



# PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Monday, November 14, 2022 at 6:30 PM

Steve Kreidt  
Chair

Ryan Santurri  
Vice-Chair

David Gragg  
Board Member

David Nelson  
Board Member

Melissa Gibson  
Board Member

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## AGENDA

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**WELCOME!** We are very glad you have joined us for today's Planning and Zoning meeting. The Planning and Zoning Board is an advisory board to City Council comprised of citizen members who voluntarily and without compensation devote their time and talents to a variety of zoning and land development issues in the community. All P&Z recommendations are subject to final action by City Council. The results of today's meeting will be presented at the noted City Council meeting for approval of recommended actions. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. **CAUTION:** Untimely filing by any appellant shall result in an automatic denial of the appeal.

**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL AND DETERMINATION OF QUORUM**

**D. APPROVAL OF MINUTES**

- [1.](#) September 12, 2022 Planning & Zoning Meeting Minutes

**E. NEW BUSINESS**

- Administer Oath of Office - Todd Nolan
- [2.](#) ORDINANCE NO. 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

**F. UNFINISHED BUSINESS**

**G. COMMENTS/ANNOUNCEMENTS**

**H. ADJOURNMENT**

**UPCOMING MEETINGS**

Tuesday, November 15, 2022.....City Council  
 Monday, December 12, 2022.....Planning & Zoning

**General Rules of Order**

You are welcome to attend and express your opinion. The Board is pleased to hear non-repetitive comments related to business before the Board; however, a **five (5) minute time limit per person** has been set by the Board. Large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request Registration Form and give it to the City Clerk. When recognized, state your name and speak directly into the microphone. The City is guided by **Roberts Rules of Order** in governing the conduct of the meeting. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at (407) 851-2920 at least 24 hours in advance of the meeting.

**We ask that all electronic devices (i.e. cell phones, pagers) be silenced during our meeting!**

Thank you for participating in your government!

**Appeals**

According to Edgewood City Code Section 26-24 (2), “any person aggrieved by any recommendation of the Board acting either under its general powers or as a Board of Adjustment may file a notice of appeal to the City Council within seven (7) days after such recommendation is filed with the City Clerk. Per **Section 286.0105**, Florida Statutes state that if you decide to appeal a decision made with respect to any matter, you will need a record of the proceeding and may need to ensure that a verbatim record is made.

**Americans with Disabilities Act**

In accordance with the American Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, he or she should telephone the **City Clerk at (407) 851-2920**.



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City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Monday, September 12, 2022 at 6:30 PM

Ryan Santurri  
Vice-Chair

David Gragg  
Board Member

David Nelson  
Board Member

Melissa Gibson  
Board Member

## MINUTES

### CALL TO ORDER & PLEDGE OF ALLEGIANCE

Vice 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 Assistant Sollazzo confirmed there was a quorum with three board members present. Board Member Nelson was unable to attend the meeting. Chair Kreidt stepped down from the Planning and Zoning Board effectively immediately. Vice Chair Santurri will fill the Interim Chair role.

### BOARD MEMBERS PRESENT

Ryan Santurri, Vice-Chair  
David Gragg, Board Member  
Melissa Gibson, Board Member

### STAFF PRESENT

Brett Sollazzo, Administrative Assistant  
Michael Fraticelli, Police Sergeant  
Drew Smith, City Attorney

### BOARD MEMBERS ABSENT

David Nelson, Board Member

### APPROVAL OF MINUTES

August 8, 2022 Planning and Zoning Meeting Minutes

*Board Member Gragg made a motion to approve the August 8, 2022 Planning and Zoning meeting minutes as presented. The motion was seconded by Board Member Gibson. Approved (3/0).*

### NEW BUSINESS

There were no new business items.

### UNFINISHED BUSINESS

- **Waiver 2022-01: 4800 S. Orange Ave. - Car Wash**

Planner Hardgrove was unable to attend the meeting, but provided the Planning and Zoning Board with a detailed staff report and presentation.

