



OFFICIAL NOTICE

CITY OF CASSELBERRY PLANNING AND ZONING COMMISSION LOCAL PLANNING AGENCY

Wednesday, August 13, 2025
6:30 PM

City Commission Chambers
1st Floor, Casselberry City Hall
95 Triplet Lake Drive, Casselberry, Florida

TO THE PUBLIC: Persons are advised that if they decide to appeal any decisions made at these meetings/hearings they will need a record of the proceedings and for such purpose, they may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Section 286.0105, Florida Statutes.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City of Casselberry A.D.A. Coordinator, 48 hours in advance of the meeting at (407) 262-7700, ext. 1150.

This is a public meeting, and the public is invited to attend. This agenda is subject to change. Please be advised that one (1) or more members of the City Commission and/or one (1) or more members of any of the City's Advisory Boards may be in attendance and may participate in the discussion at the meeting.

Persons can obtain an electronic copy of the agenda packet for this meeting by making a public records request to the City Clerk's Office by calling (407) 262-7700, Ext. 1133 or emailing cityclerk@casselberry.org.

AGENDA

1. **Call to Meeting to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes**
 - A. **Minutes from the July 9, 2025 Meeting**
5. **Disclosure of Ex Parte Communications**
6. **Conditional Use Applications - None**
7. **Site Plan Applications - None**
8. **Future Land Use Map and Zoning Map Amendments - None**
9. **Public Hearings**
 - A. **TA 25-03: An Ordinance Amending the ULDR Glossary to Revise the Definition of "Vehicle Services, Maintenance, and Light Mechanical Repair"**

Recommendation of approval of an Ordinance, amending the ULDR to revise the definition of "vehicular services, maintenance and light mechanical repair" to permit minor cosmetic body repair and painting activities within an enclosed structure, is requested.
10. **Other Business**
11. **Citizens' Comments**

12. Adjournment

Date

Donna G. Gardner, CMC
City Clerk



City of Casselberry

Planning Division

95 Triplet Lake Drive, Casselberry, Florida 32707 • Telephone (407) 262-7700

To: Planning and Zoning Commission
From: Community Development Staff
Date: August 13, 2025
Subject: TA 25-03: An Ordinance Amending the ULDR Glossary to Revise the Definition of “Vehicle Services, Maintenance, and Light Mechanical Repair”

REQUEST: Recommendation of approval of an Ordinance, amending the ULDR to revise the definition of “Vehicular services, maintenance and light mechanical repair” to permit minor cosmetic body repair and painting activities within an enclosed structure, is requested.

INTRODUCTION: The Community Development Department, Planning Division, requests that the Planning and Zoning Commission (P&Z) hold a public hearing to consider a request to recommend approval of an ordinance (TA 25-03) to the City Commission. The proposed ordinance amends the City's Unified Land Development Regulations (ULDR) to revise the definition of “Vehicular services, maintenance and light mechanical repair” (vehicular services) to permit minor cosmetic body repair and painting activities within an enclosed building, where such activities were previously prohibited.

According to ULDR 1-2.9, P&Z shall conduct an advertised public hearing when amendments to land development regulations are proposed. Further, during their deliberations, P&Z is responsible for ensuring that any proposal satisfies the specific criteria outlined in ULDR Section 1-2.9.C, which are further analyzed later in this report.

GENERAL INFORMATION: This proposed amendment addresses the practical constraints faced by existing vehicular service operations within the City, particularly those engaged in minor, cosmetic body repair services, such as dent removal and scratched painting. These activities, though critical to certain commercial operations, such as auto dealerships, are currently prohibited under the City's ULDR. It should also be noted that all of the five auto dealerships currently operating in the City were approved and constructed at various points in the 1970s, 1980s and 1990s and were compliant with the code of their time, with varying circumstances.

This considered, the proposed change would clarify and modernize the definition of vehicular services to distinguish between major auto body work and limited cosmetic repairs. The proposed amendment would allow minor repairs and painting operations, such as repairing scratches and small dents. A caveat is provided in the definition that all such work is conducted inside a fully enclosed structure. Below is a table better describing the scope of minor vs major body work/painting services.

