



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Monday, March 11, 2024 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 all five board members present.

BOARD MEMBERS PRESENT

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

STAFF PRESENT

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

APPROVAL OF MINUTES

December 11, 2023 Planning & Zoning Meeting Minutes

Board Member Gibson pointed out typographical error to be corrected involving an incorrect name for an absent member. Board Member Gragg made a motion to approve the December 11, 2023 Planning and Zoning meeting minutes with the correction. The motion was seconded by Chair Santurri. Approved (5/0) by voice vote.

NEW BUSINESS

1. Election of Chair and Vice-Chair for 2024 year

A brief discussion between Board Members ensued to decide about nominations for Chair and Vice-Chair.

Board Member Gragg made a motion to nominate Chair Santurri to be re-elected as the Planning & Zoning Board Chair for 2024. The motion was seconded by Board Member Nolan. Approved (5/0) by voice vote.

Board Member Gragg made a motion to nominate Vice-Chair Nelson to be re-elected as the Planning & Zoning Board Vice-Chair for 2024. The motion was seconded by Chair Santurri. Approved (5/0) by voice vote.

2. Ordinance 2024-02: Small Scale Comprehensive Plan Amendment - 302 Mandalay Road

Planner Hardgrove began by providing an overview of the proposed Small Scale Comprehensive Plan Amendment, along with history about the property.

This is a request to change the future land use designation from Low Density Residential to Commercial for property located at the southeast corner of Hansel Avenue and Mandalay Road; the address is 302 Mandalay Road, also known as Orange County tax parcel 13-23-29-6056-03-020. The property comprises ±0.28 acre and is undeveloped. The property is Lot 2, Block C of the Oak Lynn Second Plat and the west ½ of a vacated street (Yar Court) lying east of the lot. The Oak Lynn Second Plat subdivision was approved by the City of Edgewood August 16, 1958.

The majority of the lots created by this subdivision were sold to Sorenson and Fletcher, a Central Florida residential builder, who subsequently sold the lots. As shown by the plat, the subject lot was intended to be accessed from Yar Court, making construction of a single family home a practical use; however, the lot has changed in size since platting. At the time of platting, the lot depth from Yar Court (east to west) was 120 feet. Widening of Hansel Avenue (circa late 1960's) reduced the depth to 94 feet as well as reduced the lot size to below the minimum required for the R1AA zoning district.

Another change to the practicality of using the lot for a single family residence was the abandonment of Yar Court in 1981.

In addition to the development limitations due to size, shape and setbacks, the re-orientation of the lot affected the potential use of the lot. The orientation of a structure on the lot would be to either Hansel Avenue, a major arterial road, or a future commercial lot; i.e., the lot on the north side of Mandalay. The City is currently reviewing an office use on the lot on the north side of Mandalay'; that lot is zoned ECD and has a future land use designation of Commercial.

Establishing a Commercial future land use designation on the property is consistent with the comprehensive plan policies as listed below.

- Future Land Use Policy 1.1.3 directs development where sufficient public facilities are available.
- Future Land Use Policy 1.1.4 requires compatibility with surrounding existing land uses and with the overall character of the community.

The proposed map amendment would be consistent with the city's goals of encouraging new businesses/redevelopment along the Orange/Hansel Avenue Corridor. A non-residential use of the lot is consistent with the lot on the north side of Mandalay, which already has a Commercial future land use designation.

Planner Hardgrove stated that Staff recommends the approval of a future land use map amendment from Low Density Residential to Commercial on the property at 302 Mandalay Road. A brief discussion ensued between Board Members and Planner Hardgrove.

There were no representatives for the applicant or property owner at this meeting.

Public Comments

John Hall, an Edgewood resident, expressed concerns regarding more traffic and safety issues on Mandalay Road should the proposed amendment be approved.

Ashley James, an Edgewood resident, expressed concerns regarding increased traffic, and making Mandalay more dangerous for their children.

Greg LeVan, an Edgewood resident, expressed concerns regarding the potential parking for a commercial use on the property, and also questioned if the property needs a variance for a single family home, how can it be commercial.

Sandy McMillan, an Edgewood resident, stated that when they purchased, they did not know the property could have changed to commercial, and that a change to commercial would impact their property value. Mrs. McMillan also expressed concerns of safety and privacy.

Mark Crain, an Edgewood resident, expressed concerns regarding their quality of living should commercial zoning be approved.

Dan Drummond, an Edgewood resident, stated that the City does 10 year comprehensive plans so there will not be a change of mind. Mr. Drummond expressed concerns about increased traffic, danger, and drainage issues.

Ian Leveroni, an Edgewood resident, stated that he agreed with the previous comments, and emphasized the safety issues a commercial property would cause for the neighborhood.

Kevin McElroy, an Edgewood resident, agreed with the previous comments, and also reiterated the traffic and safety issues a commercial property would cause.

Tim Lavey, an Edgewood resident, agreed with the previous comments, and emphasized that traffic is already bad, and dangerous to leave Mandalay Road, and that commercial would make it worse.

Lito Valdivia, an Edgewood resident, stated that he believes the property could fit a single family home with approved variances, which is what he had to do at 307 Oak Lynn Drive.

Chris Pashley, an Edgewood resident, agreed with the previous comments, and stated that once the property is commercial, it opens it up to anything. He also emphasized safety issues with the young kids in the area.

Bonnie Bagshaw, an Edgewood resident, proposed that the City purchase the property and use it for green space.

Vice Chair Nelson stated that he lives in the area, and said that the traffic on Orange Avenue near Mandalay is already bad, and understands the concerns of the residents in regards to the increase of traffic and safety issues. Board Member Gibson stated that she turned down Mandalay Road earlier in the day, and it is a tight street with a difficult line of site. A final discussion ensued between Board Members.


Chair Santurri made a motion to recommend denial of Ordinance 2024-02 for the Small Scale Comprehensive Plan Amendment at 302 Mandalay Road. 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 Gibson	Favor
Board Member Gragg	Favor
Board Member Nolan	Favor

ADJOURNMENT

The meeting was adjourned at 7:32 PM.



Ryan Santurri, Chair



Brett Sollazzo, Administrative Project Manager