

PLANNING & ZONING BOARD MEETING MINUTES
December 9, 2019

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
Sandra Riffle, Deputy City Clerk
Ron Ventura, Police Officer
David Ireland, Police Sergeant

Applicant:

Mike Brady, Gatlin Hall Brewing

CALL TO ORDER

Chair Rayburn called the Planning & Zoning Board meeting to order at 6:30 pm and led the Pledge of Allegiance.

Deputy City Clerk Riffle announced that there was a quorum with Board Member Trivedi absent.

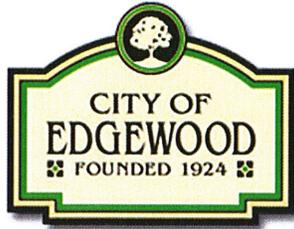
APPROVAL OF MINUTES

- *November 11, 2019*

Board Member Santurri moved to approve the minutes as presented; Second by Board Member Gragg. Motion passed (4/0).

NEW BUSINESS

- **Commercial Review – 4721 S Orange Ave**



City Attorney Smith told the Board that Board member Gragg had a voting conflict; he can participate in discussion, but he does not have a vote. Board Member Gragg timely submitted Form 8B - Memorandum of Voting Conflict for the record.

City Engineer Lane introduced the application for a brewery to be located in Ft. Gatlin Shopping Center. They are adding one room on the back of the building for office space and a second space that will be an outdoor cooler that is attached to the building. After review, CPH does not have any objections to approving this application.

Board Member Gragg asked if this is going on the northwest end of the shopping complex. Deputy City Clerk Riffle confirmed that it was.

Board Member Santurri asked if the additions will be visible from the front, and City Engineer Lane confirmed that it would not be visible.

City Engineer Lane confirmed to Board Member Kreidt that there is parking and a stormwater pond behind the building on the east side. In response to Chair Rayburn, he confirmed that the parking next door is parallel to shopping center and that parking is for employees.

Applicant Mr. Brady said that there is no plan for a fence to separate the parking lots, but there is a curb and a knoll that provide a separation.

Officer Ventura left the meeting and was replaced by Sergeant Ireland at 6:37 pm

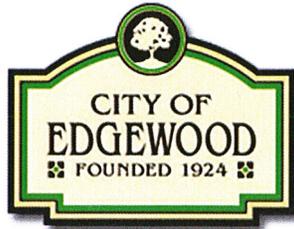
There were no public comments.

Board Member Santurri moved to recommend approval of the plans; second by Board Member Kreidt. The motion passed (3/0).

A roll call vote was taken.

Chair Rayburn	Yes
Vice-Chair Gragg	No vote
Board Member Kreidt	Yes
Board Member Santurri	Yes

Mr. Brady added that there is a Hawaiian poke bowl vendor, and they are looking for Mexican food and pizza vendors for the location.



- **Ordinance 2019-10 Boat docks**

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA AMENDING CHAPTER 14-11 OF THE CITY OF EDGEWOOD CODE OF ORDINANCES REGARDING RULES AND REGULATIONS FOR BOAT DOCK CONSTRUCTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

Ordinance 2019-10 was read in title only and introduced by City Attorney Smith. He said that public comments were made during City Council that suggested broader changes for the proposed ordinance. City Council asked to move forward with those changes, which are now incorporated into the ordinance. Changes to the Ordinance included determination of the length of walkways, and having separate measurements for dock platforms. This should assist with eliminating some variances, and there will be more consistency with boat docks within the City.

Board Member Santurri commented that these changes could result in larger boat docks, which Attorney Smith confirmed. City Attorney Smith added that this streamlines the process; however, docks must still comply with DEP regulations.

The ordinance would allow a boat dock to be built to a navigable depth, and that would be the extent of the length of the boat. The rest of the changes are minor tweaks per City Attorney Smith

Board Member Gragg asked if lines 170-177 were to protect the canal and City Attorney Smith responded that this protects access. There is not a good answer for where a canal begins. We are concerned about the navigable width. A canal and a narrow lake would be treated the same. There is 50% available for navigation.

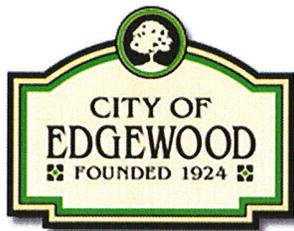
City Attorney Smith clarified that the right for a variance still exists, but there should be fewer requests.

Chair Rayburn moved to recommend approval of Ordinance 2019-10; Second by Board Member Santurri. Motion passed unanimously (4/0).

- **Ordinance 2019-11 Stormwater**

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, RELATING TO ILLICIT STORMWATER CONNECTIONS AND DISCHARGES; AMENDING THE CODE OF ORDINANCES; CREATING CHAPTER 30, "HEALTH AND SANITATION," ARTICLE V, "ILLICIT DISCHARGE PREVENTION"; PROVIDING FOR CONFLICTS; CODIFICATION; SEVERABILITY; AND AN EFFECTIVE DATE

The Ordinance was introduced by City Attorney Smith, who said the proposed ordinance will give code enforcement the ability to go on properties. What goes from commercial enterprises such as restaurants that have grease traps. Problems with back up in the sewer lines into the lakes and this change is designed to address that.



MS4 is the illicit discharge per City Attorney Smith. The permit is to allow discharge into the sewer system.

Board Member Kreidt said this is good policy.

There were no public comments.

Board Member Kreidt move to recommend approval of Ordinance 2019-11; second by Board Member Gragg. Motion passed (4/0).

- **Ordinance 2019-12 Beauty Salons**

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING SECTION 134-1, "DEFINITIONS," OF THE CODE OF ORDINANCES TO CREATE A DEFINITION FOR THE TERM BEAUTY SALON; PROVIDING THAT PERMANENT MAKEUP APPLICATION AND LASER HAIR REMOVAL ARE SERVICES THAT MAY BE PROVIDED AT A BEAUTY SALON; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE

Ordinance 2019-12 was introduced by Deputy City Clerk Riffle. City Attorney Smith said microblading is regulated the same way as tattoos. The term used in the industry is permanent makeup.

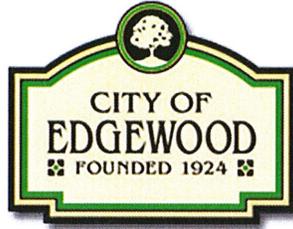
The ordinance will clarify that tattoo parlors are still not allowed in the City of Edgewood. Today, microblading is not a permitted use and the ordinance would allow the distinction between the two services of a tattoo parlor versus microblading. In addition, laser hair removal is added to the language, not because it was not allowed but there has been a request to allow that service and this allows clarification.

Board Member Gragg asked if this opens the City up to semi-permanent tattooing. City Attorney Smith said this is what microblading is. There is a separation distinction and there should not be an overlap.

Board Member Santurri asked if it should it be said that this excludes tattoos. City Attorney Smith said an amendment can be made to the 5th "whereas" clause to add to continue the prohibition of tattoo parlors in the commercial district.

There were no public comments.

Board Member Santurri moved to recommend approval of Ordinance 2019-12 with changes encapsulated.; Second by Board Member Kreidt. Motion passed (4/0).



COMMENTS/ANNOUNCEMENTS

Board Member Kreidt moved to adjourn the meeting; second by Board Member Santurri. Motion passed (4/0).

Meeting adjourned at 7:01pm.



Marion Rayburn, Chair



Sandra Riffle, Deputy City Clerk