



# PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Monday, November 11, 2024 at 6:30 PM

Ryan Santurri  
Chair

David Nelson  
Vice-Chair

David Gragg  
Board Member

Todd Nolan  
Board Member

Charles Phillips  
Board Member

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## MINUTES

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### CALL TO ORDER & PLEDGE OF ALLEGIANCE

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 & Permitting Manager Sollazzo confirmed a quorum with three (3) board members present. Vice Chair Nelson was unable to attend, and Board Member Nolan was a no call no show.

### BOARD MEMBERS PRESENT

Chair Ryan Santurri  
Board Member David Gragg  
Board Member Charles Phillips

### STAFF PRESENT

Brett Sollazzo, Administrative & Permitting Manager  
Holli New, City Attorney  
Ellen Hardgrove, City Planner  
Tim Cardinal, Officer

### BOARD MEMBERS ABSENT

Vice Chair David Nelson  
Board Member Todd Nolan

### APPROVAL OF MINUTES

September 9, 2024 Planning & Zoning Meeting Minutes

*Board Member Gragg made a motion to approve the September 9, 2024 Planning and Zoning meeting minutes as presented. The motion was seconded by Board Member Phillips. Approved (3/0) by voice vote.*

### NEW BUSINESS

#### 1. Ordinance 2024-20: County to City Rezoning 1140 Holden Ave.

Planner Hardgrove went over the proposed ordinance stating it is a 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 subject property is Sandra DePorter's property at 1140 Holden Avenue; i.e., tax parcel 14-23-29-0000-00-002.

At the September Council meeting, Council voted to not include the property in a proposed ordinance that would have established City R1A zoning on the property. This decision followed testimony from Mrs. DePorter, who expressed a preference for R1A-CA zoning to preserve the potential for future subdivision of the 1.39-acre property that has 165 feet of frontage on Holden Avenue. Staff supports Mrs. DePorter's request for R1A-CA.

Brief discussion ensued. There were no public comments.

**Board Member Phillips made a motion to recommend approval of Ordinance 2024-20 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
Board Member Phillips	Favor
Board Member Gragg	Favor
Vice Chair Nelson	Absent
Board Member Nolan	Absent

**2. Ordinance 2024-21: Fee Waiver for Variance and Zoning Bulk Table Update**

Planner Hardgrove went over the proposed ordinance, which relates to the County to City rezoning’s, specifically related to impervious surface maximums in the new “City Annexed” zoning districts, e.g., R1-AA-CA.

The impervious surface maximums in the City’s standard zoning districts (R-1AA) were established June 16, 1998 with the adoption of Ordinance 1998-444. The “City Annexed” districts that were established in 2022 included the same impervious surface maximums. As has been discussed at past hearings, the Orange County districts do not specify a maximum impervious surface area.

During consideration of the County to City rezoning ordinances, the City Council heard concerns of property owners related to new potential limitations on development resulting from the application of the impervious surface area maximums. To mitigate these concerns, the City Council instructed staff to draft an ordinance that would allow a one-time fee waiver for a variance application if a variance was needed for relief from the impervious surface maximum. This one-time fee waiver would be available to property owners whose property was rezoned from a County residential district to a City-Annexed residential district between 2023 and 2025. The proposed ordinance also provides an update to the Section 134-579 (Table of bulk regulations and setbacks) to provide clarity for the general public.

Board members and Planner Hardgrove discussed the waiver of fees, specifically did the wavier of fees include pass-through fees that would still be incurred by the property owner. Board Members expressed a preference for waiving all fees, including both application and pass-through fees.

There were no public comments.

**Board Member Phillips made a motion to recommend approval of Ordinance 2024-21 with the change that all fees (application & pass-thru) will be waived. 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
Board Member Phillips	Favor
Board Member Gragg	Favor
Vice Chair Nelson	Absent
Board Member Nolan	Absent

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**COMMENTS/ANNOUNCEMENTS**

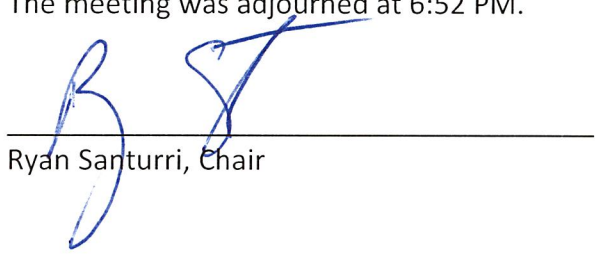
There was discussion related to an anticipated agenda item for the December meeting. Foundry Commercial has submitted an application for a Site Specific Comprehensive Plan text and future land use map amendment, as well as the corresponding rezoning for the property at 4881 S Orange Blossom Trail (the Randall Knives property). The applicant's goal is to bring this proposal before the P&Z board and City Council in December.

However, Planner Hardgrove will be unavailable for any meetings in December. She's seeking the Board's input on whether they prefer her to attend the meeting in person to provide expert testimony, or if a written report would suffice.

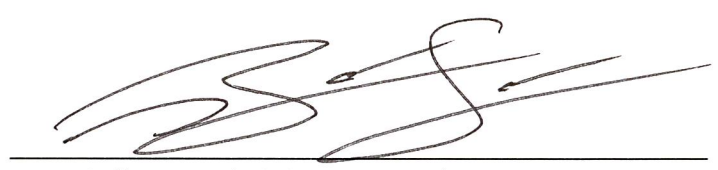
The Board members unanimously agreed that due to the complexity of the comprehensive plan amendments and rezoning of this application, and the potential for questions from the Board and public that may require additional input from the city's planner, the agenda item should be deferred to the January P&Z meeting.

**ADJOURNMENT**

The meeting was adjourned at 6:52 PM.



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Ryan Santurri, Chair

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Brett Sollazzo, Administrative and Permitting Manager