



# PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Monday, September 8, 2025 at 6:30 PM

Ryan Santurri  
Chair

David Nelson  
Vice-Chair

David Gragg  
Board Member

Todd Nolan  
Board Member

Angie Sharp  
Board Member

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## MINUTES

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*These minutes provide a summary of the key discussions and decisions made during the September 8, 2025 Planning & Zoning Board Meeting. A complete audio recording of the meeting is available for public review for one year. After one year, the City will dispose of the recording in accordance with applicable regulations. To access the recording, please contact Edgewood City Hall at 407-851-2920.*

### 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 a quorum with all five (5) board members present.

#### BOARD MEMBERS PRESENT

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

#### STAFF PRESENT

Brett Sollazzo, Administrative Project Manager  
Holli New, City Attorney  
Ellen Hardgrove, City Planner  
Michael Fraticelli, Police Sergeant

### APPROVAL OF MINUTES

August 11, 2025 Planning & Zoning Meeting Minutes

Vice Chair Nelson made a motion to approve the August 11, 2025 Planning and Zoning meeting minutes as presented. The motion was seconded by Board Member Gragg. Approved (5/0) by voice vote.

### NEW BUSINESS

#### 1. ORDINANCE 2025-06: SMALL SCALE COMP PLAN AMENDMENT WATERWITCH

Planner Hardgrove presented the proposed small-scale amendment to the City of Edgewood's Future Land Use (FLU) Map. The amendment seeks to correct a historical mapping error originating from Comprehensive Plan Amendment 93S1 (Ordinance No. 93-391) and align the Waterwitch Cove Subdivision with the appropriate land use density consistent with surrounding properties and the City's Comprehensive Plan.

Planner Hardgrove explained that the subdivision was annexed into the City via Ordinance No. 93-388, and the subsequent 1993 Comprehensive Plan Amendment assigned a "Medium Density Residential" designation for Tract 4 (15.6 acres). This designation was applied in error, as the "Medium Density" category was mistakenly interpreted from an existing land use classification ("Single Family Medium Density, 2–6 units per acre") rather than the proper future land use designation.

Had the correct Future Land Use definitions been applied, the property would have been designated "Low Density Residential," defined as "not exceeding 4 dwelling units per acre." The current "Medium Density Residential" category (greater than 4 but not exceeding 7 dwelling units per acre) is inconsistent with both the 1993 description and the prevailing low-density character of the area.

Staff recommended approval of the small-scale comprehensive plan amendment to change the Future Land Use Map designation for the Waterwitch Cove Subdivision from *Medium Density Residential* to *Low Density Residential*.

**PUBLIC COMMENT**

Tina Demostene, an Edgewood resident, spoke in support of the proposed amendment. She thanked City Staff for identifying the historical error and working to correct it.

There was a brief discussion amongst Board Members prior to a motion and roll call vote.

**MOTION & ROLL CALL VOTE**

Chair Santurri made a motion to recommend approval of Ordinance 2025-06 as presented. The motion was seconded by Board Member Gragg and 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 Sharp	Favor

**2. ORDINANCE 2025-08: ECD MIXED USE AND ACTIVITY NODE BONUS**

Planner Hardgrove presented Ordinance 2025-08, a proposed amendment to Edgewood Central District (ECD) standards. The ordinance aims to clarify “Mixed Use Residential” by defining multi-dwelling buildings within mixed-use site plans and to refine the Activity Node Density Bonus, supporting the City’s vision for vibrant, walkable mixed-use nodes along Orange and Hansel Avenues. The ordinance also introduces Live/Work Units as a qualifying non-residential use.

The ordinance defines the permitted use Mixed Use Residential as residential with at least one non-residential use, such as retail, restaurant, personal service, entertainment venue, office, lodging, or live/work units. The ordinance adds a definition for “Entertainment Venue” referencing the ECD’s Neighborhood Entertainment, Arts, and Recreation permitted use table.

**Minimum Non-Residential Requirements:** The ordinance proposed projects of up to 25 units per acre must dedicate at least 3% of total site area to non-residential uses, located on the ground floor along Orange Avenue or a public plaza to ensure pedestrian activity. For example, a 5.08-acre site would require roughly 6,639 sq. ft. of non-residential floor area.

**Activity Node Density Bonus:** The minimum qualifying size for Activity Nodes is reduced from 7.5 acres to 5.0 acres. Two density tiers are defined: up to 60 units per acre with 4% non-residential and a 0.25-acre public plaza, and up to 80 units per acre with 7% non-residential. Maximum height is 65 feet or five stories. Public plazas must be privately owned but publicly accessible, connected to the People Space along Orange Avenue, and include landscaping, seating, water features, and transparent ground-floor façades.

**Restaurant Incentive:** The proposed ordinance included an incentive for providing a restaurant. Qualifying restaurants could count 1.5 times toward non-residential requirements.

**Live/Work Units:** Must be on the ground floor with a primary street or plaza frontage. At least 50% of the unit must be dedicated to workspace at the front, with a separate storefront-style entrance. Units must be owner-occupied, operated at least 20 hours per week, and short-term rentals are prohibited. Live/work units may constitute no more than 65% of the required non-residential area.

