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File #: CU-2402 **Version:** 1 **Name:**
Type: Planning Item **Status:** Agenda Ready
File created: 2/3/2025 **In control:** [Planning and Zoning Board](#)
On agenda: 4/9/2025 **Final action:**
Title: CU-2402: Request for a Conditional Use Permit to allow for the use of a Distribution Facility, Warehouse and Storage, Wholesale and Distribution, and Outdoor Storage to bring a pre-existing business located at 1103 South Ridgewood Avenue up to the current code.

[History \(0\)](#)
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ITEM DESCRIPTION:

Title

CU-2402: Request for a Conditional Use Permit to allow for the use of a Distribution Facility, Warehouse and Storage, Wholesale and Distribution, and Outdoor Storage to bring a pre-existing business located at 1103 South Ridgewood Avenue up to the current code.

Body

OWNER/APPLICANT:

Clayton Beazley

PROPOSED USE:

Outdoor Storage

REQUESTED ACTION(S):

1. To allow a conditional use permit for outdoor storage, distribution facility, wholesale and distribution, and warehouse and storage within the B-3 Highway Commercial Zoning District.

PARCEL ID:

7433-06-03-0010

CURRENT LAND USE:

Commercial Business

FLUM DESIGNATION:

Commercial

ZONING DISTRICT:

B-3 Highway Commercial

VOTING DISTRICT:

District One - Council Person Charlotte Hope Gillis



Aerial Exhibit:

The applicant is requesting a conditional use permit for outdoor storage for the business located at 1103 South Ridgewood Avenue. The subject property is located on the east side of U.S.1 and currently is being used by All Florida Plumbing. The business currently has been using the property for outdoor storage since at least 1995, so the Conditional Use permit will bring the business up to the current code. The applicant's business tax receipt has identified that the business has the following uses, general retail, and wholesale. The property has a Future Land Use Designation of Commercial and is in the B-3 Highway Commercial Zoning District. Outdoor storage with the B-3 Highway Commercial zoning district is only

allowed as a conditional use permit and must meet the regulations in the Land Development Code, Article III, Section 21-63.03- "Outdoor Storage and Display: Commercial/Industrial".

Staff has reviewed the 11 subsections within Section 21-63.03 for Conditional Use Permits and found the request is in compliance with the current requirements. Staff has reviewed the subject property with the surrounding land uses and zoning districts and has found it compatible with the proposed uses in the adjacent area. Staff received no comments or concerns from other departments for the proposed conditional use.

According to Section 21-36.03, *Outdoor Storage and Display: Commercial/Industrial*, requires that Outdoor storage shall be screened from view by a six foot high stockade fence or masonry wall. In addition, this section indicates that outdoor storage and display may be permitted in conjunction with uses allowed in certain commercial and industrial districts. Outdoor storage or display shall not be located adjacent to any residential district or use unless such storage or display is screened from the view of the neighboring residential district or use. The subject property has an 8 foot tall masonry wall painted white, although there are a few storage racks and a holding tank that are exposed above the masonry wall. The 8 foot wall is a significant improvement over the slatted chain link fence that existed since 2007.

The land development code does not specify conditions for a conditional use permit for a distribution facility and wholesale with distribution. The applicant currently receives wholesale product deliveries on E Turgot Avenue.

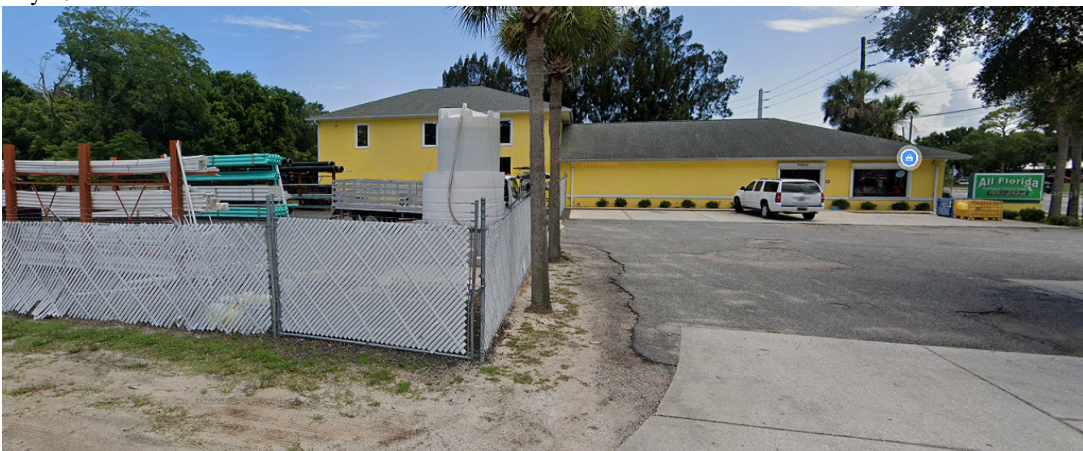
November 2007:



April 2014:



July 2022:



Present Day:



Surrounding Area:

	Current Land Use	FLUM Designation	Zoning District
North	Commercial Building	Commercial	B-3 Highway Commercial
East	Single Family Residence	Low Density Residential	R-3 Residential
South	Commercial Building	Commercial	B-3 Highway Commercial
West	Medical Building	Commercial	B-3 Highway Commercial

Section 21-33-.03, Conditional Uses, of Article III states the following:

The use depicted as a “C” in the matrix (Table III-3) means that it is permitted in that zoning district only after satisfactory completion of the conditional use process described in Article IX or the satisfactory completion of a Planned Unit Development. Satisfactory compliance with the applicable project design standards described in Article V and the concurrency requirements described in Article XI must also be achieved prior to commencement of a project.

Within Article 9, *Application Procedures*, Section 21-92.04, Decision Criteria requires the following in order for a Conditional Use Permit to be granted the P&Z Board must make a finding of fact that the CUP:

- a. Is consistent with applicable land development regulations for the zoning district in which the property is located;
- b. Is compatible with existing and proposed uses in the adjacent area; and
- c. Meets the Concurrency Management System requirements described in Article XI.

According to Table III within Article III, the commercial future land use is compatible with the following zoning districts, B-2, B-3, B-4, BPUD, MUPUD. According to Table III-2, Zoning District Descriptions, the B-3, Highway Commercial zoning district is intended for high volume highway related commercial uses. Most of the properties in Edgewater is zoned B-3 Highway Commercial and immediately adjacent behind is single-family residential homes. The issue of compatibility has always been an issue between residential and commercial along US1. The Council most recently approved modifications to Article V to allow commercial to residential building setbacks from 50 feet to 30 feet with enhanced landscape buffers. The subject property and its use is operating as a commercial business with industrial uses that require the conditional use permit. Staff believe with modifications to the property, appropriate buffers and shielding could be provided to allow for compatibility.

Public Notice:

In accordance with Florida Statutes Chapter 166.041, a Public Notice sign was posted on the site on January 28, 2025. In addition, Public Notices were mailed to all addresses within 500’ of the proposed project.

Staff Recommendation:

Motion to recommend approval for CU-2402 for 1103 South Ridgewood Avenue.