



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
May 11, 2026 at 6:30 PM

David Nelson
Chair

Caleb Castro
Vice-Chair

Evan Franco
Board Member

Todd Nolan
Board Member

Angie Sharp
Board Member

MINUTES

These minutes provide a summary of the key discussions and decisions made during the May 11, 2026 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 Nelson 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 David Nelson
Vice Chair Caleb Castro
Board Member Evan Franco
Board Member Todd Nolan
Board Member Angie Sharp

STAFF PRESENT

Brett Sollazzo. Administrative Project Manager
Drew Smith, City Attorney
Ellen Hardgrove, City Planner
Miguel Aponte, Officer

APPROVAL OF MINUTES

April 13, 2026 Planning & Zoning Meeting Minutes

MOTION & VOICE VOTE

Chair Nelson made a motion to approve the April 13, 2026 Planning and Zoning meeting minutes as presented. The motion was seconded by Vice Chair Castro and approved 5-0 by voice vote.

NEW BUSINESS

1. ORDINANCE 2026-02: NOISE VIOLATIONS

The Planning and Zoning Board reviewed Ordinance 2026-02, which amends Section 134-919 of the City of Edgewood Code of Ordinances to modernize local noise regulations and update the table of measured sound level limits.

Attorney Smith presented the proposed amendments and explained that, under certain conditions, obtaining technical decibel measurements can be impractical in the field. To address this issue, the ordinance establishes a new “plainly audible” sound standard, allowing enforcement officers to identify and enforce violations without the mandatory use of a sound level meter.

Under the proposed regulations, a noise violation would occur when an unamplified sound is plainly audible to an investigating officer beyond specified distance thresholds based on the receiving property’s zoning classification and the time of day. For residential zoning districts, the limits are 100 feet or more during daytime hours (7:00 a.m. to 10:00 p.m.) and 50 feet or more during nighttime hours (10:01 p.m. to 6:59 a.m.). For non-residential zoning districts, the limits are 200 feet or more during daytime hours and 100 feet or more during nighttime hours.

To ensure objective enforcement, the ordinance requires investigating officers to follow specific observation standards when determining a “plainly audible” violation. Officers must rely solely on their normal, unassisted hearing, maintain a direct line of sight and hearing to the source property, and utilize a distance-measuring device to verify the applicable distance threshold. The ordinance also includes standard provisions regarding severability, conflicts, codification, and an immediate effective date upon adoption.

PUBLIC COMMENT

There was no public comment.

MOTION & ROLL CALL VOTE

Chair Nelson made a motion to recommend approval of Ordinance 2026-02 as presented. The motion was seconded by Vice Chair Castro and approved 5-0 by roll call vote.

Chair Nelson	Favor
Vice Chair Castro	Favor
Board Member Franco	Favor
Board Member Nolan	Favor
Board Member Sharp	Favor

2. ORDINANCE 2026-03: PARKING REGULATIONS - FINAL REVIEW/DISCUSSION AND BOARD VOTE FOR RECOMMENDATION

Planner Hardgrove presented a summary of updates incorporated into the final draft of Ordinance 2026-03 following prior staff and Planning and Zoning Board reviews, along with several remaining policy items requiring Board direction.

Staff incorporated all recommendations from the April Planning and Zoning Board hearing and conducted an additional internal review to improve organizational structure, clarity, and legal consistency. Key revisions included eliminating mandatory parking reviews when a land use remains unchanged or transitions to a lower parking demand use, adding an “Artisan Food and Personal Goods Manufacturing” land use classification, and refining industrial use definitions by removing the redundant “Commercial Wholesale” category and recalibrating associated parking requirements. Additional definitions were also added for Critical Root Zone, Parking Encroachment, and Unsafe Condition (Parking).

Planner Hardgrove also explained that, following consultation with the City Attorney to ensure compliance with Florida Statutes, staff revised the enforcement structure related to unpaved parking violations. The previous Planning and Zoning Board recommendation establishing a flat \$5,000 per day fine was replaced with a statutory-compliant enforcement structure that allows for compounding daily penalties assessed per individual vehicle.

Planner Hardgrove then presented two remaining policy items for Board consideration prior to forwarding the ordinance for adoption.

The first item involved whether mandatory bicycle parking requirements should be moved from a Tier 2 parking reduction waiver requirement to a Tier 1 requirement. The proposed standard requires two bicycle parking spaces for the first ten vehicular parking spaces, plus one additional bicycle space for every ten additional vehicular spaces, with a maximum requirement of eight bicycle spaces per single tax parcel.

The second item involved whether temporary lighting should be required for unpaved parking areas utilized after sunset. Proposed language would require shielded, downward-directed lighting fixtures sufficient to ensure pedestrian and vehicular safety while preventing glare and light spillage onto adjacent properties and public rights-of-way.

Following discussion, the Board reached consensus on both items:

1. The Board unanimously agreed to move the mandatory bicycle parking requirements from Tier 2 to Tier 1 within the parking reduction waiver framework.
2. The Board unanimously agreed that any unpaved parking area proposed for use after sunset must provide temporary lighting sufficient to ensure pedestrian and vehicular safety. All lighting must be shielded and downward-directed to prevent glare and light spillage onto adjacent properties and public rights-of-way.

The Board and staff then conducted a line-by-line review of the ordinance and discussed additional revisions and clarifications. Most proposed edits involved grammatical and formatting corrections. During the review, the Planning and Zoning Board directed staff to add a parking ratio for Recreation Uses, revise the Maintenance and Restoration requirements related to Permanent Unpaved Parking, and further research the potential monetization of private parking lots.

PUBLIC COMMENT

There was no public comment.

MOTION & ROLL CALL VOTE

Chair Nelson made a motion to recommend approval of Ordinance 2026-03, including all grammatical and formatting revisions discussed by the Board, as well as the proposed amendments related to bicycle parking requirements for parking reduction waiver, temporary lighting requirements for unpaved parking areas, the addition of a parking ratio for Recreation Uses, and revisions to the Maintenance and Restoration requirements for Permanent Unpaved Parking.

The motion was seconded by Vice Chair Castro and approved 5-0 by roll call vote.

Chair Nelson	Favor
Vice Chair Castro	Favor
Board Member Franco	Favor
Board Member Nolan	Favor
Board Member Sharp	Favor

ADJOURNMENT

The meeting was adjourned at 7:14 PM.


David Nelson, Chair
Brett Sollazzo, Administrative Project Manager