



# PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Monday, January 13, 2025 at 6:30 PM

Ryan Santurri  
Chair

David Nelson  
Vice-Chair

David Gragg  
Board Member

Todd Nolan  
Board Member

Charles Phillips  
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 January 13, 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 & Permitting 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 Charles Phillips

#### STAFF PRESENT

Brett Sollazzo, Administrative & Permitting Manager  
Drew Smith, City Attorney  
Ellen Hardgrove, City Planner  
Galen Pugh, City Landscape Architect  
Adam LaFan, Officer

### APPROVAL OF MINUTES

November 11, 2024 Planning & Zoning Meeting Minutes

**Board Member Gragg made a motion to approve the November 11, 2024 Planning and Zoning meeting minutes as presented. The motion was seconded by Board Member Phillips. Approved (5/0) by voice vote.**

### NEW BUSINESS

#### 1. Ordinance 2025-01: Comprehensive Plan Amendment – 4881 S. Orange Blossom Trail.

##### ▪ Consideration of Future Land Use Map Amendment to Site Specific Plan

Planner Hardgrove began by outlining the project and the necessary approval process. The applicant seeks to develop a commerce park on approximately 41.43 acres at 4881 South Orange Blossom Trail (OBT). This requires amending the City's Comprehensive Plan, as the proposed uses (distribution/logistic centers, storage/warehousing, etc.) are incompatible with the existing Medium Density Residential designation for most of the property.

State law mandates that all development align with the Comprehensive Plan. If the plan amendments are approved, a rezoning application will follow. The applicant proposes designating the property as a Site Specific Plan (SSP) within the Comprehensive Plan, which allows for development that adheres to specific standards to ensure compatibility with surrounding land uses. While compatible with the OBT corridor, the property's eastward extension brings it closer to residential subdivisions.

Comprehensive Plan Policy 1.1.6 requires the simultaneous creation of a comprehensive plan policy that details how the proposed use will be compatible with its surroundings. This policy ensures greater legal weight and resistance to future modifications.

The applicant justifies the amendment primarily by the property's strategic location within the region's major road transportation network, crucial for the efficient movement of goods. The property's proximity to major highways and its orientation towards OBT facilitate access for employees and customers, aligning with the Plan's goal of efficient land use.

Rebecca Wilson, legal counsel for Foundry Commercial, presented the project. Emphasizing that this is one of the City's few remaining undeveloped properties, Ms. Wilson highlighted the opportunity to create a commercial development that would contribute to the city's tax base. She provided an overview of Foundry Commercial and summarized the proposed project details outlined in the agenda, including site and buffer plans, landscaping, compatibility, security and safety measures, and the anticipated economic impact. Ms. Wilson confirmed the applicant is in agreement with all proposed changes from the staff report.

Board Members, Staff, and the Applicant discussed several key issues, including proposed hours of operation, the importance of the applicant meeting landscape and buffering requirements by withholding a Certificate of Occupancy, and how to ensure the applicant will provide regular on-site night-time security.

Ms. Wilson stated that Foundry Commercial fully supports the City's objective of ensuring site security. They intend to lease spaces at premium rates, recognizing that the safety and security of tenants and the surrounding community are crucial factors in attracting high-quality businesses. Ms. Wilson went on to state that currently there are no proposed limitations on the hours of operation.

## **PUBLIC COMMENTS**

Michael Brennan, a resident of 4623 Holden Ridge Avenue, expressed concerns about the proposed development. Mr. Brennan's property borders the proposed driveway location. He raised concerns about the height of the proposed wall, stating that a 6-foot wall would be insufficient as a noise barrier. He also expressed concerns regarding the height of the proposed building.

Jacqueline Davenport, a resident of 1124 Hall Lane, expressed concerns about the potential increase in traffic resulting from the proposed development, particularly if a new turn lane were to be added on OBT. She also noted that there are already three large warehouses in the area and questioned the need for another.

Chere Roan, speaking on behalf of Lawrence Teate, a resident of 4743 Legacy Oaks Drive, expressed concerns about the potential increase in noise levels and the compatibility of the proposed site plan with the surrounding area.

