



December 13, 2021

Planning and Zoning Meeting Draft Meeting Minutes

Call to Order

Vice-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

The following Planning and Zoning and staff members were present.

Board Members:	(Quorum)
Steve Kreidt, Chair	(Absent)
Ryan Santurri, Vice-Chair	
David Gragg, Board Member	
David Nelson, Board Member	(Absent)
Melissa Gibson, Board Member	

Staff:

Sandra Riffle, Deputy City Clerk
Scott Zane, Police Officer
Alex Kane, Police Officer
Drew Smith, City Attorney
Allen Lane, P.E. CPH
Jim Winter, RLA, CPH
Ellen Hardgrove, AICP City Planner

Applicants:

Nelson Lerma, Mecato's Bakery & Café
Edwin Lurduy, Mecato's Bakery & Café

APPROVAL OF MINUTES

1. October 11, 2021 P&Z Meeting Minutes
Vice-Chair Santurri made a motion to approve the October 11, 2021 meeting minutes as presented; second by Board Member Gragg. The motion was approved (3/0).

NEW BUSINESS

1. Mecato's Bakery & Café

Planner Hardgrove introduced the application for commercial site plan review, waivers, and variance request for the proposed Mecato's Bakery and Café at 5645 S. Orange Avenue. The applicant proposes to expand an existing building. She said that Staff has

been working with the applicant to meet code and ECD standards. They did not have enough time to provide the information needed for the Planning and Zoning meeting. Staff recommends tabling this agenda item until next month's meeting.

Vice-Chair Santurri said it would be better to have complete information. He asked applicants Nelson Lerma and Edwin Lurduy if there was a compelling reason to hear it during this meeting.

Mr. Lerma responded that he thinks they are working closely with staff and will be very close to where they need to be for the January meeting.

The requests for waivers were properly advertised in the Orlando Sentinel. Public notice letters were properly mailed to property owners within 500 feet of the subject property. A copy of the advertisement and letter are provided in the agenda package.

There was no public comment.

Vice-Chair Santurri made a motion to table the site plan, waivers, and variance applications to the January 10, 2022 P&Z Board Meeting at 6:30 pm; second by Board Member Gibson. The motion was approved (3/0).

Officer Kane joined the meeting, and Officer Zane left the meeting at 6:34 pm.

2. Comprehensive Plan Amendments– Evaluation and Appraisal Report (EAR)

Planner Hardgrove gave a briefing of the proposed amendments to the Comprehensive Plan, which Planning and Zoning reviewed in the June 14, 2021 meeting. To be in compliance and avoid mediation with the Florida Department of Economic Opportunity (DEO), Edgewood must respond to the State's objections that resulted from their review of the City's transmittal.

Planner Hardgrove said there were two objections to Edgewood's transmittal:

1. Lack of information in the five-year capital improvement schedule. The transmitted capital improvements schedule did not include any capital improvements; the City does not have any capital expenditures planned for the next five years. The City will replace the schedule with a revised Capital Improvement Schedule, including all infrastructure.
2. Transportation Level of Service
DEO objected to eliminating the transportation level of service standards for transportation facilities, even though Florida Statutes no longer require transportation concurrency. Concurrency is required, and adequate service and facilities must be available when development is approved. A transportation level of service is required

for planning purposes. Staff recommends adopting Policy 2.6.3l of service for concurrency, which was included in the agenda package.

Planner Hardgrove said the primary focus for transportation is the realignment of the Orange-Holden-Gatlin intersection.

In addition to the DEO's objections, Planner Hardgrove addressed their comments. These included Inclusion of the Water Supply Facilities Work Plan, Updating the Future Land Use Data and Analysis, and Updating the Future Land Use Data and Analysis.

Planner Hardgrove said the State wanted data that supports what the City is doing. They accepted her explanation that the Comprehensive Plan would have to be rewritten once it is put in the budget.

Inclusion of property rights is new from what the City transmitted. The state legislature said that every local government must have a property rights element and will be added based upon Attorney Smith's recommendation.

The Comprehensive Plan, by State Statute, is required to have two planning periods, which the City will do when the Comprehensive Plan is updated.

The Board thanked Planner Hardgrove for all the work she provides to the City.

UNFINISHED BUSINESS

None.

PUBLIC COMMENTS/ANNOUNCEMENTS

Deputy City Clerk Riffle announced that City Council agreed with Mayor Dowless' recommendation for Board Members Kreidt, Santurri, and Gragg to continue their service for another three-year term. They will be sworn in during the January 10, 2022 Planning and Zoning meeting.

ADJOURNMENT

Board Member Gragg made a motion to adjourn the meeting; second by Vice-Chair Santurri.
Approved (3/0).

The meeting adjourned at 6:44 pm.



Steve Kreidt, Chair



Sandra Riffle, Deputy City Clerk