The applicant requested five (5) waivers to ECD design standards for a proposed car wash at 4800 S. Orange Avenue; 1) Sec. 134-468(f) to allow the building frontage to be 11.25% in lieu of 70% of the lot width; 2) Sec. 134-472(a)(4) to allow a 7 feet high blank wall in lieu of a wall that meets the ECD front building façade design to screen car wash vacuum stations from street view; 3) Sec. 134-427(a)(4) to allow a 6 feet high vinyl fence in lieu of a 7 feet high brick wall where a property perimeter is adjacent to Low Density Residential designated land; 4) Sec. 134-472(a)(2) to allow a car wash tunnel entrance/exit to face Orange Avenue; and 5) Sec. 134-

468(g)(1)(a) to allow a six (6) feet high vinyl fence in lieu of a seven (7) feet high opaque brick wall where the ECD is adjacent to property with a Low Density Residential future land use designation.

Attorney Bradley Busbin and Engineer Quang Lam were at the meeting to represent the car wash and answer any question the Board Members may have regarding the waiver requests.

Attorney Busbin opened by stating that the proposed car wash layout took the Holden/Gatlin realignment into consideration and kept the North side of the property undeveloped to not impact the City's preferred realignment option. Vice-Chair Santurri asked the applicant what would happen with the project should the realignment not happen. Attorney Busbin explained that they are asking for a waiver to allow the building layout be east to west as opposed to north to south along Orange Avenue. If the layout is north to south, and the realignment happens, it would lead to the building being taken and the business shut down.

Board Member Gibson asked if the proposed car wash is considered to be full service as permitted in the ECD. Attorney Busbin responded that there will be four to five employees at any given time with vacuum stations for customers to use should they choose to. Board Member Gibson asked if customers would be able to drop their cars off for detailing. Attorney Busbin explained that cars will go through a wash system, and it will not be the type where you leave your car for detailing. However, it will not be a self-service car wash which are prohibited in the ECD.

Board Member Gragg asked Attorney Smith what would happen if the waivers are approved but the realignment does not go through. Attorney Smith stated that from the City Planner's perspective, she is not concerned with the realignment, as ultimately that is a County decision. If the applicant builds without waivers, it would use the open space; hence, blocking the realignment. If the applicant were to develop according to their plan, and there is no realignment, the City would have to be comfortable with the waivers as they cannot be revoked.

Attorney Busbin went on to explain that with the current design plans, if the realignment does not come through, the undeveloped area to the north would become green space. Attorney Smith confirmed to Vice-Chair Santurri that the City could condition the waiver that if the realignment is denied they cannot put another building on the green space. This was included in the City Planner's report.

Board Member Gibson stated her concern with a car wash being at a main intersection of the ECD. Attorney Smith explained that the use is permitted by code, and that the Planning and Zoning Board are only approving the waivers associated with it. Board Member Gragg had concerns regarding traffic. Attorney Busbin stated that there will be a second exit for the car wash, which would alleviate traffic concerns.

***Vice-Chair Santurri made a motion to recommend approval of a waiver to Code Section 134-468(f) to allow the building frontage be 11.25% in lieu of 70% of the lot width with the following conditions of approval:***

- 1) Development shall be in general conformance with the site plan and elevation drawings dated "received August 23, 2022" to ensure the site is developed consistent with the applicant's premise for the waiver of not developing the area shown in the conceptual Holden Avenue alignment.***
- 2) Development shall meet the goal of creating pedestrian interest along Orange Avenue frontage such as a park like setting and incorporation of the Lynx bus shelter.***
- 3) Require the north elevation to meet ECD building design/people standards for development along Holden Avenue.***

**The motion was seconded by Board Member Gragg. Approved (3/0).**

The motion was approved by roll call vote.

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

Board Member Gragg read over Planner Hardgrove’s recommendation of approval and conditions of approval for the waiver request to Code Section 134-472(a)(4). Discussion ensued between Board Members and Attorney Busbin regarding the requested waiver.

**Vice-Chair Santurri made a motion to recommend approval of a waiver to Code Section 134-472(a)(4) to allow seven (7) feet high solid masonry walls at the east end of the vacuum station spaces in lieu of a wall that meets the ECD building design standards with the following conditions of approval:**

- 1) The walls will complement the building materials/colors.**
- 2) The trees and other landscaping shall be approved by the City’s Landscape Architect, with the trees being a minimum 3” caliper and 12 feet in height at planting unless otherwise stated by the City Landscape Architect.**

**The motion was seconded by Board Member Gragg. Approved (3/0).**

The motion was approved by roll call vote.

