



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber

405 Bagshaw Way, Edgewood, Florida

Monday, November 10, 2025 at 6:30 PM

Ryan Santurri
Chair

David Nelson
Vice Chair

David Gragg
Board Member

Todd Nolan
Board Member

Angie Sharp
Board Member

MEETING MINUTES

A. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Chair Santurri called the meeting to order at 6:30 pm and then led the Pledge of Allegiance.

B. ROLL CALL AND DETERMINATION OF QUORUM

City Clerk Riffle confirmed that a quorum was present, with four Board members present. Board Member Sharp was not present.

Board Members Present:

Ryan Santurri, Chair
David Nelson, Co-Chair
David Gragg, Board Member
Todd Nolan, Board Member

Staff Members Present:

Sandra Riffle, City Clerk
Miguel Aponte, Police Officer
Ellen Hardgrove, City Planner
Drew Smith, City Attorney

C. APPROVAL OF MINUTES

1. September 8, 2025 Planning & Zoning Meeting Minutes

Board Member Gragg made a motion to approve the September 8, 2025 meeting minutes as presented; seconded by Board Member Nelson. The motion was approved by voice vote (4/0).

D. NEW BUSINESS

1. Variance 2025-05: After-the-Fact Variance Requests – 4045, 4053 & 4061 Forrestal Ave

Planner Hardgrove presented a request for several “after-the-fact” variances to establish legal conforming status for a 3-acre parcel (Tax Parcel 11-23-29-3668-00-590). While the three existing warehouse/flex buildings were constructed in 1986 following a 1985 site plan approval, a 2025 survey identified several long-standing nonconformities regarding setbacks, parking, and landscaping. The variances needed involve building setbacks, , parking layout and landscaping, open space, and the road buffer, all of which appear to stem from the original construction.

Planner Hardgrove reviewed the site history, noting that the City approved the original site plan in 1985, which met zoning requirements, and accepted the 1986 as-built drawings, which appeared to match the plan even though actual field conditions did not as proven by the 2025 survey.

Planner Hardgrove identified the following nonconformities, each requiring a variance.

- Minimum front yard setback of 24.2 feet in lieu of 25 feet
- Minimum Rear yard setback of 6'7" in lieu of 15 feet
- Minimum Side yard setback (North) of 4'6" in lieu of 5 feet
- Continuous parking spaces without a landscape break and no landscaping within the interior of the vehicle use area
- Parking spaces to be less than the required minimum width of 9 feet
- 10% open space in lieu of a minimum 15%
- Turf as ground cover and the use of palms instead of shade trees in the road buffer.

Planner Hardgrove's recommendations for the Planning and Zoning Board are as follows:

- Approval of requested Front, Rear, and Side Setback Variances, conditioned on any new construction, shall meet the Code required minimum setbacks
- Approval of continuous parking spaces and no landscaping within the interior of the vehicular use area, conditioned on the vehicular use area shall not be expanded unless in conformance with Code requirements.
- Limited approval of reduced parking space width.
 - Only for standard (non-ADA-compliant) spaces adjacent to the north building and the south building, where the bay door configuration would limit the width of parking spaces.
 - All other parking must meet Code and ADA requirements
- Approval of 10% open space in lieu of 15% conditioned on no further impervious area on this property and redevelopment in accordance with code.
- Approval to allow turf as ground cover and the use of palms instead of shade trees in the road buffer, conditioned that palms be replaced with understory trees if the palms become diseased or die.

In response to Co-Chair Nelson, Planner Hardgrove confirmed that while some parking might be lost to meet conditions of approval, the resultant parking quantity would not be placed in a nonconforming situation.

Planner Hardgrove confirmed to Chair Santurri that if the property is redeveloped, they must meet Code requirements. City Attorney Smith clarified that these nonconformities have existed for 40 years. Correcting them now would cause significant hardship, whereas granting the variances maintains the status quo unless full redevelopment occurs.

Public Comment:

- **Attorney Charlie Martin:** Representing the property owner, spoke in support of the request.
- **Jamie Selby:** Representing the previous owner, spoke in support of the request.

