



PLANNING AND ZONING BOARD MEETING MINUTES
March 9, 2020

Planning and Zoning Board Members:

Marion Rayburn, Chair (Quorum)
David Gragg, Vice-Chair
Steve Kreidt, Board Member
Ryan Santurri, Board Member
Aileen Trivedi, Board Member (absent)

Staff:

Drew Smith, City Attorney
Allen Lane, City Engineer
Bea Meeks, City Clerk
Sandra Riffle, Deputy City Clerk
Mike Fraticelli, Police Sergeant

Applicant:

Brent Spain, Theriaque & Spain Law Firm for Cornerstone Pace, LLC

CALL TO ORDER

Vice Chair Gragg called the Planning & Zoning Board meeting to order at 6:30 p.m. and led the Pledge of Allegiance.

Deputy City Clerk Riffle announced that there was a quorum with three Board members present. Board Member Trivedi contacted Deputy City Clerk Riffle that she would be absent and Chair Rayburn is expected but will arrive late.

APPROVAL OF MINUTES

- *February 10, 2020*

Board Member Kreidt made the motion to approve the minutes from the February 10, 2020 Planning and Zoning meeting as presented; second by Board Member Santurri. The motion passed (3/0).

NEW BUSINESS

- **Commercial Waiver – 5565 S Orange Avenue Cornerstone Pace**

Engineer Lane introduced the request for a waiver to allow the approved driveway drop-off area and the patio to be covered. The application was recently approved for a special exception and modifications to the building, including a rear drop-off and covered patio area. The covered areas are to protect employees and patients from inclement weather.



The awning over the drop-off area is proposed to be located 13 feet from the Gem Street property line, and the patio awning is proposed to be located approximately 8 feet from the Gem Street property line. Edgewood Central District (ECD) Ordinance Section 134-458(g)(1) b.3 requires a 25-foot setback from Gem Street. The shopping center building is surrounded by four streets. The proposed canopies will work with ECD intent to beautify the district, including additional landscaping. Staff recommends the approval of both waivers.

Engineer Lane said that there is evidence that the consequence of strict adherence to ECD standards would be illogical, impossible, impractical, or unreasonable for the applicant; the waivers would not nullify the intent of ECD standards.

6:36 p.m. - Chair Rayburn entered the meeting and took her place at the dais.

Board Member Gragg noted that there does not seem to be any safety issues. Engineer Lane agreed.

Board Member Kreidt said that staff did a great job with the review of the waiver requests. The canopy is important to the business and he likes the landscaping. He supports approval of the waiver

There was no public comment.

Board Member Gragg made the motion to recommend approval of the requested waivers; second by Board Member Santurri. The motion passed (4/0).

- **ORDINANCE NO. 2020-01**
AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA AMENDING CHAPTER 134, "ZONING," SECTIONS 134-1, 134-605, 134-606, AND 134-607 OF THE CODE OF ORDINANCES; INCLUDING A DEFINITION FOR OPEN AIR SEATING AREAS; PROVIDING FOR MINIMUM PARKING REQUIREMENTS FOR PLAYGROUNDS, AND DOG PARKS ACCESSORY TO COMMERCIAL BUSINESSES; AMENDING PROVISIONS RELATED TO THE USE OF OFF-SITE PARKING SPACES TOWARD MEETING REQUIRED OFF-STREET PARKING AND THE USE OF SHARED PARKING AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND EFFECTIVE DATE.

Attorney Smith read Ordinance 2020-01 in title only. He said that this is to incorporate new parking calculations. He has worked with Solange Dao, PE with DAO Consultants, Inc., and Planner Hardgrove's report is available.

Public Comment

Paul Jaszczenski – said that he read Planner Hardgrove's report. He agrees with open-air dining space, but he thinks using a gross area calculation will hurt businesses. He gave an example of space being used for storage and area for behind the bar staff. He would prefer to use a parking calculation of 1/100 for patron use inside.

Board Member Gragg asked about calculations for Mr. Jaszczenski's business, and he responded that 58% is patron use, with 320 square feet for cooler space, 165 feet downstairs under the



stairwell, and a section just for employees. Almost 50% of the downstairs area is not for patron use.

Mr. Jaszczenski further discussed the calculation options as it would affect his businesses and said that he feels it is a detriment to future business to not include shared parking. He noted that there are empty parking lots on weekends and evenings, which are businesses with complementary hours.

Discussion ensued amongst the Board Members regarding the calculation options and shared parking.

Board Member Gragg referred to Planner Hardgrove’s report that using gross square footage is straightforward, as well as easy to interpret and enforce.

Board Member Santurri noted that there is concern of abuse, with which Attorney Smith agreed, and said that, at present, the City uses patron use area for calculation.

Board Member Kreidt said he likes the application of practical and usable space; there is logic in that.

Public Comment:

Solange Dao, Dao Consultants – referred to the proposed dog bar business and said there could be a surge of attendees with special events, but that is not every day, and she does not think it should be perceived that way. If a space is uncomfortable for patrons, they will not come. There is a vast sea of unused parking in Edgewood after 5:00 p.m. The proposed off-site parking distance of 1,320 feet would put Gem Street and Bagshaw Way within walking distance. Uber now has Uber Events, and anyone within a certain distance can use Uber; this is a modern world use.

Mr. Jaszczenski – said there are currently 620 parking spaces within range of their building, that are available after 5:00 p.m. on weekdays and all weekend. He said that it does not make sense to force the addition of parking spaces.

Board Discussion:

Board Member Kreidt agreed with Ms. Dao that the market would respond to conditions.

Attorney Smith said he would recommend approval if the Board’s direction is to use patron use area. If the Board prefers to use gross area, that would require a change.

In response to Board Member Kreidt, Mr. Jaszczenski said that the current form would result in 24 spaces.

Board Member Santurri made the motion to recommend approval of Ordinance 2020-01 as drafted; second by Chair Rayburn. The motion passed (4/0).

The motion was approved by the following roll call vote:

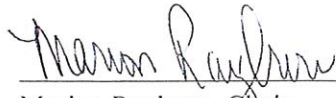
Board Member Santurri	Yes
Chair Rayburn	Yes
Board Member Gragg	Yes
Board Member Kreidt	Yes



COMMENTS/ANNOUNCEMENTS

With no further business, Board Member Santurri made the motion to adjourn; second by Board Member Kreidt. The motion passed (4/0).

The meeting adjourned 7:08 p.m.



Marion Rayburn, Chair



Sandra Riffle, Deputy City Clerk