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

Planning and Zoning Board Members read over the next waiver request for Code Section 134-472(a)(4) and 134-468(g)(1)(a). Planner Hardgrove’s report stated staff’s recommendation for denial, unless the recommendation of the Planning and Zoning Board is to change the ECD design standard for the brick wall for all properties abutting the railroad.

Attorney Busbin stated that the back side of the property adjacent to the train tracks is zoned low density. They are requesting a vinyl fence because if the realignment happens, they would have to knock down a brick wall. A vinyl fence can be removed easier, and is more cost effective. Attorney Busbin followed up by saying it would be wasteful to knock down a brick wall if realignment happens, and they are willing to put up a brick wall should the realignment not happen.

Vice-Chair Santurri asked if it was possible to erect a brick wall up to the point where the realignment would go through. Attorney Busbin stated that for aesthetic purposes, they would like the wall to be all the same material all the way across. In response to Vice-Chair Santurri, Attorney Busbin said it is not objectionable to install vinyl and change to brick if the realignment goes through.

Discussion ensued regarding the fence, and potential realignment. Board Member Gragg asked how they determine when the vinyl fence needs to be removed if the realignment does not happen. Attorney Busbin proposed a seven-year time frame, stating by that time the vinyl fence would show wear and tear regardless of the realignment. Board Member Gragg asked when the seven years starts, to which Attorney Smith replied when the waiver is approved. Attorney Smith confirmed to Board Member Gragg that the applicant can ask for an extension if construction is approved.

***Vice-Chair Santurri made a motion to recommend approval of a waiver to Code Section 134-472(a)(4) and 134-468(g)(1)(a) to allow a six feet high vinyl fence in lieu of a seven feet high brick wall with the following conditions of approval;***

- 1) If the Holden/Gatlin realignment goes through, the property owner will have to remove the entire vinyl fence and replace with a brick wall consistent with ECD requirements.***
- 2) If there is no realignment within seven years from the waiver being granted, the property owner must remove the vinyl fence and replace with a brick wall consistent with ECD requirements.***

***The motion was seconded by Board Member Gragg. Approved (3/0).***

The motion was approved by roll call vote.

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

Board Members and Attorney Smith discussed the final waiver request, which was for Code Section 134-472(a)(2). Attorney Smith stated that per Planner Hardgrove's report, she considers the building that screens the tunnel would stop the tunnel from facing Orange Avenue. He suggested the Board recommend approval of the waiver, but to also include in their recommendation to City Council that they agree with Planner Hardgrove's findings that the screening building does stop the tunnel from facing Orange Avenue.

***Vice-Chair Santurri made a motion to recommend the Planning and Zoning Boards finding, that the configuration of the site plan has shown the building screening the car wash tunnel; therefore, a waiver is not required. However, if Council requests a waiver, the Planning and Zoning Board recommends approval of a waiver to Code Section 134-472(a)(2) to allow a car wash tunnel be oriented to Orange Avenue.***

***The motion was seconded by Board Member Gragg. Approved (3/0)***

The motion was approved by roll call vote.

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

**ADJOURNMENT**

The meeting adjourned at 7:55 pm.

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Ryan Santurri, Vice Chair

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Brett Sollazzo, Administrative Assistant

DRAFT



Date: October 20, 2022  
To: Planning and Zoning Board (P&Z)  
From: Ellen Hardgrove, City Planning Consultant  
XC: Sandy Riffle, Interim City Clerk  
Brett Sollazzo, Administrative Assistant  
Drew Smith, City Attorney  
Re: Proposed Comprehensive Plan Amendment – Site Specific Future Land Use Designation

This agenda item is for review and recommendation of a proposed comprehensive plan amendment to add a new future land use designation: Site Specific Plan. This proposed comprehensive plan amendment was reviewed and recommended for approval by P&Z in April 2022, but Council voted to not adopt it in July. Council agreed to reconsider the amendment at their October meeting, which requires re-start of the process.

To recap what was proposed last time P&Z reviewed it, the proposed new designation would allow the consideration of a use that would require specific development standards to ensure land use compatibility with adjacent uses.

