



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Monday, May 09, 2022 at 6:30 PM

Steve Kreidt
Chair

Ryan Santurri
Vice-Chair

David Gragg
Board Member

David Nelson
Board Member

Melissa Gibson
Board Member

AGENDA

WELCOME! We are very glad you have joined us for today’s Planning and Zoning meeting. The Planning and Zoning Board is an advisory board to City Council comprised of citizen members who voluntarily and without compensation devote their time and talents to a variety of zoning and land development issues in the community. All P&Z recommendations are subject to final action by City Council. The results of today’s meeting will be presented at the noted City Council meeting for approval of recommended actions. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. **CAUTION:** Untimely filing by any appellant shall result in an automatic denial of the appeal.

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL AND DETERMINATION OF QUORUM

D. APPROVAL OF MINUTES

- [1.](#) April 11, 2022 P&Z Meeting Minutes (Draft)

E. NEW BUSINESS

- [1.](#) Details of May 9, 2022 P&Z Meeting
- [2.](#) Variance 2022-03 - 600 Gatlin Ave. - Fence & Gate

F. UNFINISHED BUSINESS

G. COMMENTS/ANNOUNCEMENTS

H. ADJOURNMENT

UPCOMING MEETINGS

Tuesday, May 17, 2022.....City Council Meeting
Monday, June 13, 2022.....Planning & Zoning Meeting

General Rules of Order

You are welcome to attend and express your opinion. The Board is pleased to hear non-repetitive comments related to business before the Board; however, a **five (5) minute time limit per person** has been set by the Board. Large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request Registration Form and give it to the City Clerk. When recognized, state your name and speak directly into the microphone. The City is guided by **Roberts Rules of Order** in governing the conduct of the meeting. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at (407) 851-2920 at least 24 hours in advance of the meeting.

We ask that all electronic devices (i.e. cell phones, pagers) be silenced during our meeting!

Thank you for participating in your government!

Appeals

According to Edgewood City Code Section 26-24 (2), “any person aggrieved by any recommendation of the Board acting either under its general powers or as a Board of Adjustment may file a notice of appeal to the City Council within seven (7) days after such recommendation is filed with the City Clerk. Per **Section 286.0105**, Florida Statutes state that if you decide to appeal a decision made with respect to any matter, you will need a record of the proceeding and may need to ensure that a verbatim record is made.

Americans with Disabilities Act

In accordance with the American Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, he or she should telephone the **City Clerk at (407) 851-2920**.



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Board Member

Melissa Gibson
Board Member

DRAFT MEETING MINUTES

CALL TO ORDER

Chair Kreidt called the meeting to order at 6:30 pm and led everyone in the Pledge of Allegiance followed by an invocation.

ROLL CALL AND DETERMINATION OF QUORUM

The following Planning and Zoning and staff members were present.

Board Members:

Steve Kreidt, Chair
Ryan Santurri, Vice-Chair
David Nelson, Board Member
Melissa Gibson, Board Member

Absent:

David Gragg, Board Member

Staff:

Sandra Riffle, Deputy City Clerk
Brett Sollazzo, Administrative Assistant
David Ireland, Police Sergeant
Drew Smith, City Attorney
Ellen Hardgrove, AICP, City Planner

Applicants:

Wellington Goulart - Art Stone

NOTE: These minutes are condensed. For details of the meeting, a recording may be requested from the City Clerk’s Office in City Hall.

APPROVAL OF MINUTES

- **March 14, 2022 P&Z Meeting Minutes**

Board Member Nelson submitted a change to the minutes. On page 6, paragraph 6, it should read that “Mr. Winter stated that the tree protection zone is 6 inches per caliper foot of tree trunk.”

Board Member Gibson made a motion to approve the March 14, 2022 Planning and Zoning Board minutes with corrections; second by Board Member Santurri. Approved (4/0).

NEW BUSINESS

- **Special Exception 2022-02
169 Jamaica Ln. - Art Stone Granite**

Planner Hardgrove introduced a request to locate a stone showroom and manufacturing business, Art Stone, at 169 Jamaica Lane. The business would entail storing stone slabs, clientele visiting the site for material selection and ordering, and manufacturing, including cutting, fabricating, and polishing the product. Per Code Section 134-405, these uses are only allowed as a special exception within the C-3 district.

Planner Hardgrove said that Staff recommends approval.

Applicant Wellington Goulart came to the podium and explained he has a business in Atlanta. His builders have asked for a location in Florida.

In response to Chair Kreidt about operating hours, Mr. Goulart said the shop would operate from 7:00 am to 5:00 pm with office hours from 9:00 am to 5:00 pm.

Board Member Nelson said that he thought operating hours of 7:00 am to 7:00 pm were reasonable.

Mr. Goulart confirmed that the manufacturing would occur in the back of the property, and deliveries would be made during regular business hours, primarily in the mornings. He expects approximately two inbound trucks daily.

There was no public comment.

Board Member Nelson made a motion to recommend approval of Special Exception 2022-02

- ***to allow the use of granite/stone sales and manufacturing including 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.***

The motion was seconded by Board Member Santurri. Approved (4/0).

