



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Monday, May 13, 2024 at 6:30 PM

Ryan Santurri
Chair

David Nelson
Vice-Chair

Melissa Gibson
Board Member

David Gragg
Board Member

Todd Nolan
Board Member

MINUTES

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

Permitting and Administrative Manager Sollazzo confirmed there was a quorum with all five Board Members present.

BOARD MEMBERS PRESENT

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

STAFF PRESENT

Brett Sollazzo, Permitting & Administrative Manager
Holly New, City Attorney
Allen Lane, City Engineer

APPROVAL OF MINUTES

March 11, 2024 Planning & Zoning Meeting Minutes

Board Member Gragg made a motion to approve the march 11, 2024 Planning and Zoning meeting minutes as presented. The motion was seconded by Vice Chair Nelson. Approved (5/0) by voice vote.

NEW BUSINESS

1. Variance 2024-01: 465 Mandalay Road SFR Addition Setback Encroachment

Board Member Nolan completed Form 8B to abstain from voting on this agenda item due to being the contractor for the project. This form is attached with the minutes.

Engineer Lane presented Variance request 2024-01 for a single-family home addition at 465 Mandalay Road to encroach on the minimum 50-foot lake setback. The property is zoned R-1AA (lot 1 of MANDALAY SHORES 3/37).

Engineer Lane explained the relevant zoning code (Section 134-579). In the R-1AA district, the minimum side yard setback is 10 feet, and the minimum lake setback is 50 feet from the normal high-water line. The existing home already encroaches on the 50-foot lake setback but complies with the 10-foot side yard requirement. The proposed addition stays within the existing rear porch footprint and doesn't violate side yard setbacks for the master bedroom.

Engineer Lane explained the existing impervious area (buildings, pavers, driveway) covers about 41.13% of the usable lot area (excluding the canal). To meet ISR regulations with the proposed addition, some existing impervious area, like pavers, will be removed. This will ensure the total impervious area, including the addition, stays below the 45% limit. After removing pavers, the final impervious area will be approximately 44.84%.

Engineer Lane reviewed the applicant's justification for the variance and found no objections to the proposed plans. He recommended approval.

A brief discussion ensued between Board Members and Engineer Lane. Chair Santurri asked to comply with ISR regulations, when will the pavers be removed? Engineer Lane replied that the pavers must be removed before construction begins, and he will conduct an inspection to confirm their removal.

Applicant Kevin McElroy agreed with Engineer Lane's assessment, and confirmed the new addition will line up with the existing home and remain within the Impervious Surface Ratio (ISR) limitations.

There were no public comments.

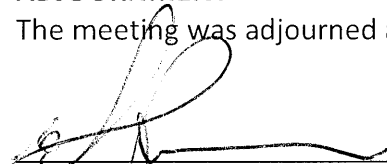
Chair Santurri made a motion to recommend approval of Variance 2024-01 as presented. The motion was seconded by Board Member Gragg. Approved (4/0) by roll call vote.

The motion was approved by roll call vote.

Chair Santurri	Favor
Vice Chair Nelson	Favor
Board Member Gibson	Favor
Board Member Gragg	Favor
Board Member Nolan	Abstained

ADJOURNMENT

The meeting was adjourned at 6:44 PM.



David Nelson, Vice Chair



Brett Sollazzo, Permitting & Administrative Manager

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Nolan Todd M</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Edgewood - Planning & Zoning</i>
MAILING ADDRESS <i>505 Linson Ct</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY <i>Edgewood</i>	COUNTY <i>Orange</i>
DATE ON WHICH VOTE OCCURRED <i>5/13/24</i>	NAME OF POLITICAL SUBDIVISION: MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Todd Nolan, hereby disclose that on May 13, 2024:

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, Edgewood Construction;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

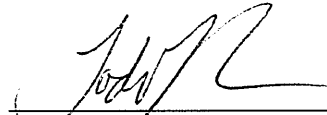
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Variance for setback to new addition my company, Edgewood Construction LLL has been contracted.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

5/13/24

Date Filed



Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.