Major Indicators	Minor Indicators
Frame straightening or collision repair	Paint touch-ups or spot painting (e.g., bumper scuffs, scratches)
Full-body repainting or resprays	Dent repair using non-invasive methods (e.g., paintless dent removal)

Welding or structural body modifications	Minor part replacement (e.g., mirrors, moldings, trims)
Paint booths with external exhaust stacks	Small-scale chip or rust repair (no large surface sanding)
Sanding and priming bays	Vinyl wraps, decals, and detailing
Paint curing ovens	Wheel painting or powder coating
Visible ventilation or exhaust infrastructure	Does not involve structural body repair or large-scale sanding/spraying;
Tow-ins or high-volume vehicle storage	Supports another principal business (e.g., auto sales) or occurs at low volume.

Below is the proposed definition of vehicle services; words with underlined type shall constitute additions to the original text, and ~~strike-through~~ type represents deletions to the original text.

Vehicular services, maintenance and light mechanical repair. Establishments for the dispensing of motor fuels and related products at retail and having pumps, underground storage tanks and other facilities for such activity and which may include the retail sale of minor automobile parts and accessories such as tires, batteries, sparkplugs, fanbelts, shock absorbers, mirrors, floor mats, cleaning and polishing materials and similar items, and which may include the inspection, servicing or minor repair of motor vehicles. Minor repair of motor vehicles may include repairing scratches, small dents, minor damage to bumpers, minor part replacement such as mirrors or trim, applying vinyl wraps and decals, paint touch-ups or spot painting (but not including full-body repainting or resprays), and other minor cosmetic repairs. ~~Minor repairs and paint touch-ups shall occur in an enclosed structure.~~ These services shall not include ~~body repair and painting,~~ frame straightening, tire recapping or vulcanizing, sales and major service, or storage of vehicles, equipment, parts, or chassis.

Affected Zoning Districts:

- General Commercial (CG), Industrial Medium (I-M) – vehicular services require conditional use approval
- Industrial (I), Service Commercial (CS) – vehicular services are permitted by right

The intent of the proposed ordinance is to better support compatible commercial activities and encourage reinvestment in commercial corridors. Additionally, the proposed amendment allows for business expansion while maintaining protections for surrounding land uses through the City’s conditional use review process outlined in ULDR Article VI, Conditional Use Criteria.

Lastly, this public hearing was advertised in the Orlando Sentinel on July 31, 2025.

ANALYSIS: City staff offers the following evaluation of the proposed amendment based on the criteria outlined in ULDR Section 1-2.9.C.

CRITERION 1. Consistency with the Comprehensive Plan

The proposed amendment is consistent with the City’s Comprehensive Plan, which supports economic development, reuse of commercial spaces, and business retention. Allowing lower-intensity auto repair uses that are fully enclosed helps diversify the City’s commercial offerings without encouraging large and industrial-scale operations in commercial areas. The policies listed below are supportive of the proposed ordinance.

Policy FLU 1.8.a. Commercial. Properties designated as Commercial may provide for a wide range of general retail, commercial activities, mixed-use (retail, office, and business, personal services and attached residential), and office/residential uses.

The proposed change increases the versatility of the vehicular services land use definition by permitting the use of additional services commonly associated with light automobile repair, which are explicitly forbidden by the current definition. The need for this is evident in the amount of inquiries staff receives related to the topic and thus will help the City continue to adapt to changes in the local market.

Policy FLU 1.8.b. Commercial. Properties designated as Commercial shall be designed to minimize negative impacts upon adjacent residential areas and upon the function of arterial roadways through proper buffering, site design, multimodal connectivity considerations and traffic controls.

This policy supports the proposed ordinance by emphasizing compatibility and design controls in commercial areas. The ordinance:

- Restricts minor repair and painting activities to enclosed structures, limiting noise, odor, and visual impacts on nearby uses.
- Maintains the requirement for conditional use approval in the CG district, ensuring case-by-case review of site layout, buffering, traffic access, and potential nuisance impacts.
- Encourages the orderly evolution of commercial activity along major corridors while protecting adjacent residential or mixed-use areas.

This approach is consistent with how land use intensities are managed in commercial corridors, where allowing lower-impact uses with design safeguards is done without eroding the established commercial fabric of the area.

Policy FLU 1.9.b. Industrial. Properties designated as Industrial shall be appropriately screened and buffered from adjacent residential uses.