The motion was approved by a roll call vote.

Board Member Nelson	Favor
Chair Kreidt	Favor
Board Member Santurri	Favor
Board Member Gibson	Favor
Board Member Gragg	Absent

- **Ordinance 2022-03 - Comprehensive Plan Amendment**

Planner Hardgrove said this is a proposed amendment to Policy 1.1.6 of the Comprehensive Plan to add a new future land use designation to help the City plan for future growth and development. The new designation “Site Specific Plan,” would be used on parcels where proposed uses require a more detailed level of review.

For example, she said there is a proposed use for warehouses to be used for distribution on the Randall Knives property, located on the west side of Edgewood. The use may not be compatible with the surrounding properties. This designation could be used to ensure that compatibility. As proposed, the new future land use designation would allow any of the uses permitted in the City’s existing future land use designations. Any proposed use of the designation would require a simultaneous text amendment detailing the specific allowable uses and densities/intensities, and rezoning to a new corresponding zoning district.

Planner Hardgrove said the applicant would have to demonstrate adjacent land use compatibility. The proposed maximum residential density is 16 units per acre, consistent with the City’s current High Density Residential future land use density and a Floor Area Ratio (FAR) of 1.0 for nonresidential uses, consistent with maximum intensity in the City’s Commercial and Industrial future land use designations.

Attorney Smith confirmed that a Site Specific Plan is a similar concept to a PD. The benefits are that it gives options for the applicant to develop creatively. The difference is that the City’s PD district requires a mix of uses, whereas the Site Specific Plan could be a single use.

New Zoning District - Site Specific Plan District (SSP)

Planner Hardgrove presented the proposed zoning district that would be required to be used if a Site-Specific Plan future land use designation was approved. This discussion was only a work session. If the comprehensive plan amendment moved forward to transmittal, staff would present the new zoning district in ordinance form. The zoning would require a very detailed plan, including building elevations and a development agreement to ensure compatibility with adjacent land uses including operational compatibility.

She used the 70-acre Randall Knives property and the proposed distribution as an example. That property has a medium-density residential future land use designation. Board Member Santurri noted that the Randall Knives property is next to residential zoning.

Chair Kreidt said that he likes the potential use. Board Member Nelson also confirmed that he supports the process to allow the City to work with the use.

Discussion ensued regarding how development such as the warehouse distribution use could be compatible with the adjacent land use including site layout, sustainable building design, use of existing trees, and provision of recreational space. Planner Hardgrove noted that ingress and egress could be from South Orange Blossom Trail and not from Holden Avenue thus minimizing the impact of truck traffic. Planner Hardgrove showed the Lincoln Properties proposed site layout and said that a site could be designed to have trucks only in the interior

portion of the lot. She also explained that part of the proposed new district is a requirement for a community meeting before site plan approval, which would be led by the applicant.

Board Member Nelson said he thought the forum would be useful for the adjacent property owners, providing an informal setting to identify and address any compatibility issues.

Another part of the proposed district is to require an appraisal to ensure the proposed land use, with the compatibility measures would not negatively impact the values of adjacent land/uses. The Board considered the possibility of providing a list of certified appraisers. Attorney Smith noted that he is not a proponent of the concept of an approved list as it could appear that the City would approve the appraisals.

Further discussion ensued between Planner Hardgrove and the Board pertaining to landscape and irrigation as to whether the new district should require conformance with Code Chapter 114 or allow flexibility. Board Member Nelson pointed out that offering flexibility can result in innovative design.

Planner Hardgrove also presented a second part of the proposed comprehensive plan amendment related to Policy 1.1.6 that pertains to all future land use designations. The proposed text clarifies that the maximum densities and intensities stated in the policy are not entitlements and that other standards for development may limit the density and/or intensity possible on a site.

There was no public comment.

Board Member Nelson made a motion to recommend transmittal of the proposed comprehensive plan amendment as presented in Ordinance 2022-03 to modify Policy 1.1.6 of the Comprehensive Plan to add a site-specific plan designation as well as the general text applicable to all future land use designations that explains the density/intensity maximums are not an entitlement and are not achievable in all situation; seconded by Board Member Gibson. Approved (4/0).

The motion was approved with a roll call vote.

Chair Kreidt	Favor
Board Member Santurri	Favor
Board Member Gibson	Favor
Board Member Nelson	Favor
Board Member Gragg	Absent

UNFINISHED BUSINESS

- **Ordinance 2022-02 - Window Sign Change**

Attorney Smith read Ordinance 2022-02 in title only, followed by a short discussion. Board Member Nelson said that the proposed changes were consistent with the discussion from the last meeting.

There was no public comment.

Board Member Gibson made a motion to recommend approval of Ordinance 2022-02 amending window signage requirements; second by Board Member Santurri. Approved (4/0).

The motion was approved with a roll call vote.

Chair Kreidt	Favor
Board Member Santurri	Favor
Board Member Nelson	Favor
Board Member Gibson	Favor
Board Member Gragg	Absent

Chair Kreidt thanked Attorney Smith and Planner Hardgrove for their hard work.