If adopted as currently proposed, any use allowed in any of the other future land use designations could be considered consistent with the Site Specific Plan future land use designation; however, approval of the new future land use designation on a parcel requires simultaneous approval of a correlated comprehensive plan policy specifically detailing, at a minimum, the allowable uses and densities/intensities for that parcel.

The proposed amendment also requires that development on property with the Site Specific Plan designation be rezoned to a new Planned Development zoning district, which is also on P&Z's agenda.

Also in the proposed amendment, which was included in P&Z's April review, is general language applicable to all future land use designations in order to provide an understanding that the listed densities/intensities are not an entitlement.

END



**ORDINANCE NO. 2022-08**

**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**

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**WHEREAS**, the City Council of the City of Edgewood adopted the City of Edgewood Comprehensive Plan by Ordinance No. 91-378 on December 17, 1991, pursuant to Chapter 163.3184, Florida Statutes; and

**WHEREAS**, the City Council of the City of Edgewood amended the City of Edgewood Comprehensive Plan by Ordinance No. 2013-04 on November 19, 2013, pursuant to Chapter 163.3184, Florida Statutes; and

**WHEREAS**, the City Council of the City of Edgewood amended the City of Edgewood Comprehensive Plan by Ordinance No. 2021-02 on December 21, 2021 pursuant to Chapter 163.3184, Florida Statutes; and

**WHEREAS**, the City of Edgewood Comprehensive Plan, is the product of an ongoing planning process; and

**WHEREAS**, an updated and current City of Edgewood Comprehensive Plan is essential to direct the City’s future planning programs; and

**WHEREAS**, in some circumstances, certain future land uses require a more detailed level of review to ensure adjacent land use compatibility and/or coordination with the limited availability public infrastructure; and

**WHEREAS**, the Local Planning Agency for the City of Edgewood received input and advice from its planners and staff; and

**WHEREAS**, the City Council of the City of Edgewood deems it necessary to make such revisions to the City of Edgewood Comprehensive Plan, as contained in this Ordinance; and

**WHEREAS**, all required public notices and public hearings for such amendment to the City of Edgewood Comprehensive Plan have been properly given and held; and

**WHEREAS**, amendments to the Comprehensive Plan as contained in this Ordinance are identified by underlined text.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF EDGEWOOD, FLORIDA AS FOLLOWS:**

**SECTION 1. LEGISLATIVE FINDINGS.** The Recitals set forth above are hereby adopted as legislative findings of the City Council of the City of Edgewood.

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**SECTION 2. COMPREHENSIVE PLAN AMENDMENT TEXT. .**

Policy 1.1.6 Development orders shall only be approved consistent with the adopted Future Land Use Map. The Future Land Use Map classifications are defined below:

Commercial: Activities within land areas that are predominantly connected with the sale, rental and distribution of products, or performance of services. Commercial uses will be at a relatively low to moderate intensity, consistent with existing uses. Maximum commercial intensity shall be 0.50 F.A.R. (floor area ratio), unless as set forth below.

Properties with a Commercial Future Land Use designation that have frontage on a roadway designated as "principal arterial", may have a mixed-use development pattern not exceeding 3.0 F.A.R. and up to 80 dwelling units per acre, when adequate public facilities and services are demonstrated to be available and land use compatibility demonstrated. This mixed-use pattern will promote infill and redevelopment, while also promoting a reduction in vehicle trips and promoting mobility. Properties developing under the mixed- use concept may develop meeting the following design components, implemented through the land development regulations:

1. Massing and scale building heights shall be permitted by land development regulations; however, floors over the first may be required to be stepped back to provide massing relief from adjacent properties with a residential designation.
2. All sides of mixed use buildings shall incorporate architectural detail and design elements so that there are no blank walls on the exterior, incorporating a variety of rooflines, windows, and visual relief through changes in building material, as well as horizontal and vertical changes in the building facades.
3. Active uses within mixed-use buildings, including parking areas, recreational facilities, and mechanical equipment shall be appropriately buffered to reduce impact on existing residential uses.
4. Lighting and signage shall be appropriately designed, scaled and shielded to reduce impact on surrounding residential areas.
5. Other compatibility measures and development standards as may be defined through the Planned Development and site plan review process.
6. Any site with a property line adjacent to a street that provides access to a residential neighborhood shall have no curb cuts onto the residential street, so as to minimize impact to the residential neighborhood, unless approved by

82 City Council in a public hearing as part of a Planned Development Zoning or  
83 a conditional use process.

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85 Low Density Residential: Low density residential land uses shall be at a density  
86 not exceeding 4 dwelling units per acre.

