



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Monday, August 14, 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 and Permitting Manager Sollazzo confirmed there was a quorum with four board members present; Board Member Gragg was absent.

BOARD MEMBERS PRESENT

Chair Ryan Santurri
Vice Chair David Nelson
Board Member Melissa Gibson
Board Member Todd Nolan

STAFF PRESENT

Brett Sollazzo, Administrative & Permitting Manager
Drew Smith, City Attorney
Allen Lane, City Engineer
Galen Pugh, City Landscape Architect
Ellen Hardgrove, City Planner

BOARD MEMBERS ABSENT

Board Member David Gragg

APPROVAL OF MINUTES

June 12, 2023 Planning & Zoning Meeting Minutes

Vice Chair Nelson made a motion to approve the June 12, 2023 Planning and Zoning meeting minutes as presented. The motion was seconded by Board Member Gibson. Approved (4/0) by voice vote.

NEW BUSINESS

1. 4201 S. Orange Ave. – The Waterfront Site Plan Approval

Engineer Lane began by giving a brief overview of the proposed site plan for The Waterfront restaurant located at 4201 S. Orange Ave. He explained that the project is to improve the parking lot by adding more pavement, re-striping, and adding handicap spaces to allow better parking for patrons. Staff recommended approval of the project, with some conditions which Engineer Lane went over.

1) The applicant plans to switch over from septic to sewer by connecting to onsite force main. This will happen during the parking lot construction, since the drain field must be removed. The removal of the drain field will also require the removal of one or two trees. The City does not want the trees removed until the parking lot construction begins and the drain field has been removed. The applicant can move forward with getting the lift station.

2) Because the applicant is extending the parking lot to the south, it will extend the south property line. The City will require a cross access easement, so that if the property to the south develops, there is interconnectivity between both properties, and no issue with access.

3) On the plans sheet four, they show a proposed sign and location near the main entrance of the parking lot. This site plan is not approval for the sign, and they will need to submit a sign application when ready.

Vice Chair Nelson asked which side of Orange Avenue the force main is on. Engineer Lane stated it is on the east side of the road along the Waterfront property.

Vice Chair Nelson then asked if there would be some fence or chain at the south end cross access so people will not go onto the residential driveway to the south. Engineer Lane stated that while there is a sidewalk going across that end of the site, there is no callout to put up any type of signage. He recommends this be part of the approval as the signage is an FDOT standard.

Attorney Smith asked where the signage would go. Engineer Lane stated it would go on the south end of the site near the property line; ideally along the back edge of the sidewalk, far enough back that cars will not hit it when backing up. Attorney Smith stated to add this signage as a condition of approval, with Planner Hardgrove stating the signage would be there only until cross access is tied in.

Vice Chair Nelson questioned the driveway size, with it currently being 36 feet, and it being reduced to 24 feet. He asked if delivery trucks and service vehicles would be able to come in without hitting anything. Engineer Lane responded by saying the Engineer on Record for the applicant would need to answer that, but he assumes that normally when trucks come in, the business will be closed so the parking lot is empty for easier maneuverability.

Stephen Allen, Engineer of Record for The Waterfront, stated he will do a truck analysis to confirm the trucks have enough space to maneuver. He then confirmed that ownership has a key drop delivery, meaning they will be there before and after hours, which will help with any traffic issues. Chair Santurri then asked if there was enough room for fire truck and ambulance, to which Mr. Allen said yes.

Chair Santurri asked if the applicant and owner are okay with the conditions of approval presented by Staff, to which Mr. Allen replied yes.

There were no public comments.

Chair Santurri made a motion to recommend approval of The Waterfront Site Plan subject to the four (4) conditions of approval presented by Staff:

- 1) The removal of the septic tank, drain field, and trees will occur when the parking lot work begins.***
- 2) A cross access easement has been added to the south end of the project area. A sketch and legal description of the easement will be required. This may be submitted and recorded at a later date, prior to project closeout and CO from the City.***
- 3) The proposed sign shown on the plans will require a separate permit and it not included in this approval.***
- 4) The applicant will place end of roadway signage at the south end of the property at the sidewalk to indicate the end of the drive until the cross access is tied in.***

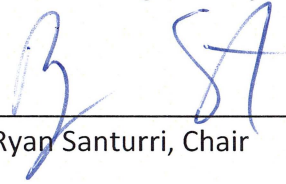
The motion was seconded by Vice Chair Nelson. Approved (4/0) by roll call vote.

The motion was approved with a roll call vote.

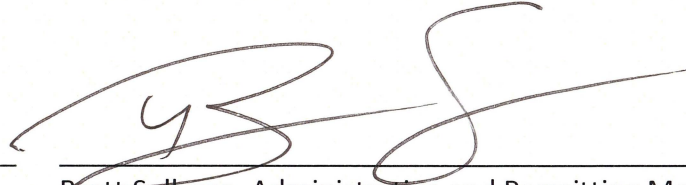
Chair Santurri	Favor
Vice Chair Nelson	Favor
Board Member Gibson	Favor
Board Member Nolan	Favor
Board Member Gragg	Absent

ADJOURNMENT

The meeting was adjourned at 6:48 PM.



Ryan Santurri, Chair



Brett Sollazzo, Administrative and Permitting Manager