COMMENTS/ANNOUNCEMENTS

ADJOURNMENT

Board Member Santurri made a motion to adjourn the meeting at 8:08 pm.

Steve Kreidt, Chair

Sandra Riffle, Interim City Clerk

Memo

To: Planning and Zoning Board Members
CC: Sandy Riffle, Drew Smith, Allen Lane
From: Brett Sollazzo, Administrative Assistant
Date: May 5, 2022
Re: Business Items Planning and Zoning Meeting May 9, 2022

For the May 9, 2022 Planning and Zoning Board meeting, the following is provided in your agenda packet for your review and consideration.

1. Variance 2022-03: 600 Gatlin Ave. – Fence & Gate

- Variance application and plans dated 4/19/2022
- City Engineer report dated 4/26/2022
- Applicants response to City Engineer comments dated 4/26/2022
- Public response dated 5/5/2022

The notice of Public Hearing was mailed on Thursday, April 28, 2022 to those property owners within 500 feet of the subject property regarding Variance 2022-03. There were 33 notices provided by U.S. Mail. One notice was returned as undeliverable, and one public response was received at City Hall as of the date of this memo.

The City Engineer has no objections to the variance and is prepared to respond to any questions you may have regarding the request. The applicant is unable to attend the meeting, but has provided you with a response to the Engineers comments, along with his letter of hardship, explaining his reasons for the variance request.



APPLICATION FOR VARIANCE

Reference: City of Edgewood Code of Ordinances, Section 126-588

REQUIRED FEE: \$350 RESIDENTIAL \$750 COMMERCIAL
(Plus Applicable Pass-Through Fees - Ordinance 2013-01)

Please note this fee is non-refundable

Office Use Only:		Variance Application #:	2022-VAR-03
Received Date:	4/19/2022	Received by:	Brett Sollazzo
P&Z Meeting Date:	5/9/2022	City Council Meeting Date:	

IMPORTANT: A COMPLETE application with all required attachments and ten (10) copies must be submitted to the City Clerk ____ days before the next Planning & Zoning meetings. No application shall be deemed accepted unless it is complete and paid for. Notarized letter of authorization from Owner MUST be submitted if application is filed by anyone other than property owner.

Please type or print. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

Applicant's Name:	Jay Voelpel	Owner's Name:	Jay Voelpel
Address:	600 Gatlin Ave. Orlando, FL 32806	Address:	600 Gatlin Ave.
Phone Number:	407-583-3029	Phone Number:	407-583-3029
Fax:		Fax:	
Email:	JVoelpel4@gmail.com	Email:	JVoelpel4@gmail.com
Legal Description:	GORES SUB F/41 LOT 15 & THAT PT OF N1/2 OF NE1/4 OF NW1/4 ON S SEC 13 23 29		
Zoned:	R-1AA		
Location:	600 Gatlin Ave, Orlando FL 32806		
Tract Size:	40,639 sqft (+/-) 0.93 acres (+/-)		
City section of the Zoning Code from which Variance is requested:	Section 134-517 - "Fences or walls beyond the front building line shall be limited to a maximum height of four feet."		
Request:	We are requesting that our front fence along a very public and main street (Gatlin ave.) be allowed to be 5' tall and the gate curve up to 6' in height. This Variance is in line with the the other fences and gates on Gatlin Ave. This is both a safety and security measure that would not adversely affect any neighbor or citizen, nor does it provide us any special favor.		
Existing on Site:			

The applicant hereby states that this request for Variance does not violate any deed restrictions on the property.
Application must be signed by the legal owner, not agent, unless copy of power of attorney is attached.



To justify this variance, applicant must demonstrate the following (Sec. 134-404 (3)(b):

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
2. That the special conditions and circumstances do not result from the actions of the applicant
3. That approval of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.
4. That literal interpretation of the provisions contained in this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
5. That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.
6. That approval of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
7. That the variance sought will be consistent with the Edgewood Comprehensive Plan.

Applicant must agree that:

1. In granting any variance, the City may prescribe appropriate conditions and safeguards in conformity with the Ordinances, and any regulations enacted under its authority. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted shall be deemed a violation of Edgewood ordinances.

AGREE:		DISAGREE:	
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2. The variance recommended by the Planning and Zoning Board and approved by the City Council shall expire in 12 months in accordance with Chapter 134-104 (3) (e).

AGREE:		DISAGREE:	
---------------	--	------------------	--

The applicant hereby states that the above request for Variance does not violate any deed restrictions on the property.

Applicant's Signature:		Date:	17 April 2022
Applicant's Printed Name:	John Voelpel		
Owner's Signature:		Date:	17 April 2022
Owner's Printed Name:	John Voelpel		

Please submit your completed application to City Hall via email at bmeeks@edgewood-fl.gov or sriffle@edgewood-fl.gov, via facsimile to 407-851-7361, or hand deliver to City Hall located at 405 Bagshaw Way. For additional questions, please contact City Hall at 407-851-2920.