Industrial developments undergo the site plan review process, and thus are required to demonstrate compatibility with adjacent properties prior to operating, as provided in ULDR Article XVIII. Additionally, this ordinance requires all such work (minor paint touch-ups, dent repair) to be completed within an enclosed structure, providing additional separation from adjacent residential uses.

Policy FLU 1.9.c. Industrial. Other uses may be permitted as designated in the Unified Land Development Regulations, which are compatible with and do not adversely affect the character of the area to be reviewed as conditional uses.

The proposed amendment is consistent with this policy because it adds a supportive, small-scale commercial-industrial function that is typical in I areas, particularly for used car lots, small repair vendors, and logistics/support operations. The activities permitted (minor paint touch-ups, dent repair) fall well below the intensity level of medium manufacturing or warehousing operations, yet still contribute to the economic diversity and utility of industrial districts.

Policy FLU 1.9.e. Industrial. Properties designated as Industrial shall not be directly visible by the traveling public from a major arterial roadway.

No industrially designated properties in the City are directly visible from major arterial roadways,

helping to minimize the visual impact of uses that may not reflect the aesthetic character of the City's commercial corridors.

Policy FLU 1.9.f. Industrial. Properties designated as Industrial shall not have frontage along a major arterial roadway.

No industrially designated property in the City has frontage on a major arterial roadway. Similar to the policy above, this helps to minimize the visual impact of uses that may not reflect the aesthetic character of the City's commercial corridors.

Policy FLU 1.10.a. Industrial-Medium. Properties designated as Industrial-Medium shall provide for a wide range of clean, medium industry, including electronics and other high technology uses, fabrication, warehousing, wholesale commercial, manufacturing and support office activities.

This policy reinforces that the I-M zoning district may accommodate uses beyond pure industrial activity, as long as they are compatible and subject to conditional use review. The ordinance fits squarely within this policy by:

- Allowing minor cosmetic repair and painting as part of the "vehicular services" use only in controlled settings (indoor-only, reviewed by P&Z).
- Providing the City flexibility to evaluate each site's appropriateness, rather than imposing a blanket prohibition.

This reflects zoning category refinement, where a land use type is calibrated to allow modern, real-world activities that don't carry the intensity or externalities of traditional industrial operations.

Policy FLU 1.10.b. Industrial-Medium. Properties designated as Industrial-Medium shall be appropriately screened and buffered from adjacent residential uses and other non-industrial uses.

Industrial developments undergo the site plan review process and are therefore required to demonstrate compatibility with adjacent properties prior to operation, as provided in ULDR Article XVIII. Additionally, this ordinance requires all such work to be completed within an enclosed structure, providing additional separation from adjacent residential or non-industrial uses.

Policy FLU 1.10.d. Industrial-Medium. Properties designated as Industrial-Medium shall not be directly visible by the traveling public from a major arterial roadway.

No industrial-medium designated property in the City is directly visible from a major arterial roadway. Similar to the policies above, this helps to minimize the visual impact of uses that may not reflect the aesthetic character of the City's commercial corridors.

Policy FLU 1.10.e. Industrial Medium. Properties designated as Industrial-Medium shall not have frontage along a major arterial roadway.

No industrial-medium designated property in the City has frontage on a major arterial roadway. Similar to the policies above, this helps to minimize the visual impact of uses that may not reflect the aesthetic character of the City's commercial corridors.

Policy FLU 1.19. Incompatible Land Uses. Incompatible Land Uses. Land use activities which are potentially incompatible due to type or intensity of use, shall be buffered from one another

through the provision of open space, landscaping, berms, aesthetically attractive walls, site layout and design characteristics, or other suitable means.

The land use in question is conditionally allowed in CG and I-M and thus, the conditional use process will ensure compliance with the above screening and buffering requirements. Additionally, the use is permitted by right in the CS and I zoning districts, which are strategically located throughout the City specifically to prevent incompatibility. They are also subject to the site plan review process, providing an additional opportunity for City staff to ensure compatibility with adjacent uses.

OBJECTIVE FLU 2. Blighted Area Renewal and Redevelopment. *The City shall encourage the redevelopment and renewal of economically underutilized or blighted areas.*

Vehicular services is one of the most requested land uses in the City. The proposed text amendment supports the redevelopment of blighted areas as it could allow for vacant or underutilized sites, particularly on CG or CS properties, to become activated.

