



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Monday, January 9, 2023 at 6:30 PM

Ryan Santurri
Vice-Chair

David Gragg
Board Member

David Nelson
Board Member

Melissa Gibson
Board Member

Todd Nolan
Board Member

MINUTES

CALL TO ORDER & PLEDE OF ALLEGIANCE

Board Member Nelson 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; Vice Chair Santurri was absent.

BOARD MEMBERS PRESENT

Board Member Melissa Gibson
Board Member David Gragg
Board Member David Nelson
Board Member Todd Nolan

STAFF PRESENT

Brett Sollazzo, Administrative & Permitting Manager
Tim Cardinal, Police Sergeant
Drew Smith, City Attorney
Ellen Hardgrove, City Planner

BOARD MEMBERS ABSENT

Vice Chair Ryan Santurri

APPROVAL OF MINUTES

December 12, 2022 Planning & Zoning Meeting Minutes

Board Member Nelson noticed a small typographical error on page 6 of the minutes. Administrative & Permitting Manager Sollazzo stated he will make the correction. Board Member Nelson made a motion to approve the December 12, 2022 Planning and Zoning meeting minutes with the small typographical correction. The motion was seconded by Board Member Gibson. Approved (4/0).

NEW BUSINESS

1. Election of Chair and Vice-Chair

Administrative & Permitting Manger Sollazzo informed the present Board Members that Vice-Chair Santurri gave his consent to be nominated and appointed the Vice-Chair or Chair role in his absence. A brief discussion ensued between Board Members.

Board Member Nelson made a motion to nominate Vice-Chair Santurri to be the Planning & Zoning Board Chair for 2023. The motion was seconded by Board Member Gragg. Approved (4/0).

Board Member Gragg made a motion to nominate Board Member Nelson to be the Planning & Zoning Board Vice-Chair for 2023. The motion was seconded by Board Member Gibson. Approved (4/0).

2. Ordinance 2023-01: Site Specific PD District (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

The Planning & Zoning Board reviewed the proposed draft for Ordinance 2023-01 for the implementing zoning district for the new future land use designation: Site Specific Plan. Planner Hardgrove gave an overview of the new future land use designation and the proposed zoning district. She pointed out several non-substantial changes to the draft as well as led discussion on parts of the document including provision of open space and recreation areas, the distance for property owner notification for the community meeting and the public hearings. Planner Hardgrove will make the changes to the draft and present a final draft to P&Z in February for the board's final review and recommendation to City Council.

Board Member Nelson made a motion to table the discussion until the February 13, 2022 Planning & Zoning meeting, where Planner Hardgrove will present an updated final draft for final review. The motion was seconded by Board Member Gragg. Approved (4/0).

The motion was approved by roll call vote.

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

ADJOURNMENT

The meeting was adjourned at 7:24PM.

Ryan Santurri, Chair

Brett Sollazzo, Administrative and Permitting Manager