Sandy, I would like to submit the following items for the consultant and council's consideration:

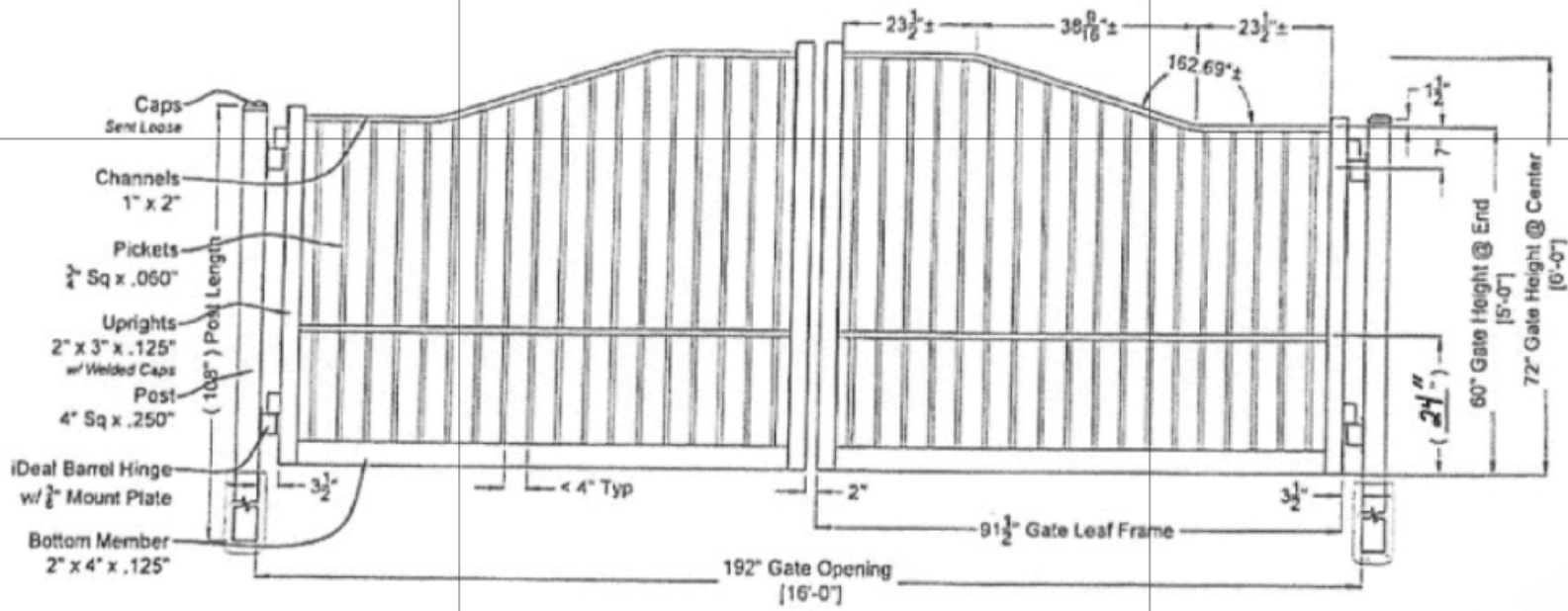
1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
 - Our home is located on the very busy Gatlin Ave. that has considerably more vehicle and pedestrian traffic than other neighborhoods within the City. Additionally, as with other homes along Gatlin and on the lake, the land immediately slopes down from the road and sidewalks towards the water and is already at a lower elevation at the property line, there the fence will be located. This natural drop in elevation causes a hardship for a 4-foot-high fence, and it feels considerably lower when looking at it from the street and sidewalk which are at a higher elevation.
2. That the special conditions and circumstances do not result from the actions of the applicant
 - These conditions are not a result of anything we have done and are similar for our neighboring properties and residents on Gatlin Ave., and /or the lakes.
3. That approval of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.
 - Not only will we not confer any special privileges, but this will allow our front fence and gate to be in line with the other residences along Gatlin Ave. that exceed 4 feet in height. The variance does not impede on another residents or cause any hardships.
4. That literal interpretation of the provisions contained in this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
 - The ability to maintain a secure and safe residence is a priority for us. Like the neighboring residents, we would appreciate the ability to enjoy the same piece of mind and security by allowing us to install the proposed aluminum fence and gate in a manner similar, and not exceeding, theirs.
5. That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.
 - We are asking both the consultant and councils consideration of a next step higher fence (4 to 5 feet fence). We know that there are some front fences and gates that exceed this slight increased height being requested, however, we are just asking for the minimum variance to accomplish the reasonable use.
6. That approval of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
 - The variance is not detrimental to our neighbors or public welfare, and we believe it to be in harmony with the general intent on the chapter. The variance will not negatively affect the beauty and curb appeal of the City and its streets, there could have minimal if any impact to visibility.
7. That the variance sought will be consistent with the Edgewood Comprehensive Plan.
 - The requested variance is in alignment with the Edgewood Comprehensive Plan and help ensure the safety, and welfare of the City's residents

Thank you so much for your consideration at the May meeting.

