



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Monday, November 14, 2022 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

Vice Chair Santurri called the meeting to order at 6:32 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 three board members present; Board Member Nelson was absent.

BOARD MEMBERS PRESENT

Vice Chair Ryan Santurri
Board Member David Gragg
Board Member Melissa Gibson
Board Member Todd Nolan

STAFF PRESENT

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

BOARD MEMBERS ABSENT

Board Member David Nelson

APPROVAL OF MINUTES

September 12, 2022 Planning & Zoning Meeting Minutes

Board Member Gibson made a motion to approve the September 12, 2022 Planning and Zoning meeting minutes as presented. The motion was seconded by Board Member Gragg. Approved (3/0).

NEW BUSINESS

1. Administer Oath of Office - Todd Nolan

Attorney Smith swore in Mr. Todd Nolan as the newest Planning and Zoning Board Member.

2. ORDINANCE NO. 2022-08: Comprehensive Plan Amendment

AN ORDINANCE AMENDING THE CITY OF EDGEWOOD COMPREHENSIVE PLAN RELATED TO THE CREATION OF A SITE-SPECIFIC FUTURE LAND USE DESIGNATION AND GENERAL TEXT TO FUTURE LAND USE POLICY 1.1.6; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

Planner Hardgrove began by giving a brief overview of the proposed Comprehensive Plan Amendment related to the creation of a site-specific future land use designation; explaining that the comprehensive plan is the foundation for any development decision, with the future land use map a main component of the comprehensive plan.

The same comprehensive plan amendment was proposed back in April 2022; which had full support from the Planning and Zoning Board. At the adoption hearing, City Council denied the proposal due to feeling it was only being used for one specific development on the Randall property.

Planner Hardgrove went on to explain that the site specific future land use designation would help set forth a process to develop a piece of property for a specific land use which would need more scrutiny to ensure adjacent land use compatibility. Attorney Smith added that a comprehensive plan amendment is legislative backed, while rezoning is at a quasi-judicial level. In addition, Planner Hardgrove clarified that the proposed amendment is essentially the same as it was when last presented to the Planning and Zoning Board in April 2022, and has to go through the entire process again for approval due to the original denial from City Council.

Board Member’s Gibson and Gragg questioned why City Council would deny this comprehensive plan amendment if it would allow the City to have more control and scrutiny over projects. Attorney Smith explained that it was approved for transmittal, and transmitted to the state for their review. However, at the adoption hearing there was more debate regarding the proposal, which led to the denial. At subsequent Council meetings, discussion ensued regarding the comprehensive plan amendment and how it could benefit the City in a more general, rather than a specific parcel (Randall), purpose, which led to it being reintroduced.

Discussion ensued among Board Members, Planner Hardgrove, and Attorney Smith regarding the site specific policy which would follow the transmittal and adoption process for comprehensive plan amendments. Planner Hardgrove also noted the general text that was proposed to be added to the Future Land Use policy relating to the identified maximum densities and intensities for each future land use designation not being entitlements.

Board Member Gragg made a motion to recommend approval of Ordinance 2022-08 to modify Policy 1.1.6 of the Comprehensive Plan to add a site-specific plan designation as well as the general text applicable to all future land use designations that explains the density/intensity maximums are not an entitlement and are not achievable in all situation; seconded by Board Member Gibson. Approved (4/0).

The motion was approved with a roll call vote.

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

ADJOURNMENT

The meeting was adjourned at 6:52PM.

Ryan Santurri, Vice Chair

Brett Sollazzo, Administrative and Permitting Manager