



# PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Monday, June 13, 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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## DRAFT MEETING MINUTES

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### CALL TO ORDER

Vice-Chair Santurri called the meeting to order at 6:34 pm and led everyone in the Pledge of Allegiance.

### ROLL CALL AND DETERMINATION OF QUORUM

Interim City Clerk Riffle confirmed there was a quorum. Board Members Kreidt and Gibson were unable to attend the meeting.

The following Planning and Zoning and staff members were present:

#### Board Members:

Ryan Santurri, Vice-Chair  
David Gragg, Board Member  
David Nelson, Board Member

#### Absent:

Steve Kreidt, Chair  
Melissa Gibson, Board Member

#### Staff:

Sandra Riffle, Interim City Clerk  
Tim Cardinal, Police Sergeant  
Drew Smith, City Attorney  
Ellen Hardgrove, City Planner

### APPROVAL OF MINUTES

1. May 9, 2022 P&Z draft meeting minutes

Board Member Santurri made a motion to approve the May 9, 2022 meeting minutes as presented; seconded by Board Member Nelson. Approved (3/0).

**NEW BUSINESS****1. Ordinance 2022-04 Lot Splits**

AN ORDINANCE OF THE CITY OF EDGEWOOD AMENDING CHAPTER 126 OF THE CODE OF ORDINANCES, "SUBDIVISIONS," PROVIDING FOR A LOT SPLIT PROCEDURE FOR THE DIVISION OF A SINGLE LOT INTO TWO LOTS IN LIEU OF REPLATTING OR PLATTING UNDER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS AND AN EFFECTIVE DATE.

Board Member Gragg recused himself from a vote as he declared a voting conflict. He had an application for a subdivision of his property under review with City staff. Form 8B is attached with the minutes.

Planner Hardgrove then introduced Ordinance 2022-04 for the Board's recommendation to amend the City's subdivision regulations, Code Chapter 126, to allow a simple process for dividing a single parcel into two, known as a "lot split."

City Council established the process with Resolution 2005-R002, but did not amend the Code to allow the revised process. Planner Hardgrove said the Ordinance would simplify the process for lot splits and is consistent with State statutes that define a "subdivision" as the creation of three or more lots.

There was no public comment or further discussion from the Board.

The Planning and Zoning Board did not vote on Ordinance 2022-04 as there were only two voting Board Members, leaving an insufficient quorum.

**2. Ordinance 2022-05 Site-Specific Zoning**

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING CHAPTER 134 OF THE CODE OF ORDINANCES TO CREATE A NEW SITE-SPECIFIC PLAN ZONING CATEGORY; ESTABLISHING A PROCESS AND REQUIREMENTS FOR REZONING PROPERTY TO SITE-SPECIFIC PLAN ZONING; ESTABLISHING APPLICATION AND EVALUATION STANDARDS RELATED TO SITE-SPECIFIC PLAN ZONING 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 introduced Ordinance 2022-05 for discussion. The Ordinance will return for the Board's recommendation on the July 11, 2022 Planning and Zoning agenda when more Board members would be present.

Planner Hardgrove explained that, upon review, City Council desired to remove all mention of environmental sustainability and compatibility. She said that Council did not want land use to be subjective.

In response to Vice-Chair Santurri, Attorney Smith confirmed that Council did not intend to eliminate the whole concept but required more of a definition for sustainability and compatibility.

Discussion ensued regarding encouraging Leadership in Energy and Environmental Design (LEED) standards. Site-Specific zoning is a negotiated zoning district, and Attorney Smith said that innovation with environmental sustainability and compatibility could mitigate some of the impacts of development.

Further discussion included the purpose and requirements of open space.

The Ordinance proposed that Recreation and open space/excluding landscape buffers shall constitute 25% of the total acreage of the property. Board Member Nelson said that a landscape buffer will not lend itself to recreation and Board Member Santurri suggested that 15% of the required space be designated for meaningful open space. Planner Hardgrove said she would conduct more research on the topic.

Vice-Chair Santurri asked about giving staff more flexibility for approval. Attorney Smith said that a public review process keeps staff from receiving criticism and allows the public the opportunity to contribute its opinion.

There was no public comment.

The Board did not vote on the Ordinance and will wait until the July 11, 2022 meeting to make a recommendation when more Board members are present.

**UNFINISHED BUSINESS** - None

### **COMMENTS/ANNOUNCEMENTS**

Interim City Clerk Riffle reminded the Board to complete and return their Form 1 before the July deadline.

### **ADJOURNMENT**

The meeting adjourned at 7:23 pm.

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Steve Kreidt, Chair

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Sandra Riffle, Interim City Clerk