Regards,
Jay

Jay Voelpel, CPCU, AIC | VP of Client Services
Sedgwick | Delegated Authority
12650 Ingenuity Drive Suite 200
Orlando, FL 32826
DIRECT 407.583.3029
CELL 407.256.5551 | EMAIL Jay.Voelpel@Sedgwick.com
www.sedgwick.com/solutions/property | Caring counts®
[Digital Brochure - Sedgwick Delegated Authority](#)

 sedgwick | delegated authority



DATSON FENCE
 Project: Eyebrow Arch Gates
 Item #: CUSGDD107393

Checked By: _____ Quote / MST #: MST107393
 Drawn By: J. Mixon Drawn Date: 14-Dec-20
© 2019 iDeal Dynamic Green Gates Fence Co. 07393-NST-07393.dwg

iDeal
 aluminum fence gates swing
WE ARE THE LEADER IN THE FENCE INDUSTRY...
 CONTACT US TODAY FOR THE BEST SERVICE...
 3200 Parker Drive Phone 904.417.6400
 St Augustine, FL 32054 Fax 877.226.4469

WE OFFER A FULL RANGE OF PRODUCTS...
 CONTACT US TODAY FOR THE BEST SERVICE...
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 NEW ALUMINUM PRODUCTS

DRAWING NOTES:
 Custom Rail Spacing
 Custom Arch

Customer Signature: _____

RECEIVED
4/19/2022
CITY OF EDGEWOOD



Proposal - Contract

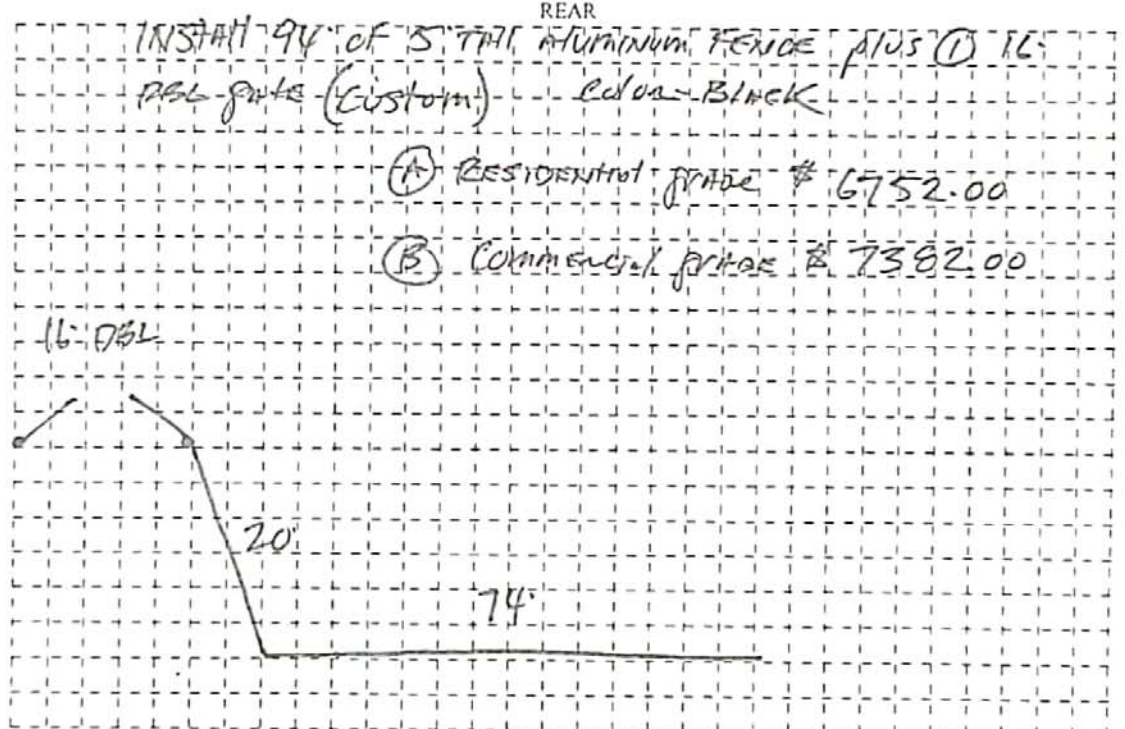
CITY OF EDGEWOOD

PO Box 592157 • Orlando, FL 32859-2157
Office: 407-297-8329 • Fax: 407-297-0188

Website: www.datsonfence.com • Email: datsonfence@aol.com

<input type="checkbox"/> GATE OPERATOR	<input checked="" type="checkbox"/> ALUMINUM
<input type="checkbox"/> WOOD	<input type="checkbox"/> VINYL CL
<input type="checkbox"/> CHAIN LINK	<input type="checkbox"/> PVC
<input type="checkbox"/> REPAIR	<input type="checkbox"/>
POSTS	
IN / OUT / IN-LINE	
WALK GATES	DRIVE GATES
N/A	1-16 DBL
ROLL GATES	LATCH TYPE
N/A	N/A
<input type="checkbox"/> WOOD	<input type="checkbox"/> PVC
LENGTH	HEIGHT
TYPE	STYLE
PICKET SIZE	STRINGER
TYPE TOP	
<input type="checkbox"/>	<input type="checkbox"/> POINTED
<input type="checkbox"/>	<input type="checkbox"/> FLAT TOP
<input type="checkbox"/>	<input type="checkbox"/> OTHER
CHAIN LINK	
LENGTH	HEIGHT
GAUGE	
11 12	9 6
DIAM. TOP RAIL	DIAM. GATE FRAME
TOT VINYL SYS	VINYL COLOR
VINYL WIRE ONLY	
DIAM. LINE POST	DIAM. TERM POST
GAGE FRAMEWORK	
BARBED WIRE	
# STRANDS	BARBARS IN OUT VERT
3 6	
<input checked="" type="checkbox"/> ALL ALUMINUM	<input type="checkbox"/> STEEL
LENGTH	HEIGHT
94'	5'
STYLE	COLOR
300	BLK.
SCREWS IN OUT	RESIDENTIAL EXTRA COMMERCIAL
IN	
TAKE DOWN	
LENGTH	HEIGHT
N/A	N/A
<input type="checkbox"/> LEAVE ON JOB	JOB CONDITIONS
<input type="checkbox"/> GOES TO DF	OK
<input type="checkbox"/> GOES TO DUMP	
SEE DRAWINGS ON BACK	
<input type="checkbox"/> TO BE SET TOP STRAIGHT	
<input type="checkbox"/> TOP OF FENCE TO FOLLOW GROUND	
Note: Company not responsible for any underground sprinkler lines.	

CUSTOMER <u>JAY VOELPEL</u>			* Datson Fence Company is not liable for any sprinkler systems.
STREET <u>600 GARDEN AVE</u>			
CITY <u>EDGEWOOD</u>	STATE <u>FL</u>	ZIP	
JOBSITE LOCATION		STREET	PHONE
HOME PHONE	OFFICE	FAX	CONTACT
			<u>CEX 256-5551</u>



No Warranty on Pressure Treated Pine from Warping

TOTAL PRICE INCLUDES:

MATERIAL TEAR-OUT & HAUL
 LABOR PERMIT

CHECK HERE IF CUSTOMER IS ACCEPTING RESPONSIBILITY FOR GETTING PERMITS AND ANY RELATED FEES, FINES, ETC.

Total
50% Deposit
Balance

