



# PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Monday, February 13, 2023 at 6:30 PM

Ryan Santurri  
Chair

David Nelson  
Vice-Chair

Melissa Gibson  
Board Member

David Gragg  
Board Member

Todd Nolan  
Board Member

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## MINUTES

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### CALL TO ORDER & PLEDE 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 Gibson was absent.

### BOARD MEMBERS PRESENT

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

### STAFF PRESENT

Brett Sollazzo, Administrative & Permitting Manager  
Michael Fraticelli, Police Sergeant  
Patrick Brackins, City Attorney  
Ellen Hardgrove, City Planner

### BOARD MEMBERS ABSENT

Board Member Melissa Gibson

### APPROVAL OF MINUTES

January 9, 2023 Planning & Zoning Meeting Minutes

*Board Member Gragg made a motion to approve the January 9, 2023 Planning and Zoning meeting minutes as presented. The motion was seconded by Vice-Chair Nelson. Approved (4/0).*

### NEW BUSINESS

#### 1. Waiver 2023-01: Mecato's Wall

A WAIVER TO CODE SECTION 134-468(g)(1)(a) to waive the ECD required 7 feet high brick wall on the shared property line of an ECD zoned property and a property with a low density residential future land use designation.

Planner Hardgrove began by giving a brief overview of the proposed waiver, explaining that per ECD code, the property is required to have a 7-foot-high brick wall along the east property line adjacent to the residential zoning. When the applicant went to Orange County for permission to connect to sewer, they told him that a 20-foot wide utility easement will be required to be established along the east property line, and a wall or permanent structure would not be allowed within the easement. Planner Hardgrove then stated her recommendation of approval conditioned on the provision of a fence that resembles brick or stone.

Applicant Nelson Lerma came up and discussed how he tried working with Orange County to get a waiver for the brick wall, but was unable to do so. He stated that he is holding off on signing the easement agreement until the City makes their recommendations regarding the waiver request. Mr. Lerma then described the

proposed fence that will replace the required wall, stating that it has a stone two dimensional look, is soundproof, and comes in either a six or eight-foot height; but that six foot would be more cost effective. He also stated there is also a Duke Energy easement in the same location as the proposed County utility easement and a fence would allow sections to be removed for any utility work avoiding injury risk for the workers.

***Vice-Chair Nelson made a motion to recommend approval of Waiver 2023-01 to allow a six-foot-tall fence in lieu of a seven-foot brick wall, with the condition that the fence resembles brick or stone; seconded by Chair Santurri. Approved (4/0).***

The motion was approved with a roll call vote.

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

**2. Ordinance 2023-02: Chapter 134 Boat House/Docks**

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA AMENDING CHAPTER 134 OF THE CITY OF EDGEWOOD CODE OF ORDINANCES REGARDING RULES AND REGULATIONS FOR BOAT HOUSE/DOCK CONSTRUCTION IN RESIDENTIAL DISTRICTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

Planner Hardgrove began by giving a brief overview of the proposed ordinance. She explained that City Council recently approved Ordinance 2022-11, which made changes to the boat dock requirements in Chapter 14 of code to be consistent with changes in Orange County. This ordinance is to adjust Chapter 134 of City code to make it consistent with the changes in Chapter14.

***Chair Santurri made a motion to recommend approval of Ordinance 2023-02 ensuring that the wording related to height is consistent with Chapter 14; the motion was seconded by Vice-Chair Nelson. Approved (4/0).***

The motion was approved by roll call vote.

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

**3. Ordinance 2023-03: ECD Special Exception Change (Car Washes)**

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING CHAPTER 134 OF THE CODE OF ORDINANCES RELATED TO THE EDGEWOOD CENTRAL DISTRICT TO CHANGE THE PERMITTED USE KNOWN AS "CAR/AUTOMOTIVE WASHING/DETAILING, FULL-SERVICE" AND "AUTOMOTIVE WASHING/DETAILING, FULL-SERVICE" TO USES ONLY ALLOWED BY SPECIAL EXCEPTION, TO PROVIDE

CLARIFICATION OF ADOPTED REGULATIONS AND STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE.

Planner Hardgrove began by giving a brief overview of the proposed ordinance. She explained that City Council had some discussions at previous meetings regarding car washes in the ECD, and how they felt car washes can be a fit in the ECD, but only in certain locations. To add an extra layer of review, City Council suggested that Staff work on an ordinance to change car washes from a permitted use to a Special Exception in the ECD.