Jim Musynski, a resident of 5537 Chenault Avenue, expressed concerns about the accuracy of the traffic study submitted by the applicant. He specifically noted that the study may contain outdated information, particularly regarding the proposed Holden/Gatlin realignment, which was subsequently rejected by Orange County.

Sandy DePorter, a resident of 1140 Holden Avenue, suggested that if the south side of the property includes hostile plantings as a crime deterrent, the north side should also incorporate similar measures. She also emphasized the importance of minimizing dust and dirt during construction. Ms. DePorter requested that the applicant implement measures to minimize the spread of dust, such as frequent watering of the construction site.

Jim Worthen, a resident of 4655 Casa Grande Court, expressed concerns regarding the private easement with access from Holden Avenue that will serve the Randall Knives property. He sought assurances regarding the future use of this easement, particularly if Randall Knives were to sell the property or cease operations. Mr. Worthen also raised concerns about the proposed development's compliance with the Comprehensive Plan amendment requirements, specifically regarding the required buffering.



Following a discussion among Board Members, Staff, and the Applicant regarding public comments, Ms. Wilson acknowledged residents' concerns. She emphasized the property's location within a commercial corridor, contrasting it with a single-family residential area. Ms. Wilson expressed confidence that the project would enhance the surrounding area. She reiterated the importance of attracting large commercial developments to the City, highlighting their contribution to the tax base and their ability to offset rising costs without increasing the city's mileage rate.

Addressing specific public comments, Ms. Wilson agreed to explore the possibility of incorporating hostile plantings along the northern portion of the property. Additionally, the applicant will discuss the feasibility of a taller wall to further enhance the buffer between the development and neighboring properties.

Chair Santurri inquired about the possibility of installing a traffic signal on OBT at the entrance to the property. Ms. Wilson initially expressed reservations, stating that the proximity to an existing signal to the north might make it infeasible. However, Planner Hardgrove, following a brief discussion with the Florida Department of Transportation (FDOT), indicated that the installation of a traffic signal at this location may be possible depending on specific circumstances and further evaluation.

A discussion ensued among Board Members, Staff, and the Applicant regarding the proposed landscaping buffer. Vice Chair Nelson expressed concern that the density of the proposed plantings might hinder their growth and survival. City Landscape Architect Galen Pugh explained that the success of the buffer would depend on proper maintenance. While acknowledging that magnolias could provide faster initial screening, Landscape Architect Pugh suggested live oaks as a more durable and long-term option. Ms. Wilson, representing the Applicant, expressed a willingness to revise the plant species selection for the buffer while adhering to City code requirements for spacing and tiers.

Board Members inquired about the proposed hours of operation for the site and the anticipated tenant mix. Moses Salcido, Managing Director for Foundry Commercial, explained that the site would cater to service-oriented businesses such as technology firms, graphic design studios, mechanical and plumbing shops, and light distribution centers. Mr. Salcido argued against the need for specific operating hours, citing successful examples of similar developments without such restrictions. He emphasized the desire to attract high-quality tenants and believed that restrictive operating hours could hinder their recruitment.

Chair Santurri raised concerns about potential noise disturbances, particularly from delivery trucks. Ms. Wilson acknowledged these concerns and suggested that existing City noise ordinances should be sufficient to address any noise-related issues. She further indicated that the developer would be open to incorporating provisions related to noise mitigation within the Development Agreement, if deemed necessary.

#### ▪ **Approval of Comprehensive Plan Policy Related to the Proposed Development**

Planner Hardgrove presented the proposed Comprehensive Plan Policy. She noted that the applicant had agreed to all of the proposed changes outlined in red within the policy document, as included in the agenda packet. A brief discussion then ensued among Board Members and Staff regarding other provisions of the proposed policy.

### **PUBLIC COMMENTS**

Derrick Stockdreher, a resident of 5138 Legacy Oaks Drive, inquired about the possibility of installing hostile vegetation along the eastern property boundary.