BALANCE MUST BE PAID TO CREW WHEN JOB IS COMPLETE

PLEASE READ AND BE SURE YOU UNDERSTAND THE TERMS AND CONDITIONS ON THE REVERSE SIDE BEFORE SIGNING THIS CONTRACT. MANY OF THEM WILL BE IMPORTANT TO YOU.

By signing this proposal, Customer is authorizing Datson Fence to do the proposed work, and is accepting the prices and specifications shown above, and Datson Fence's standard terms 1-15 which may be on the reverse side, attached, or not attached. Customer may request a copy of terms 1-15 by calling Datson Fence. Upon acceptance and signing by Customer, this becomes a binding contract.

Note: This proposal is valid for 5 days.

Authorized Signature [Signature] Date 4/5/22

Customer Signature X _____ Date _____

***DID YOU RECEIVE WARRANTY PAPERWORK? _____

Print Name _____
Clearly _____

Repeat Customer Yellow Pages Referral Other _____

April 26, 2022

Ms. Sandy Riffle, CMC
Deputy City Clerk
City of Edgewood
405 Bagshaw Way
Edgewood, FL 32809-3406

**RE: 600 Gatlin Avenue – fence variance request review
CPH Project No. E7601**

Dear Ms. Riffle;

We are in receipt of a variance request for the above listed address. The request is to install a 5 foot tall fence in the front yard of the single family home residence. The variance request also includes the request to install a 6 foot tall driveway entry swing gate. Included in the variance submittal was the application, a plan sheet depicting the location of the proposed fence and gate, and a contractors cost estimate to install the fence.

The application referenced the City Code, Section 134-517 – fences and wall beyond the front building line. The City code states the maximum height of a fence shall be no more than 4 feet when installed in front of the building line. The variance request is to install a 5 foot tall fence and 6 foot tall entrance gate beyond the front building line of the home. Specifically, the plans submitted indicate the fence will extend from the northeast property corner to the northwest property corner. The plans do not indicate that a fence will be installed along the east or west property line from the front of the lot to the rear of the lot. The entrance gate will be offset from the front lot line. However, an offset distance was not provided.

The applicant provided a response to the seven justification questions on the application. We reviewed the responses and have a comment on the first response. The first justification question references “special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.” The response noted the home is on a very busy section of Gatlin Avenue that has more vehicle and pedestrian traffic than other neighborhoods within the City. We would agree that this is a special condition which may not exist on some other City streets. The applicant provided additional information to the first question which did not specifically support their request.

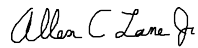
We reviewed the responses to questions 2 through 7 and do not have any objections to their responses.

Based on the plans submitted and the response to the seven justification questions, we would have no objection to the City approving this application.

