



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Monday, September 11, 2023 at 6:30 PM

Ryan Santurri
Chair

David Nelson
Vice-Chair

Melissa Gibson
Board Member

David Gragg
Board Member

Todd Nolan
Board Member

MINUTES

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Chair Santurri called the meeting to order at 6:30 pm and led everyone in the Pledge of Allegiance.

ROLL CALL AND DETERMINATION OF QUORUM

Administrative Project Manager Sollazzo confirmed there was a quorum with four board members present; Board Member Gibson was absent.

BOARD MEMBERS PRESENT

Chair Ryan Santurri
Vice Chair David Nelson
Board Member David Gragg
Board Member Todd Nolan

STAFF PRESENT

Brett Sollazzo, Administrative Project Manager
Drew Smith, City Attorney
Ellen Hardgrove, City Planner

BOARD MEMBERS ABSENT

Board Member Melissa Gibson

APPROVAL OF MINUTES

August 14, 2023 Planning & Zoning Meeting Minutes

Vice Chair Nelson made a motion to approve the August 14, 2023 Planning and Zoning meeting minutes as revised and presented. The motion was seconded by Board Member Gragg. Approved (4/0) by voice vote.

NEW BUSINESS

1. Ordinance 2023-12: County to City Rezoning R1AA Waterwitch

Planner Hardgrove began by giving an overview of the proposed ordinance, and explaining that it is the continuation of the City's effort to rezone previously annexed areas of the City where the County zoning has remained after annexation to a City zoning district.

She explained that the site development standards of the proposed City zoning district, R1AA-CA, are identical to the County's district, with the exception that the City's district establishes a maximum impervious surface; i.e., the amount of land that can be covered with buildings and pavement. The County's district does not have an impervious surface maximum.

Preliminary review of the lots in Waterwitch Cove showed almost half of the lots in the subdivision already exceed the 45% limit. However, most of those properties will not encounter an issue as there is little area remaining on these lots for a home expansion/addition. For the properties close to the 45% limit and remaining area on the property, any addition/expansion or pool proposed may encounter a need for a variance approval.

Planner Hardgrove went on to say that rezoning the subdivision to R1AA-CA is in the best interest of the City, most closely resembles the Orange County zoning designation being replaced, and is consistent with the City of Edgewood Comprehensive Plan.

A brief discussion ensued between Board Members and Planner Hardgrove. There were no public comments.

Chair Santurri made a motion to recommend adoption of Ordinance 2023-12 as presented; The motion was seconded by Vice Chair Nelson. Approved (4/0) by roll call vote.

The motion was approved with a roll call vote.

Chair Santurri	Favor
Vice Chair Nelson	Favor
Board Member Gragg	Favor
Board Member Nolan	Favor
Board Member Gibson	Absent

ADJOURNMENT

The meeting was adjourned at 6:38 PM.



Ryan Santurri, Chair



Brett Sollazzo, Administrative Project Manager