



# PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Monday, August 11, 2025 at 6:30 PM

Ryan Santurri  
Chair

David Nelson  
Vice-Chair

David Gragg  
Board Member

Todd Nolan  
Board Member

Angie Sharp  
Board Member

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## MINUTES

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*These minutes provide a summary of the key discussions and decisions made during the August 11, 2025 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 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 a quorum with three (3) board members present. Board Members Gragg and Sharp were unable to attend the meeting.

#### BOARD MEMBERS PRESENT

Chair Ryan Santurri  
Vice Chair David Nelson  
Board Member Todd Nolan

#### BOARD MEMBERS ABSENT

Board Member David Gragg  
Board Member Angie Sharp

#### STAFF PRESENT

Brett Sollazzo, Administrative Project Manager  
Holli New, City Attorney  
Ellen Hardgrove, City Planner

### APPROVAL OF MINUTES

May 12, 2025 Planning & Zoning Meeting Minutes

**Vice Chair Nelson made a motion to approve the May 12, 2025 Planning and Zoning meeting minutes as presented. The motion was seconded by Board Member Nolan. Approved (3/0) by voice vote.**

### NEW BUSINESS

#### 1. SPECIAL EXCEPTION 2025-02: CHURCH 4931 S ORANGE AVE

Planner Hardgrove began by outlining the request. The applicant is seeking a Special Exception under City Code Sec. 134-467 to allow a religious institution (church) at 4931 S. Orange Ave within Versailles Plaza. The proposed church intends to lease approximately 1,500 square feet within the plaza.

The property is zoned ECD, which permits religious institutions only through a Special Exception, necessitating a detailed review to ensure compatibility with surrounding uses and the availability of public services and facilities. The primary concern for locating a church in the plaza is adequate parking, given that religious services typically have operational hours and parking demands different from traditional retail or service establishments.

Versailles Plaza was approved in two phases, in 1982 and 1985, and includes three buildings now separately owned. Phase 1 originally provided 128 parking spaces, consistent with the shopping center standard of 5.5 spaces per 1,000 sq. ft. Currently, only 76 spaces remain for the two-story building, making it non-conforming. The reduction is due to parcelization, ADA conversions, dumpsters, a monument sign, and a cross-access driveway connection to the neighboring property.

Given the plaza’s limited parking, staff evaluated whether sufficient spaces would be available for the church, whose services generally require simultaneous parking. The applicant plans services on Sundays from 3:00–6:00 PM and Wednesdays from 7:30–9:30 PM, with a maximum congregation of 60 people, requiring approximately 19–20 spaces compared to six for a typical retail use. Based on current tenant hours, only four of the 19 businesses are open on Sundays, suggesting parking should be adequate. On Wednesdays, most businesses are closed after 6:00 PM.

Staff recommended conditions of approval to coordinate parking demand with the other tenants, including limiting church activities after 6:30 PM and prohibiting outdoor activities or special events without a City-approved off-site parking arrangement, as no additional open space exists on the property. Staff recommends approval of the Special Exception with the following conditions: limiting the congregation to 60 people, restricting operating hours to Sundays at any time and Monday through Saturday after 6:30 PM, and requiring City approval for any off-site parking for special events.

Representatives of Ebenezer Christian Church spoke and confirmed that they understand and accept the proposed conditions. They noted there would likely be no additional services on site beyond their regular congregation, as their main location is in Haines City. The applicant’s real estate agent explained that the church is establishing its own location separate from another congregation. Services are planned for the Sunday afternoon rather than the morning, and Versailles Plaza is ideal because most stores are closed on Sundays.

PUBLIC COMMENTS

Sean and Megan Milligan, residents of Edgewood, expressed concerns regarding increased traffic associated with the Church. They noted that the Church across the street has been hosting numerous events, with overflow parking at various locations, contributing to higher traffic volumes in the area. They also raised questions about the potential impact of the Church on property taxes for that location.

There was a brief discussion amongst Board Members prior to a motion and roll call vote.

MOTION & ROLL CALL VOTE

Vice Chair Nelson made a motion to recommend approval of Special Exception 2025-02 with the following conditions:

- 1) The congregation is limited to no more than 60 people. To increase this number, an amendment to the special exception is required.
- 2) Church services and activities of assembly are limited to Sundays at any time, and Monday through Saturday after 6:30 PM. Church administrative operations and private meetings with the pastor may occur at any time and day.
- 3) No outdoor activities or special events are permitted without a City-approved off-site parking agreement.

The motion was seconded by Chair Santurri and approved (3/0) by roll call vote.

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| Chair Santurri     | Favor  |
| Vice Chair Nelson  | Favor  |
| Board Member Nolan | Favor  |
| Board Member Gragg | Absent |
| Board Member Sharp | Absent |

2. ORDINANCE 2025-06: SMALL SCALE COMP PLAN AMENDMENT WATERWITCH

This agenda item was removed from consideration due to uncertainty regarding the advertising requirements. It will be re-advertised and presented at the September Planning & Zoning meeting.

### 3. ORDINANCE 2025-07: LIVE LOCAL ACT

Planner Hardgrove outlined the proposed Ordinance implementing the Florida Legislature’s requirement that all local governments incorporate the provisions of the Florida Live Local Act (F.S. 166.04151) into their Land Development Code. The provisions of this act preempt local zoning and land use regulations to expand the supply of qualified affordable housing.

To qualify, at least 40 percent of a multifamily development’s units must remain affordable for 30 years, as defined by state statute. Based on Orange County’s 2025 Area Median Income of \$98,100, affordable rent ranges would currently be from \$1,500 to \$3,100 per month.

