



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Monday, December 11, 2023 at 6:30 PM

Ryan Santurri
Chair

David Nelson
Vice-Chair

Melissa Gibson
Board Member

David Gragg
Board Member

Todd Nolan
Board Member

MINUTES

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Chair Santurri called the meeting to order at 6:33 pm and led everyone in the Pledge of Allegiance.

ROLL CALL AND DETERMINATION OF QUORUM

Administrative Project Manager Sollazzo confirmed there was a quorum with three board members present; Board Members Gibson and Nolan were absent.

BOARD MEMBERS PRESENT

Chair Ryan Santurri
Vice Chair David Nelson
Board Member David Gragg

STAFF PRESENT

Brett Sollazzo, Administrative Project Manager
Drew Smith, City Attorney
Ellen Hardgrove, City Planner

BOARD MEMBERS ABSENT

Board Member Melissa Gibson
Board Member Todd Nolan

APPROVAL OF MINUTES

November 13, 2023 Planning & Zoning Meeting Minutes

Vice Chair Nelson made a motion to approve the November 13, 2023 Planning and Zoning meeting minutes as presented. The motion was seconded by Chair Santurri. Approved (3/0) by voice vote.

NEW BUSINESS

1. Ordinance 2023-17: County to City Rezoning Harbour Island
2. Ordinance 2023-18: County to City Rezoning Lake Mary Jess Shores
3. Ordinance 2023-19: County to City Rezoning Lake Mary Court
4. Ordinance 2023-20: County to City Rezoning 220 Mary Jess Rd.

Planner Hardgrove began by going over the four rezoning ordinances, stating that they are the continuation of the City's effort to rezone previously annexed areas of the City where the County zoning has remained after annexation to a City zoning district. Per Code Section 134-172, all territory that was annexed into the City is considered to be zoned in the same manner as existed when under the County zoning classification unless such classification is affirmatively changed by the City. This is a city-sponsored rezoning; staff recommends approval.

The site development standards of the proposed City zoning district, R1AA-CA, are identical to the County's district, with the exception that the City's district establishes a maximum impervious surface of 45%; i.e., the amount of land that can be covered with buildings and pavement. (Note: 50% of the water surface in a pool is assumed to count as impervious). The County's district does not have an impervious surface maximum.

Preliminary review of the lots in all four rezoning’s showed the following:

- Harbour Island showed only two lots in the subdivision exceed the 45% limit. Both have pools. One lot was near the maximum and did not have a pool at the time of the report preparation, however, Board Member Santurri noted a pool is now under construction.
- Lake Mary Jess Shores showed several lots in the subdivision exceed or were close to the 45% limit. Most of these lots have pools and the ISR is not expected to increase in the future. For those that do not yet have pools, the property owner can take advantage of the new ordinance that allows Council to approve the pool without a variance should the pool result in exceeding the 45% maximum. That Council approval must include a finding that the excess impervious surface will not adversely impact the health, safety, or public welfare. Mitigation of any adverse impacts could be a condition of that approval.
- Lake Mary Court showed all of the lots were in compliance with the maximum ISR.
- 220 Mary Jess Road showed the property was in compliance with the maximum ISR.

Rezoning these properties to R1AA-CA is in the best interest of the City, most closely resembles the Orange County zoning designation being replaced, and is consistent with the City of Edgewood Comprehensive Plan.

A brief discussion ensued between Board Members and Planner Hardgrove. There were no public comments.

Ordinance 2023-17: County to City Rezoning Harbour Island

Chair Santurri completed Form 8B to abstain from voting on this agenda item due to being one of the properties rezoned. Because there were two Board Members absent, and Chair Santurri abstaining, there was no quorum to vote on this agenda item. It will return to the Planning and Zoning Board at a future meeting.

Ordinance 2023-18: County to City Rezoning Lake Mary Jess Shores

Chair Santurri made a motion to recommend approval of Ordinance 2023-18 as presented. The motion was seconded by Vice Chair Nelson. Approved (3/0) by roll call vote.

The motion was approved by roll call vote.

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

Ordinance 2023-19: County to City Rezoning Lake Mary Court

Vice Chair Nelson made a motion to recommend approval of Ordinance 2023-19 as presented. The motion was seconded by Chair Santurri. Approved (3/0) by roll call vote.

The motion was approved by roll call vote.

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

Ordinance 2023-20: County to City Rezoning 220 Mary Jess Rd.

Vice Chair Nelson made a motion to recommend approval of Ordinance 2023-20 as presented. The motion was seconded by Board Member Gragg. Approved (3/0) by roll call vote.

The motion was approved by roll call vote.

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

5. Resolution 2023-06: Live Local Act

Attorney Smith began by going over the resolution, stating that a new State law signed in 2023 requires that the City shall prepare an inventory list of all real property within its jurisdiction to which the City holds fee simple title that is appropriate for use as affordable housing and adopt by resolution that inventory list. He then stated that currently there are no City-owned properties appropriate for use as affordable housing.

A brief discussion ensued between Board Members and Attorney Smith. There were no public comments.

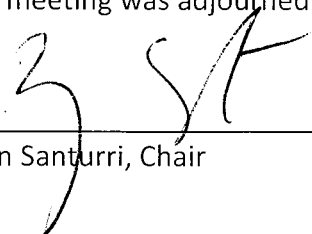
Chair Santurri made a motion to recommend approval of Resolution 2023-06 as presented. The motion was seconded by Board Member Gragg. Approved (3/0) by roll call vote.

The motion was approved by roll call vote.

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

ADJOURNMENT

The meeting was adjourned at 6:52 PM.



 Ryan Santurri, Chair



 Brett Solazzo, Administrative Project Manager