

**PLANNING & ZONING BOARD WORKSHOP MINUTES**  
**May 2, 2018**

**Planning and Zoning Board Members:**

Regina Dunay, Chairperson (Quorum)  
Chris Rader, Co-Chair  
David Gragg, Board Member  
Marion Rayburn, Board Member  
Aileen Trivedi, Board Member (absent)

**Staff:**

Drew Smith, City Attorney  
Ellen Hardgrove, City Planner  
Ray Bagshaw, Mayor  
Sgt. Fraticelli  
Sandra Repp, Deputy City Clerk

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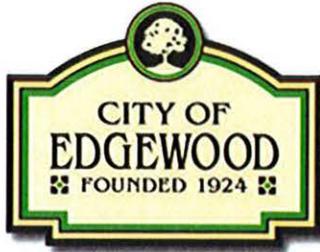
**CALL TO ORDER**

Chairwoman Dunay opened the workshop at 6:09 p.m. and dispensed with the formalities. A quorum was established with Board Member Trivedi absent.

**DISCUSSION – ORANGE AVENUE/EDGEWOOD DISTRICT**

The following discussion took place:

- Planner Hardgrove opened discussion beginning with a recap of the tree zone and the three parts of the front yard which are the storefront zone, pedestrian path and tree furnishing zone. Mayor Bagshaw left the meeting at 6:13 pm.
- The Board discussed variety and size of trees for landscaping in the tree furnishing zone. Chairwoman Dunay asked Planner Hardgrove if she can find out what kind of trees they have in Winter Park, which Planner Hargrove believes to be oak trees on 17-92 and Fairbanks. Chairwoman Dunay said any oaks will have surface roots which is a problem for pedestrians. The Board will look into 4 to 6 inch caliper trees.
- Discussed the use of pedestrian lamps to help keep consistency throughout the corridor.
- Added intent resulting from work on exclusive residential multi-unit buildings. “Making Edgewood a walkable community through the mix of uses and design to create interest in walking, protecting pedestrians through design guidelines.”
- Minimum building frontage – Intent of the district is to encourage the pedestrian to walk. The Board preferred to not allow side parking and to have parking only in the rear.



- Planner Hardgrove distributed a spreadsheet with driveway widths with minimum building frontage and resulting minimum building widths. The assumption is that everyone will want a driveway.
- Planner Hardgrove questioned aesthetics of driveways including how many rows of parking allowed. Board Member Rader said that Edgewood is creating more of a distance than the SODO model.
- Planner Hardgrove suggested that there be an activity center where people will want to walk with parking behind the buildings. There are few locations where large buildings can come in.
- The Board looked at renderings of the new development north on Orange Avenue at Pineloch which is using perpendicular parking in the front. The question still remains about allowing side lot parking.
- Road Frontage Façade Design – classifications are less than or equal to 100 feet of building width and buildings greater than 100 feet wide. Building landscaping will include understory trees and landscaping requirements. There are vertical and horizontal requirements to break up the building fronts.
- Façades will be required to change every 40 feet or less to make a design change.
- Discussed standards in the back. Planner Hardgrove will look into transparency requirements.
- Secondary facades, when in public view must meet the same standards if those sides face a vehicular use or a single family residential district.
- Equipment and dumpsters should be fully screened.
- Building height recommended at limit of 35 feet with 13 foot high 1<sup>st</sup> floor. Eight additional feet in height can be added if there are architectural enhancements.
- Permitted Use Review - to permit businesses that are resident oriented: a mix of neighborhood shopping, service, and family entertainment establishments
  - to permit places of employment that are compatible with and complement the residential character of Edgewood,
  - to encourage an onsite mix of the intended non-residential with residential uses, and
  - to prohibit businesses that have the need for outdoor storage of merchandise or need for large expanses of onsite parking/paved areas.
- Discussed allowing no more than 3 company vehicles and branded vehicles must be located in the rear for existing properties.
- Edgewood does not currently allow residential on Orange Avenue but City would want to allow mixed use properties.

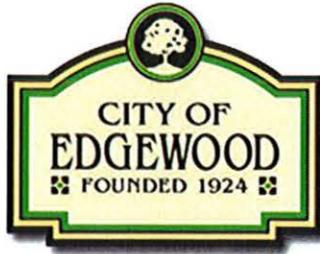
Mayor Bagshaw returned to the meeting at 9:15 pm.

#### ANNOUNCEMENTS and PUBLIC COMMENT

None

#### ADJOURNMENT:

*With no further business or discussion, the meeting adjourned at 9:25 p.m.*



*Sandra Repp*  
Sandra Repp, Deputy City Clerk

*Regina Dunay*  
Regina Dunay, Chairwoman