***Chair Santurri made a motion to recommend approval of Ordinance 2023-03 as presented by City Staff; the motion was seconded by Vice-Chair Nelson. Approved (4/0).***

The motion was approved by roll call vote.

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

**4. Ordinance 2022-08: Comp Plan Amendment**

AN ORDINANCE AMENDING THE CITY OF EDGEWOOD COMPREHENSIVE PLAN RELATED TO THE CREATION OF A SITE-SPECIFIC FUTURE LAND USE DESIGNATION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

Planner Hardgrove began by giving a brief overview of the proposed ordinance. She explained that in November the Planning and Zoning Board recommended approval of the transmittal of this ordinance to the state DEO. City Council went on to approve the transmittal in December. This is the second part of the comprehensive plan amendment process: adoption. The state DEO had no comments, recommendations or objections on the proposed amendment. This hearing is for the P&Z, acting as the Local Planning Agency, to recommend adoption or denial of the amendment. Planner Hardgrove continued by stating that nothing has changed from the previous ordinance, and recommends adoption of the proposed amendment.

***Vice-Chair Nelson made a motion to recommend City Council adopt the proposed comprehensive plan amendment as presented; the motion was seconded by Board Member Gragg. Approved (4/0).***

The motion was approved by roll call vote.

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

**OLD BUSINESS**

**1. Ordinance 2023-01: Site Specific CP PD**

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING CHAPTER 134 OF THE CODE OF ORDINANCES TO CREATE A NEW PLANNED DEVELOPEMENT ZONING CATEGORY; COMPREHENSIVE PLAN PLANNED DEVELOPMENT DISTRICT (CP PD); ESTABLISHING A PROCESS AND REQUIREMENTS FOR REZONING PROPERTY TO CP PD; ESTABLISHING APPLICATION AND EVALUATION STANDARDS RELATED TO CP PD REZONING REQUESTS; PROVIDING FOR PERMITTED, AND PROHIBITED USES WITHIN SUCH ZONING; PROVIDING FOR SITE AND DEVELOPMENT STANDARDS; PROVIDING FOR REGULATIONS AND ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE

Planner Hardgrove began by stating this is a continuation of the Board’s review of the proposed zoning district that will implement the new Site Specific Plan future land use designation. She informed the Board Members that all of the changes recommended by them at the January meeting were incorporated into the ordinance and tonight’s focus would be on the open space requirement.

Discussion ensued between Board Members and Planner Hardgrove regarding open space. The previous draft of the ordinance stated that 25% of the gross land area needed to be open space, with 25% of that required to be dedicated to recreation. There was discussion related to whether recreation areas should be required in nonresidential proposals. The presented ordinance revised the open space requirement stating that 25% of the gross land area needed to be open space, with 50% of that required to be “land use compatibility open space” used to enhance/buffer land use compatibility with adjacent uses. Board Members agreed that this was a better use of the open space as to what was presented previously since the proposed district was specifically intended to ensure land use compatibility.

Vice-Chair Nelson asked for confirmation regarding the proposed distance of public notice. Planner Hardgrove confirmed that the public notice distance was changed from 500 feet to 1000 feet as previously suggested by the Board.

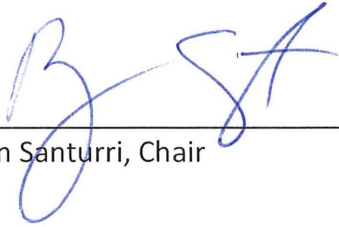
***Vice-Chair Nelson made a motion to recommend approval of Ordinance 2023-01 as presented by City Staff; the motion was seconded by Board Member Gragg. Approved (4/0).***

The motion was approved by roll call vote.

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

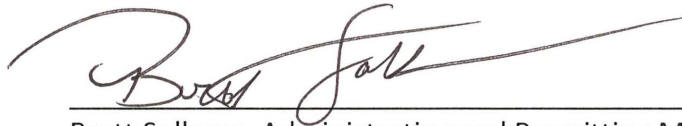
**ADJOURNMENT**

The meeting was adjourned at 7:11PM.



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Ryan Santurri, Chair



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Brett Sollazzo, Administrative and Permitting Manager