**Excluded from the nonresidential square footage:** Any amenity that only residents of the could have access to. However, a shared co-workspace may count toward non-residential totals if at least 2,000 sq. ft.

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## BOARD DISCUSSION AND PUBLIC COMMENT

Edgewood resident Tina Demostene participated in the discussion along with Planner Hardgrove and the Planning & Zoning Board members. Below is a synopsis of these discussions.

Ms. Demostene expressed support for allowing a single non-residential use but preferred encouraging a broader mix of uses. She suggested explicitly excluding resident-only or accessory spaces—such as leasing offices, game rooms, and private personal service areas—from counting toward the non-residential requirement, emphasizing that only publicly accessible uses should qualify. Vice Chair Nelson recommended requiring at least two non-residential uses in Activity Node projects to ensure a more diverse mix.

Planner Hardgrove agreed, noting that the key test is whether a use is open to the public and contributes to active street or plaza activity. She confirmed that a formal definition for “Entertainment Venue” would be added to distinguish public amenities from resident-only spaces.

Ms. Demostene also raised concerns that the 3% non-residential minimum was too low, citing higher standards in nearby jurisdictions. Planner Hardgrove suggested raising the minimum to 8–10%, with a temporary 5% waiver for projects submitted before 2027. She noted that standard mixed-use projects outside Activity Nodes could retain the single-use minimum at 3%, while Activity Node projects would require at least two uses and the higher minimum.

Vice Chair Nelson raised a technical concern about 350-foot building frontage breaks, recommending that the rule apply to the full building mass, not just ground level.

Hardgrove explained the proposed ordinance also provided an option to the People Space/Build-to-Line standard, including an 18-foot build-to line (down from 25 feet) while maintaining a 6-foot sidewalk buffer, and the Board discussed ADA compliance and pedestrian flow.

Regarding density bonuses, the Board agreed that qualifying for 60 units per acre should require a minimum of 4% non-residential and 4% public plaza area (0.25 acres minimum). If density increased to 80 units per acre, non-residential percentages would increase proportionally. Ms. Demostene suggested that each non-residential use meet its own minimum square footage, except when one is a grocery. Base thresholds for standard projects under 5 acres were proposed at 6%, 8%, and 10%, with higher standards for Activity Node developments with multiple uses.

For public plazas, the Board supported standards emphasizing transparency, accessibility, and active frontage. They also agreed to remove the restaurant 1.5x multiplier incentive and establish a minimum footprint of 2,000 sq. ft. for all qualifying non-residential uses, excluding live/work units.

On live/work units, Planner Hardgrove emphasized preventing misuse as purely residential apartments. Ms. Demostene and Planner Hardgrove noted the importance of closing potential loopholes by clarifying operational and design standards. Board Member Nolan recommended reducing the maximum live/work contribution toward non-residential totals from 65% to 35%, and Chair Santurri concurred, ensuring that any excess would not count toward non-residential requirements. The Board agreed this change protects the commercial integrity of mixed-use developments.

## MOTION & ROLL CALL VOTE

Chair Santurri made a motion to recommend approval of Ordinance 2025-08 with the following revisions:

### Minimum Square Footage

- Established minimum square footage requirements for permitted uses that count toward required non-residential space (2000 square feet).
- Clarified that uses ancillary to residential (e.g., leasing areas) or intended exclusively for residents do not qualify as non-residential square footage.

**Permitted Uses**

- Removed the incentive for providing a restaurant; it would be counted at a 1:1 ratio.
- Limit the “Entertainment Venue” use to motion picture theaters and live performance theaters only.

**Live/Work Provisions**

- Reduced the maximum percentage of Live/Work units from 65% to 35% of the required non-residential square footage.
- Revised Live/Work leasing language to clarify it pertains only to the commercial portion of the unit.

**Non-Residential Requirement Increases**

- Adjusted the minimum non-residential requirement as follows:
  - From 3% to 6% for developments with 25 units/acre or less
  - From 4% to 8% for developments with 26–60 units/acre
  - From 7% to 10% for developments with 61–80 units/acre

**Plaza Standards**

- Increased the minimum plaza size from 0.25 to 0.30 acre.
- Required plazas to be provided at a rate of 0.30 acre per 10 acres, distributed so that each 10-acre section is served by a plaza.

**Building Frontage Breaks**

- Amended the final sentence to add the phrase “open to the sky” as follows: When a site’s arterial frontage exceeds 350 feet from a street intersection, as measured at the right-of-way line, a passage must be created for both cars and pedestrians. This passage, which may be a public street or private drive, must connect to another street and be open to the sky.

The motion was seconded by Vice Chair Nelson and 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 Sharp	Favor

**3. ORDINANCE 2025-11: OFF-STREET PARKING REGULATIONS**

Due to time constraints, the Board decided to table Ordinance 2025-11 to a later meeting. This was approved via voice vote (5/0).

**ADJOURNMENT**

The meeting was adjourned at 8:15 PM.

  
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David Nelson, Vice Chair  
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Brett Sollazzo, Administrative Project Manager