Chair Santurri made a motion to recommend approval of Variance application 2025-0, seconded by Board Member Nelson. The approvals and associated conditions are as follows:

- **Setbacks (Front: 24.2' vs 25'; Rear: 6'7" vs 15'; North Side: 4'6" vs 5'):** Approved, provided any new construction meets current Code-required minimum setbacks.
- **Parking & Landscaping:** Approved continuous parking without interior landscape breaks, provided the vehicular use area is not expanded unless in full conformance with the Code.
- **Parking Space Width:** Limited approval for reduced width only for standard spaces adjacent to the north and south buildings due to bay door configurations. All other spaces must meet Code and ADA requirements.
- **Open Space:** Approved 10% in lieu of 15% on the condition of no further impervious area and that any future redevelopment follows current Code.
- **Road Buffer:** Approved turf/palms in lieu of shade trees, with the condition that palms be replaced with understory trees if they become diseased or die.

The motion was approved by roll call vote (4/0).

Chair Ryan Santurri	Favor
Vice Chair David Nelson	Favor
Board Member David Gragg	Favor
Board Member Todd Nolan	Favor
Board Member Angie Sharp	Absent

2. Ordinance 2025-12: Recovery Residences

Attorney Smith read Ordinance 2025-12 by title and explained that Florida Statute 397.487 mandates municipalities adopt a process for reviewing "reasonable accommodation" requests for certified recovery residences by January 1, 2026. This ordinance ensures compliance with the Fair Housing Act and the ADA.

The ordinance creates a new section in the Land Development Code outlining how individuals with disabilities-or the providers who serve them-may request accommodations from zoning or land-use regulations when such accommodations are necessary for a certified recovery residence to operate. He further explained that the ordinance outlines the application requirements, review procedures, timelines, an appeal process, and standards consistent with the Fair Housing Act and the Americans with Disabilities Act. Adoption of this ordinance ensures the City complies with state mandates and provides a clear and lawful framework for handling these requests.

Attorney Smith confirmed to Planner Hardgrove that a definition for a certified recovery home exists.

There was no public comment.

Board Member Santurri made a motion to recommend approval of Ordinance 2025-12 to establish a process for certified recovery residences; seconded by Board Member Gragg. The motion was approved by roll call vote (4/0).

Board Member Todd Nolan	Favor
Board Member David Gragg	Favor
Vice Chair David Nelson	Favor
Chair Ryan Santurri	Favor
Board Member Angie Sharp	Absent

3. Ordinance 2025-13: Street Repaving Gated Communities

Attorney Smith read Ordinance 2025-13 in title only. Planner Hardgrove provided an overview of the proposed ordinance, which updates the City's maintenance standards for private streets in gated communities. The amendment replaces the strict 15-year repaving requirement with a condition-based assessment system. While the baseline requirement to repave every 15 years remains, the ordinance provides HOAs a waiver process by submitting a professional engineer's assessment to the City Engineer.

Planner Hardgrove confirmed to Board Member Nelson that, until now, the requirement was to repave every 15 years.

Attorney Smith said the City Engineer agrees there is no need to automatically repave all roads every 15 years. He confirmed to Chair Santurri that there is an avenue for appeal of a staff decision.

Attorney Smith said this applies to gated HOA roads, not to individual private roads.

The purpose of the amendment is to align maintenance requirements with actual infrastructure needs and to provide HOAs and property owners with greater financial flexibility. If the roads are deemed sufficient, the engineer may recommend delaying the next mandatory review for up to, but not to exceed, five years, subject to the City Engineer's approval. Communities may submit updated engineering reports with the timeline based on the City Engineer's direction, to extend the repaving timeline, based on the actual condition of the roads, rather than an arbitrary timetable.

The Board discussed expanding the scope beyond gated HOAs. The consensus was to include all private roads.

Attorney Smith confirmed that staff decisions remain subject to appeal.

There was no public comment.

Chair Santurri made a motion to recommend approval of Ordinance 2025-13, which includes a mandatory paving needs assessment requirement, adding language to expand the requirement to all private roads. Board Member Gragg seconded the motion. The motion was approved by roll call vote (4/0).

Board Member David Gragg	Favor
Vice Chair David Nelson	Favor
Chair Ryan Santurri	Favor
Board Member Todd Nolan	Favor
Board Member Angie Sharp	Absent

E. UNFINISHED BUSINESS

F. COMMENTS/ANNOUNCEMENTS

G. ADJOURNMENT

Chair Santurri adjourned the meeting at 7:04 pm.



David Nelson, Planning and Zoning Board Vice Chair

Attest:



Sandra Riffle, City Clerk