



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Monday, August 12, 2024 at 6:30 PM

Ryan Santurri
Chair

David Nelson
Vice-Chair

David Gragg
Board Member

Todd Nolan
Board Member

Charles Phillips
Board Member

MINUTES

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Chair Santurri called the meeting to order at 6:31 pm and led everyone in the Pledge of Allegiance.

ROLL CALL AND DETERMINATION OF QUORUM

Administrative & Permitting Manager Sollazzo confirmed a quorum of four active board members was present, with the fifth member set to be sworn in shortly.

BOARD MEMBERS PRESENT

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

STAFF PRESENT

Brett Sollazzo, Administrative & Permitting Manager
Drew Smith, City Attorney
Ellen Hardgrove, City Planner
Dakota Simmons, Officer

APPROVAL OF MINUTES

June 10, 2024 Planning & Zoning Meeting Minutes

Board Member Gragg made a motion to approve the June 10, 2024 Planning and Zoning meeting minutes as presented with the changes requested by Vice Chair Nelson. The motion was seconded by Chair Santurri. Approved (4/0) by voice vote.

NEW BUSINESS

1. Swearing in of New Board Member Katherine Charles Phillips

Mayor Dowless expressed gratitude to the Planning and Zoning Board for their service and then swore in new member Katherine Charles Phillips.

2. Ordinance 2024-06: Tattoo Establishments

Attorney Smith introduced the proposed ordinance to allow tattoo establishments as special exceptions in all commercial zones, including the Edgewood Central District (ECD). The proposal stemmed from a salon owner's inquiry and builds upon the city's existing allowance for permanent makeup, which is a form of tattooing. The proposed use could operate in a standalone building or within a shopping center.

The ordinance reflects a shift in public perception towards tattoo establishments, including their appearance. Initial draft restrictions on location near schools, churches, etc., were removed due to their limiting impact on potential locations within the city. However, the proximity to residential areas remains a concern to which Attorney Smith sought the board's input on this provision.

Discussion ensued between Board Members and Staff, focusing on the proposed prohibited operating hours of 12 AM to 8 AM. Vice Chair Nelson suggested adjusting these hours to better align with typical business operations, particularly in shopping centers. Attorney Smith agreed that this change would mitigate potential impacts on residential areas.

Chair Santurri inquired about existing operating hour regulations, and staff confirmed that aside from alcohol sales and specific special exceptions, the city primarily relies on noise ordinances to regulate business hours. Planner Hardgrove stated that given most shopping center businesses close around 9 PM, that may be a good time to include in the condition of the special exception approval. The board agreed to adopt this as the closing time for tattoo establishments.

There were no public comments.

Chair Santurri made a motion to recommend approval of Ordinance 2024-06 with the following changes:

- 1) Change the prohibited operating hours for businesses that will include tattooing from 12 AM-8 AM to 9 PM-8 AM.***
- 2) Remove the requirement that a tattoo establishment shall not be established on any parcel located adjacent to an existing single family zoning district.***
- 3) Incorporate a direct-line distance measurement “as the crow flies” to determine if tattoo establishments are located within 1,500 feet of each other.***

The motion was seconded by Vice Chair Nelson. Approved (5/0) by roll call vote.

The motion was approved by roll call vote.

Chair Santurri	Favor
Vice Chair Nelson	Favor
Board Member Gragg	Favor
Board Member Nolan	Favor
Board Member Phillips	Favor

3. Ordinance 2024-07: Awning Definition

Attorney Smith introduced the proposed ordinance to establish a comprehensive definition for awnings within the city code (zoning definitions). While the current sign regulations include a definition, staff recommends incorporating it into the general code for consistency and clarity.

Board members and staff discussed existing code regulations for awnings. Chair Santurri inquired about current code provisions governing awnings. Attorney Smith explained that the proposed definition would establish a minimum vertical clearance of 7 feet 6 inches between the awning and the ground.

Board Member Nolan questioned if awnings were allowed to extend into setbacks. Planner Hardgrove agreed to review ECD regulations to clarify this matter.

Chair Santurri expressed concern that individuals might attempt to circumvent the definition by reducing awning height below the proposed 7'6" clearance. In response, Planner Hardgrove suggested relocating the height requirement from the definition to a separate code section.

There were no public comments.

Chair Santurri made a motion to recommend approval of Ordinance 2024-07 with the following change:

1) Remove the last sentence that states the minimum vertical clearance for awnings from the underlying floor or ground level shall be 7'6".

The motion was seconded by Board Member Gragg. Approved (5/0) by roll call vote.

The motion was approved by roll call vote.


Chair Santurri	Favor
Vice Chair Nelson	Favor
Board Member Gragg	Favor
Board Member Nolan	Favor
Board Member Phillips	Favor

COMMENTS/ANNOUNCEMENTS

Administrative and Permitting Manager Sollazzo announced that due to the scheduling of the first budget hearing on September 9th at 6:30 PM, the Planning and Zoning Board would need to reschedule their September meeting. After discussion, the board selected Tuesday, September 10th at 6:30 PM as the new meeting date.

ADJOURNMENT

The meeting was adjourned at 6:55 PM.



 Ryan Santurri, Chair



 Brett Sollazzo, Administrative and Permitting Manager