We do have one item that needs to be considered when reviewing the application. Based on aerial maps, the other properties along Gatlin Avenue that have fences also have lush vegetation between the sidewalk and the fence. Will this site include landscaping along the front of the lot? Will the landscaping be in front or behind the fence?

This completes our review of the variance application.

Sincerely,
CPH, Inc.



Allen C. Lane, Jr., P.E.
Sr. Project Manager

CC: Brett Sollazzo, City of Edgewood
File

J:\E7601\Civil\Documents\City Plans-Application Review\600 Gatlin Ave fence app\letter\600 Gatlin fence variance request review letter 4-26-22.docx

Brett Sollazzo

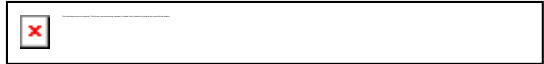
From: Voelpel, Jay A. <Jay.Voelpel@sedgwick.com>
Sent: Tuesday, April 26, 2022 3:16 PM
To: Brett Sollazzo
Cc: Jay Voelpel; Ashley Pagan
Subject: Re: 600 Gatlin Ave. Fence & Gate - (2022-VAR-03)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My apologies, you are correct. January permit is on the west side. I had an error in my response about the thick shrubberies which are on the east

sent from mobile device Get [Outlook for iOS](#)

Jay Voelpel, CPCU, AIC | VP of Client Services
Sedgwick | Delegated Authority
12650 Ingenuity Drive Suite 200
Orlando, FL 32826
DIRECT 407.583.3029
CELL 407.256.5551 | EMAIL Jay.Voelpel@Sedgwick.com
www.sedgwick.com/solutions/property | Caring counts®
[Digital Brochure - Sedgwick Delegated Authority](#)



From: Brett Sollazzo <bsollazzo@edgewood-fl.gov>
Sent: Tuesday, April 26, 2022 3:14:15 PM
To: Voelpel, Jay A. <Jay.Voelpel@sedgwick.com>
Cc: Jay Voelpel <jvoelpel4@gmail.com>; Ashley Pagan <apagan@edgewood-fl.gov>
Subject: RE: 600 Gatlin Ave. Fence & Gate - (2022-VAR-03)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

So is the side fence you permitted in January actually on the East side of your property? Sorry, I just want to be sure I am understanding and give him the proper information.

Kind Regards,

Brett Sollazzo
Administrative Assistant



405 Bagshaw Way | Edgewood, FL 32809
Tel: 407-851-2920 | Fax: 407-851-7361
Monday – Thursday 8:00 am to 4:00 pm
Friday 8:00 am to Noon

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From: Voelpel, Jay A. [mailto:Jay.Voelpel@sedgwick.com]
Sent: Tuesday, April 26, 2022 3:06 PM
To: Brett Sollazzo <bsollazzo@edgewood-fl.gov>
Cc: Jay Voelpel <jvoelpel4@gmail.com>; Ashley Pagan <apagan@edgewood-fl.gov>
Subject: RE: 600 Gatlin Ave. Fence & Gate - (2022-VAR-03)

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Thank you so much, that is great news!

1. On the west side there is thick / tall vegetation that will remain and keep a natural barrier in the front of the house all the way to the neighbors fence.
2. The offset is not 100% determined because of the angle of the fence back to the gate, however our contractor is aware of the requirement to keep it off the street to allow vehicle to fully pull in. If I recall correctly, that number was something like minimum of 20FT off the street.

As for the vegetation, the plan is for grass (and perhaps small shrubbery) on the street side of the fence, and a hedge (probably podocarpus) on the house side of the fence.

Please let me know if there are any other questions or concerns. I will see you later this week to get the sign.

Regards,
Jay

Jay Voelpel, CPCU, AIC | VP of Client Services
Sedgwick | Delegated Authority
12650 Ingenuity Drive Suite 200



From: Brett Sollazzo <bsollazzo@edgewood-fl.gov>
Sent: Tuesday, April 26, 2022 1:57 PM
To: Voelpel, Jay A. <Jay.Voelpel@sedgwick.com>
Cc: Jay Voelpel <jvoelpel4@gmail.com>; Ashley Pagan <apagan@edgewood-fl.gov>
Subject: RE: 600 Gatlin Ave. Fence & Gate - (2022-VAR-03)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Jay,

The City Engineering Consultant has completed his review of your variance application for the fence & gate at your property. According to his letter, he supports the variance which is fantastic news. He did have a few questions that I hope you can help answer.

1. He noted there was nothing about a fence on the east or west side of your property. I told him about the fence permit you submitted in January for the wood fence along the west side. I was hoping you can shed light on what is on the east side for your front fence & gate to connect to?
2. He noted that the entrance gate will be offset from the front lot line. However, an offset distance was not provided. Can you please provide that distance on the site plan, or at least provide it through email.

He also made a comment/suggestion about the landscaping along the front of your lot. Based on aerial maps, the other properties along Gatlin Avenue that have fences also have lush vegetation between the sidewalk and the fence. Will this site include landscaping along the front of the lot? Will the landscaping be in front or behind the fence?