#### Key provisions:

- **Use:** Qualifying projects must be permitted in commercial, industrial, or mixed-use zoning districts, even if residential uses are not typically allowed. In Edgewood, where less than 20 percent of land is zoned commercial or industrial, projects must meet the state’s mixed-use requirement of at least 65 percent residential and 10 percent non-residential.
- **Density:** Projects must be allowed at least the highest density permitted anywhere in the City or the density of any contiguous parcel.
- **Height:** Projects must be allowed the greatest height permitted within one mile, or at least three stories, whichever is higher. If adjacent to a large single-family neighborhood, height is capped at 150 percent of the tallest adjacent building, the maximum permitted by zoning, or three stories, whichever is greater.
- **Floor Area Ratio (FAR):** FAR cannot be restricted below 150 percent of the highest FAR currently permitted.
- **Parking:** Minimum parking requirements are reduced by 15 percent for projects near transit or with off-site parking available within 600 feet.

Although the Act preempts many aspects of zoning authority, the City may still regulate areas such as setbacks, landscaping, open space, architectural design, stormwater, and historic preservation, provided these standards are applied consistently and do not conflict with the intent of the Act. The City may also define terms not expressly included in the statute to clarify implementation.

Discussion ensued between the Board Members and Planner Hardgrove prior to a motion and roll call vote. No public comments were received.

### MOTION & ROLL CALL VOTE

Chair Santurri made a motion to recommend approval of Ordinance 2025-07 as presented. The motion was seconded by Vice Chair Nelson and approved (3/0) by roll call vote.

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| Chair Santurri     | Favor  |
| Vice Chair Nelson  | Favor  |
| Board Member Nolan | Favor  |
| Board Member Gragg | Absent |
| Board Member Sharp | Absent |

### 4. ORDINANCE 2025-08: ECD ACTIVITY NODE BONUS

Planner Hardgrove outlined the proposed ordinance, which establishes criteria for a new “Activity Node” bonus in the Edgewood Central District (ECD). The program is intended to support the district’s goals and vision by encouraging high-quality development and public/private partnerships that might not otherwise be economically feasible.



**Key Provisions:**

- **Development Bonuses:** Projects meeting the standards may qualify for increased entitlements, including up to 90% impervious surface coverage, a maximum FAR of 3.0, density up to 80 units per acre, and building heights up to 75 feet (six stories).
- **Site and Design Standards:** Eligible sites must be at least 5 acres. Projects should reduce auto dependency and encourage walking, biking, and transit use. Requirements include pedestrian-oriented building design (awnings, recessed entrances), bicycle parking, strategic parking placement, and submission of elevations and color renderings. On-street parallel parking is permitted, but angled parking is not.
- **Mixed-Use Requirement:** Developments must include at least two uses (residential, retail, personal service, office, or hotel). If residential is included, at least 65% of gross floor area must be residential and at least 10% of the residential gsf must be non-residential. Recreational amenities (e.g., pools, clubhouses) do not count toward the mixed-use requirement.
- **Transit Proximity:** Sites must be within 0.25 miles of a transit stop, measured along a pedestrian-friendly path with sidewalks, lighting, and ADA-compliant crossings at arterials.
- **Open Space:** At least 25% of the site must be open space, with at least 30% of that at ground level and publicly accessible. Individual open space areas must exceed 0.20 acres, and at least one area must be a publicly accessible urban plaza or park between 0.5 and 2 acres. Such spaces must be framed by building frontages and include paving, landscaping, seating, and a focal water feature. While privately owned and maintained, these areas must remain open to the public.
- **Compatibility:** Applicants must demonstrate compatibility with adjacent uses through scale, massing, setbacks, buffering, and noise/light mitigation.

Discussion ensued between the Board Members and Planner Hardgrove, and the Board suggested a few amendments, which are included in the motion and roll call vote. No public comments were received.

**MOTION & ROLL CALL VOTE**

Vice Chair Nelson made a motion to recommend approval of Ordinance 2025-08 with the following amendments:

1. Residential must be a required component of the activity node mix of uses, rather than optional.
2. Hotels should be added as an allowable use alongside residential.

The motion was seconded by Chair Santurri and approved (3/0) by roll call vote.

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| Chair Santurri     | Favor  |
| Vice Chair Nelson  | Favor  |
| Board Member Nolan | Favor  |
| Board Member Gragg | Absent |
| Board Member Sharp | Absent |

**5. ORDINANCE 2025-09: PLATTING AMENDMENT**

Planner Hardgrove outlined the proposed ordinance, which proposes updates to the city's platting process. The ordinance responds to Florida Senate Bill 784, titled "Platting Reform in Florida," which became effective on July 1, 2025. This state law amends Chapter 177 of the Florida Statutes and is intended to streamline the plat approval process for local governments and improve efficiency for developers.

Key changes under the law include requiring local governments to use an administrative authority for plat review instead of the City Council and establishing specific timeframes for review and response. The law also preempts certain aspects of

local control over the platting process. Ordinance 2025-09 would amend several chapters of the City Code, including Chapters 101, 106, 110, 126, and 134, to ensure compliance with the new state requirements.

There was a brief discussion amongst Board Members prior to a motion and roll call vote. No public comments were received.

### MOTION & ROLL CALL VOTE

Chair Santurri made a motion to recommend approval of Ordinance 2025-09 as presented. The motion was seconded by Vice Chair Nelson and approved (3/0) by roll call vote.

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| Chair Santurri     | Favor  |
| Vice Chair Nelson  | Favor  |
| Board Member Nolan | Favor  |
| Board Member Gragg | Absent |
| Board Member Sharp | Absent |

### ADJOURNMENT

The meeting was adjourned at 7:25 PM.

  
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Ryan Santurri, Chair  
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Brett Sollazzo, Administrative Project Manager