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88 Medium Density Residential: Medium density residential land uses shall be at a  
89 density greater than 4 dwellings units per acre and not exceeding 7 dwelling units  
90 per acre.

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92 High Density Residential: High density residential land uses shall be at a density  
93 exceeding 7 dwelling units per acre but not greater than 16 units per acre.

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95 Institutional: Activities within land areas that are predominantly connected with  
96 government, schools, hospitals, and medically related facilities. Institutional land  
97 uses will be at a relatively low to moderate intensity, consistent with existing  
98 uses. Maximum institutional intensity will be 0.50 F.A.R. (floor area ratio).

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100 Site Specific Plan: The Site Specific Plan designation is used for parcels that, due  
101 to the proposed use, residential and/or nonresidential, require a more detailed  
102 level of review to ensure land use compatibility. To be compatible means, a  
103 development, building and/or land use is designed to be able to exist or occur  
104 without conflict with its surroundings in terms of its uses, scale, height, massing,  
105 and location on its site, as well as to avoid negative impacts to public services and  
106 facilities. The permitted uses on property with a Site Specific Plan designation  
107 shall be those allowed in any of the other City future land use designations;  
108 however, the ability to develop any use on the property shall be conditioned on  
109 demonstration of adjacent land use compatibility. The maximum density allowed  
110 shall be 16 units per acre for residential and 1.0 floor area ratio for nonresidential.  
111 Simultaneously with establishing this designation on the Future Land Use Map, a  
112 policy amendment shall be approved that details the development program for the  
113 property including, at a minimum, specific permitted uses and maximum  
114 density/intensity. Any change to such policy directives shall require a  
115 comprehensive plan amendment. Development on properties with this designation  
116 shall be required to be rezoned to a Planned Development District to ensure a  
117 well-planned development program compatible with adjacent uses through  
118 consistency with site specific design standards and architectural controls.

119 The density/intensity maximums listed in this policy are not an entitlement and are  
120 not achievable in all situations. Many factors may limit the permitted use and/or  
121 density and/or intensity including, but not necessarily limited to, physical limitations  
122 imposed by property dimensions and onsite natural resources and environmental

123 systems; necessary land use compatibility design standards; compliance with smart  
124 growth development design including, but not limited to, the need to accommodate  
125 innovative technology for the provision of infrastructure needs such as electric  
126 charging stations and alternative energy sources, and green building design; the need  
127 to provide recreation space in employment as well as residential areas; as well as  
128 compliance with applicable code requirements such as, but not limited to parking,  
129 open space, setbacks, and impervious surface maximums.

130 **SECTION 3.** All ordinances or parts of ordinances in conflict with this Ordinance are  
131 hereby repealed.

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133 **SECTION 4.** After the first public hearing, this amendment was transmitted to the  
134 Department of Economic Opportunity, and a copy was submitted to each of: the East Central  
135 Florida Regional Planning Council, the St. Johns River Water Management District, the  
136 Department of Environmental Protection, the Department of State, the Department of  
137 Transportation, Orange County, and any other unit of local government or governmental agency  
138 in the State of Florida that has filed a written request with the Clerk of the City of Edgewood,  
139 Florida.

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141 **SECTION 5.** This Ordinance shall become effective 31 days after the Department of  
142 Economic Opportunity notifies the City that the Plan Amendment package is complete, or on the  
143 date a final order is issued by the Department of Economic Opportunity or Administration  
144 Commission finding the amendment in compliance, whichever occurs sooner. No development  
145 permits or land uses dependent on this amendment may be issued or commence before it has  
146 become effective.

147  
148 **FIRST READING** on the \_\_\_\_ day of \_\_\_\_\_, 2022.

149 **ADOPTED** by the City Council of the City of Edgewood, Florida, this \_\_\_\_ day of  
150 \_\_\_\_\_, 2022.

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152 \_\_\_\_\_  
153 Richard A. Horn, Council President

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156 *ATTEST:*

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158 \_\_\_\_\_  
159 Sandra Riffle, City Clerk

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