- This is just a question/comment/suggestion, not something that needs to be resolved.

Please read his review letter thoroughly, and let me know the answers to his questions, so I can get back to him. Besides that, it looks like we are all set to move forward with getting you on the May P&Z Agenda. Below are the next steps in the process:

1. Public notice letters will be mailed out to all residents within a 500ft radius of your property. This public notice will inform them of the variance you are applying for. They will have an opportunity to respond if they choose so.
2. You will need to post a public notice sign out front of your property, and it must be visible from the road. This sign will need to be posted by Friday, April 29th, and remain up until after the council meeting on June 21st. You can pick up the sign Wednesday or Thursday 8A-4P, or Friday 8A-12P.

If you have any questions, please let me know. I look forward to hearing back from you with answers to the Engineers questions/concerns.

Kind Regards,

Brett Sollazzo
Administrative Assistant

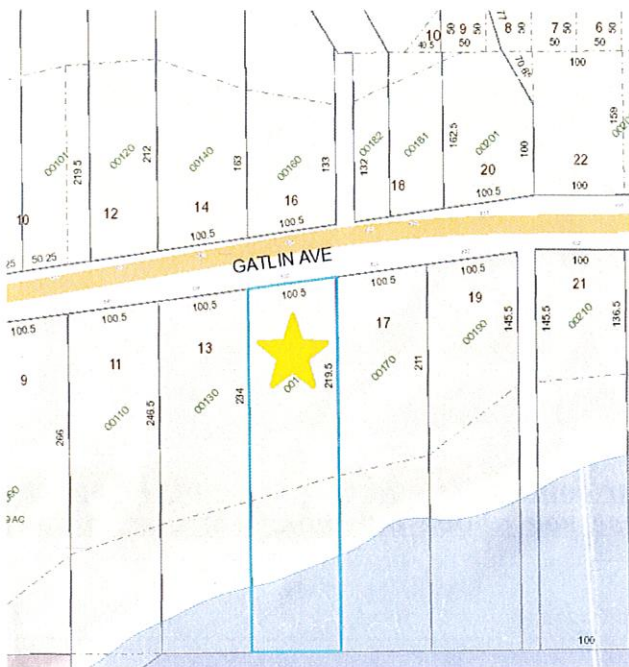
RECEIVED
MAY 05 2022
CITY OF EDGEWOOD



NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that public hearings are scheduled for the Edgewood Planning & Zoning Board and City Council to consider **Variance Application 2022-VAR-03** to Section 134-517 of the City’s Code to allow a six-foot tall fence and gate to be constructed in front of the building line, in lieu of the allowable four-foot height. 600 Gatlin Road is currently in the R-1AA zoning district.

The subject property for variance is legally described as GORES SUB F/41 LOT 15 & THAT PT OF N1/2 OF NE1/4 OF NW1/4 ON S SEC 13 23 29



*695
Gatlin Ave
Oulard
3280*

All meetings will be held in the Council Chamber of City Hall, 405 Bagshaw Way, Edgewood, Florida, commencing at 6:30 p.m., or soon thereafter on the following dates:

Monday, May 9, 2022
Tuesday, June 21, 2022

Planning and Zoning Board Meeting
City Council Meeting

Interested parties may attend this meeting and be heard with respect to this proposed variance application. In addition, the application(s) may be inspected by the public at the City Clerk’s Office, 405 Bagshaw Way, Edgewood, Florida. You may reach City Hall at 407-851-2920; City Hall is open Monday – Thursday 8 a.m. to 4 p.m. and Friday 8 a.m. to noon. Should you have any questions or concerns please do not hesitate to come to City Hall to review the file.

This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the Planning and Zoning Board and City Council on this topic to properly noticed hearings or to written communication to the City Clerk’s Office.



7/10/2022
REC'D
CITY CLERK
APR 27 2022

Any person aggrieved by a recommendation of the Planning and Zoning Board may file a notice of appeal to the City Council within seven days after such recommendation is filed with the city clerk.

The City of Edgewood desires to accommodate persons with disabilities. Accordingly, any person with a disability, pursuant to Chapter 286.26, *Florida Statutes*, should, at least 48 hours prior to the meeting, submit a written request that a person with disabilities desires to attend the meeting to the City Clerk's Office.

This public hearing may be continued to a future date or dates. Any interested party is advised that the date, time, and place of any continuation shall be announced during the public hearing and that no further notices regarding this matter will be published.

Should you desire additional information, regarding this application, please feel free to contact the City Clerk's Office at 407-851-2920, or e-mail at sriffle@edgewood-fl.gov.

Sandy Riffle, CMC
Interim City Clerk
405 Bagshaw Way
Edgewood, Florida 32809
Phone: (407) 851-2920

Dated: 4/27/2022

You may either mail in your comments and concerns on the space provided below or submit directly to City Hall. Please see above our hours of operation. We thank you for your participation.

The use of phrase "in front of the building line" is nebulous, and does not completely convey where the fence will be erected in relationship to the sidewalk on Bathin Ave. we feel at least two foot of SPACE is necessary between any fence + the sidewalk.