Nancy Campiglia, a resident of 5465 Lake Jessamine Road, and legal representative for Lawrence Teate of 4743 Legacy Oaks Drive, raised questions regarding the policy on fabrication activities within the proposed development. Planner Hardgrove responded by stating that fabrication would be allowed, but would be restricted to indoor spaces. This restriction will be explicitly outlined in the forthcoming policy plan.



Chere Roan, speaking on behalf of Lawrence Teate, a resident of 4743 Legacy Oaks Drive, expressed concerns that the proposed development could negatively impact the property values of nearby residences.

Sandy DePorter, a resident of 1140 Holden Avenue, asked if the Board was required to make a decision on the project at the current meeting. The Board members indicated that they preferred to make their recommendation of the project and allow it to proceed to the City Council for further consideration.

Ms. Wilson, representing the Applicant, stated that they were agreeable to the condition that all fabrication activities be conducted indoors. She further confirmed that trucks would not load or unload within the Florida Department of Transportation (FDOT) Right-of-Way.

Planner Hardgrove then inquired about the potential need for a deceleration lane and whether the Applicant would be responsible for any necessary right-of-way acquisition. Ms. Wilson acknowledged that a portion of the deceleration lane might extend into the subject property. Ms. Wilson also confirmed that a deceleration lane would not compromise the minimum 33% open space requirement as outlined in the development plan.

## **2. Ordinance 2025-02: Development Agreement, Site Plan, & Rezoning – 4881 S. Orange Blossom Trail.**

Planner Hardgrove presented the proposed Development Agreement and Site Plan to the Board. She emphasized that the agreement would fully reflect all provisions approved in the recently adopted policy.

Board Members raised concerns regarding on-site security measures. In response, Ms. Wilson, representing the Applicant, agreed to provide private security on-site from 8:00 PM to 4:00 AM each day. She further stated that security cameras would be installed at the access points to the property.

As a condition precedent to the issuance of a Certificate of Occupancy, the Applicant agreed to provide the City with verifiable proof of a contracted security service and a schedule confirming on-site security during the approved hours.

Planner Hardgrove stated that a key condition for City approval of the construction plans is the approval from the Florida Department of Transportation (FDOT) for the proposed modification of the raised median. She emphasized that the project cannot proceed without this FDOT approval.

A discussion ensued among Board Members, Staff, and the Applicant regarding the feasibility of establishing specific operating hours for the proposed development and the requirement of an on-site recycling dumpster.

## **PUBLIC COMMENTS**

Jim Worthen, a resident of 4655 Casa Grande Court, inquired about the transferability of the Development Agreement. Planner Hardgrove confirmed that the agreement runs with the land. Mr. Worthen subsequently inquired about landscaping maintenance requirements, specifically regarding the replacement of dead plants. Chair Santurri confirmed that the agreement includes a maintenance requirement that encompasses landscaping.

Finally, Mr. Worthen expressed concerns about the potential displacement of wildlife due to the project and inquired about the applicant's plans to mitigate this impact. Ms. Wilson acknowledged that while the development may have some impact on wildlife, the applicant is legally obligated only to ensure the safe relocation of any on-site gopher tortoises.



Chair Santurri revisited earlier concerns raised by members of the public regarding dust control and overall cleanliness at the construction site. He inquired about the Applicant's plan to address these concerns. Ms. Wilson assured the Board that they would work closely with their chosen contractor to develop and implement specific measures to minimize dust and maintain a clean construction site.

**The following motions were made by the Planning and Zoning Board in regards to the agenda items presented.**

**1) Chair Santurri made a motion to recommend approval of the proposed Future Land Use Map Amendment to Site Specific Plan. The motion was seconded by Board Member Nolan. Approved (4/1) 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	Oppose

**2) Chair Santurri made a motion to recommend approval of the proposed Comprehensive Plan Policy 1.1.6a subject to additional discussion by Council related to the height of the wall in the north buffer, and with the following changes:**

- **All changes recommended by staff (in red in the agenda packet) plus,**
- **Added "operating completely indoors within a building shown" to the permitted uses of Light Assembly/Fabricating**
- **Added more detail to maximum height at the "entrances:"**
  - **Corner Entrances: The maximum width of the entrance area cannot exceed 35 feet, measured from each side of the corner.**
  - **The maximum width of the entrance area cannot exceed 50 feet**