Policy FLU 7.3 Unified Land Development Regulations. *The City shall retain, revise, or adopt as necessary all relevant ordinances, regulations, and policies that pertain to development, which will require development to occur in compliance with all elements of the City of Casselberry Comprehensive Plan.*

This policy is the most directly supportive of the ordinance, as it calls for the ongoing refinement of the ULDR to ensure regulations stay relevant and functional. Further, this policy lays the foundation for this amendment, which updates a land use definition that has become outdated and overly restrictive, particularly in how it blocks minor cosmetic repair services commonly associated with auto dealerships. Lastly, it empowers the City to better implement its Comprehensive Plan by supporting business retention, modern use allowances, and predictable land use regulations.

Policy PRE 1.1.2. 2. Recognition of Private Property Rights. *The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.*

The proposed ordinance supports the above policy as it expands allowable uses on commercial and industrial properties by eliminating an overly restrictive provision.

CRITERION 2. Conformance with Ordinances

The proposed amendment was crafted with other sections of the ULDR and broader Code of Ordinances in mind. By maintaining the conditional use requirement in CG and I-M zones, the City preserves an existing regulatory framework that evaluates compatibility and ensures proper site design, hazardous waste handling, and overall code compliance. Any new development or redevelopment of existing property for the purpose of implementing a vehicular service use will be subject to the site plan review process, as provided in ULDR Article XVIII. Additionally, the ordinance clarifies that all painting or minor repairs not previously allowed under the definition to be conducted indoors in an enclosed building.

CRITERION 3. Changed Conditions

Since the original adoption of this definition, there has been a noted uptick for minor cosmetic repair services, as an independent use or even accessory to auto sales businesses. The existing prohibition has proven overly restrictive, forcing businesses to seek locations outside the City or operate inefficiently. The proposed amendment responds to current commercial needs and operational realities presented to staff.

CRITERION 4. Land Use Compatibility

By requiring all minor repair and painting activities to occur within an enclosed structure and, in some instances, subjecting these uses to the conditional use process, the proposed amendment ensures compatibility with adjacent commercial and mixed-use properties. Noise, odor, and visual impacts can be effectively mitigated by keeping the use indoors. Additionally, the site plan review process, where applicable, will also help to ensure compatibility.

CRITERION 5. Adequate Public Facilities

The minor nature of these operations does not significantly increase demand on public services such as water, sewer, or transportation systems. Any impacts will be reviewed during the conditional use and site plan process.

CRITERION 6. Natural Environment

The proposed amendment does not authorize major body work or hazardous operations. Any use of hazardous materials (e.g., paints or solvents) will be subject to applicable environmental regulations and best management practices, ensuring no adverse impact on groundwater, aquifer recharge, or sensitive environmental areas.

CRITERION 7. Economic Effects

The proposed amendment supports business growth and retention, particularly for small businesses engaged in automobile sales and cosmetic repair. This may help preserve and contribute positively to the City's economic development goals.

CRITERION 8. Orderly Development

The proposed amendment promotes orderly development by allowing a currently prohibited but generally low-impact use in appropriate zoning districts, with some subject to a conditional use or site plan review. It supports a logical evolution of commercial uses without introducing incompatible industrial activity, especially into CG-zoned areas.

CRITERION 9. Public Interest; Enabling Act

The proposal is in the public interest, as it strikes a balance between flexibility and safeguards for neighborhood quality and land use compatibility. The proposed amendment is consistent with the enabling authority granted to the City under Florida law and the City's Charter.

CRITERION 10. Other Matters

P&Z is encouraged to consider additional factors, such as community feedback during public hearings. Further, the proposed amendment preserves protections by maintaining restrictions on major mechanical work, outdoor storage, and high-impact auto body operations. This amendment also provides regulatory clarity to business owners, staff, and the public.

STAFF RECOMMENDATION: Staff recommends that P&Z recommend approval of TA 25-03 to the City Commission, based on the written findings in the staff report and the testimony and evidence presented, which demonstrate that the request meets the applicable provisions of the ULDR and is consistent with the Comprehensive Plan.

ATTACHMENTS:

1. 2025-XXXX Ordinance amending ULDR definition vehicle services
2. Published Legal Ad