two (2) parking variances with the condition of approval that should the site be razed, new development shall meet current land development regulations.*

*1) Variance in Code Section 134-608(b) to allow the dimensions of the parking spaces be nine (9) feet x 18 feet in lieu of either 9 feet x 20 or 10 feet by 18 feet.*

*2) Variance in Code Section 134-605(a)(21) to allow the parking ratio to be 1 space per 160 square feet of inside restaurant space in lieu of 1 space/100 square feet.*

*The motion was seconded by Board Member Nolan. Approved (3/1) by roll call vote.*

The motion was approved by roll call vote.

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

**3. Site Plan Approval – 11 Lake Gatlin Rd.**

Engineer Lane began by giving an overview of the site plan for proposed café at 11 Lake Gatlin Road. With both variances being approved, the applicant could move forward with site plan approval as presented.

Engineer Lane went on to state that the current site plan does propose cross easement access, and that if the cross access stays, there will be a condition of approval that the applicant must record that cross access in Orange County official records. Engineer Lane suggested that if the cross access is eliminated, signage on the property could be posted to ensure no cross access with the property to the North.

Board Member Gibson asked if the property to the North was ever sold, would they think there is an easement? Attorney Smith stated no because the cross access would be marked off and closed off with signage. Engineer Lane then stated the wording on the site plan would need to be changed if cross access was being removed. Planner Hardgrove then suggested that if the cross access easement is being removed that the dumpster be shifted down and put landscaping all the way across.

**Public Comments**

Jacqueline Tinsley, an Edgewood resident, stated that this business would be a detriment to the surrounding neighborhood and decrease their property value and quality of life.

Ryal Lancaster, an Edgewood resident, stated concerns about homeless people camping out near the coffee shop if approved.

*Chair Santurri made a motion to recommend approval of the 11 Lake Gatlin Road site plan as presented with the recommendation of approval that the cross access easement be removed AND signage/a barrier are placed to indicate no cross traffic through the property to the North.*

*The motion was seconded by Board Member Nolan. Approved (3/1) by roll call vote*

The motion was approved with a roll call vote.

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

**ADJOURNMENT**

The meeting was adjourned at 8:46 PM.

  
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 Ryan Santurri, Chair

  
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 Brett Sollazzo, Administrative Project Manager