**The motion was seconded by Board Member Gragg. Approved (4/1) 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	Oppose

**3) Chair Santurri made a motion to recommend approval of the proposed Development Agreement and Site Plan with the following conditions:**

- **Council Discussion on the following issues:**
  - **Security Personnel Hours: The current proposal for security presence (8:00 PM - 4:00 AM) needs to be discussed and potentially adjusted.**
  - **Minimizing Operational Impacts: The Council needs to explore additional strategies to minimize operational impacts, particularly regarding hours of operation (which the applicant currently opposes).**



- **Wall Height in North Buffer:** The proposed 6-foot wall height along single-family lots in the north buffer requires further discussion to determine if a higher wall is necessary
- **Modifications to the Development Agreement as follows:**
  - Incorporation of any change made to the policy related to the height of the wall in the north buffer
  - Adding "operating completely indoors within a building shown" to the permitted use of Light Assembly/Fabricating
  - Adding a requirement for a continuous row of hostile plants along the perimeter adjacent to the single family lots in the north and east buffers
  - Adding more detail to "entrances" as related to maximum height; i.e.,
    - **Corner Entrances:** The maximum width of the entrance area cannot exceed 35 feet, measured from each side of the corner.
    - **Mid-Building Entrances:** The maximum width of the entrance area cannot exceed 50 feet."
  - Adding "Wherever a dumpster is provided, a second dumpster specifically designed to collect and store recyclable materials shall be provided."
  - Adding 'remain' to clarify that the gate requirement applies to the developer, as the gate is off-site: "The access point into that [the adjacent Randall Knives] property shall remain gated and access controlled in a manner to prohibit any access from/to Holden from the subject property."
  - Adding a requirement for Dust/Dirt/Erosion Control During Construction. "The Developer shall implement and maintain dust/dirt/erosion controls throughout all phases of construction. This could include, but not be limited to:
    - Regular watering of exposed soil, including stockpiles, haul roads, and construction areas; and,
    - Implementation of silt fences, sediment traps, and other best management practices to prevent soil erosion and runoff."
  - Adding "A security camera system shall be used onsite including, at a minimum, a camera located at the project entrance.
  - Adding that "A Certificate of Occupancy will not be issued without proof of security being hired."
  - Adding a condition that there can be "No unloading within Orange Blossom Trail (OBT) deceleration lane: Use of the deceleration lane, if required to be provided by the Florida Department of Transportation, shall not be used for parking or unloading by any user on the subject property."
  - Modifying the Indemnification and Hold Harmless Section to delete that the Developer's rights, obligations, responsibilities and liabilities under this Agreement shall automatically terminate upon the sale of the last home.
- **Modifications to the Site Plan and Landscape Plans as follows:**
  - As necessary due to the changes in the Development Agreement and
  - Change the tree species within the north buffer to species that avoid excessive competition for resources like water, sunlight, and nutrients; and will minimize potential conflicts with



**truck traffic; i.e., choosing species with growth habits that minimize the risk of branches extending into adjacent travel lanes.**

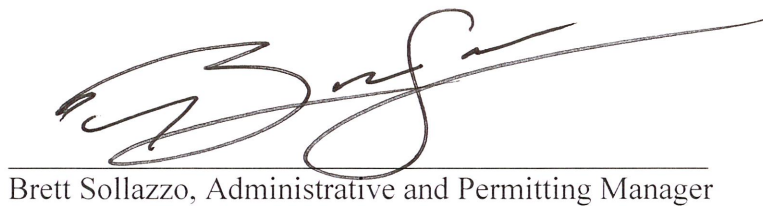
**The motion was seconded by Board Member Phillips. Approved (4/1) by roll call vote.**

The motion was approved by roll call vote.

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

#### **ADJOURNMENT**

The meeting was adjourned at 9:21 PM.

  
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Ryan Santurri, Chair  
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Brett Sollazzo, Administrative and Permitting Manager