



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Tuesday, September 10, 2024 at 6:30 PM

Ryan Santurri
Chair

David Nelson
Vice-Chair

David Gragg
Board Member

Todd Nolan
Board Member

Charles Phillips
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

Administrative & Permitting Manager Sollazzo confirmed a quorum with four (4) board members present. Vice Chair Nelson was unable to attend.

BOARD MEMBERS PRESENT

Chair Ryan Santurri
Board Member David Gragg
Board Member Todd Nolan
Board Member Charles Phillips

STAFF PRESENT

Brett Sollazzo, Administrative & Permitting Manager
Drew Smith, City Attorney
Ellen Hardgrove, City Planner
Mike Fraticelli, Officer

BOARD MEMBERS ABSENT

Vice Chair David Nelson

APPROVAL OF MINUTES

August 12, 2024 Planning & Zoning Meeting Minutes

Board Member Gragg made a motion to approve the August 12, 2024 Planning and Zoning meeting minutes as presented with the changes requested by Vice Chair Nelson. The motion was seconded by Board Member Phillips. Approved (4/0) by voice vote.

NEW BUSINESS

Planner Hardgrove provided a brief overview of the proposed rezoning's on the agenda. She explained that when the properties were annexed into the city, city zoning was not established, leaving them under Orange County zoning. Attorney Smith noted to comply with state statutes, all annexed properties must be rezoned to city zoning.

To avoid affecting property rights or creating non-conforming issues, the city created new zoning districts (CA-City Annexed) that closely match existing county zoning. The only difference is the establishment of a maximum impervious surface ratio (ISR) of 45%, which is consistent with the rest of the city.

Planner Hardgrove also noted that property owners exceeding the 45% ISR limit may be eligible for a pool and pool decking without a variance, subject to the City Engineer's approval and consideration of potential impacts on storm water drainage.

1. Ordinance 2024-08: County to City Rezoning Jessamine & Posada

Board Member Gragg completed Form 8B, recusing himself from voting due to being directly affected by the proposed ordinance.

Planner Hardgrove went over the proposed ordinance. The subject area to be rezoned from County R1AA to City R1AA-CA is an assemblage of tax parcels along Jessamine Lane and one tax parcel on Posada Drive. Preliminary review of all the parcels showed compliance with the R1AA-CA standards.

There were no public comments.

Chair Santurri made a motion to recommend approval of Ordinance 2024-08 as presented. The motion was seconded by Board Member Phillips. Approved (3/0) by roll call vote, with Board Member Gragg recusing himself due to a voting conflict.

The motion was approved by roll call vote.

Chair Santurri	Favor
Board Member Nolan	Favor
Board Member Phillips	Favor
Board Member Gragg	Recused
Vice Chair Nelson	Absent

2. Ordinance 2024-09: County to City Rezoning Cranes Point

Planner Hardgrove went over the proposed ordinance. The subject area to be rezoned from County R1AA to City R1AA-CA is the Cranes Point subdivision. Preliminary review of all parcels in the Cranes Point subdivision showed compliance with the R1AA-CA standards.

There were no public comments.

Board Member Phillips made a motion to recommend approval of Ordinance 2024-09 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
Board Member Gragg	Favor
Board Member Nolan	Favor
Board Member Phillips	Favor
Vice Chair Nelson	Absent

3. Ordinance 2024-10: County to City Rezoning Granada Woods 1

Planner Hardgrove went over the proposed ordinance. The subject area to be rezoned from County R1AA to City R1AA-CA is the subdivision identified as Granada Woods. Preliminary review of the lots in Granada Woods showed only three (3) lots in the subdivision exceed the 45% limit (lots 17, 20, and 22). All of them are not expected to have additional impervious surface as all three have pools and there is limited area for a house addition.

There are three (3) lots without pools that are at or near the limit (lots 13, 14, and 21). Construction of a pool on these three lots can be approved without a variance if City Council finds the excess impervious surface will not adversely impact the health, safety, or public welfare.

There were no public comments.

Chair Santurri made a motion to recommend approval of Ordinance 2024-10 as presented. The motion was seconded by Board Member Phillips. Approved (4/0) by roll call vote.

The motion was approved by roll call vote.

Chair Santurri	Favor
Board Member Gragg	Favor
Board Member Nolan	Favor
Board Member Phillips	Favor
Vice Chair Nelson	Absent

4. Ordinance 2024-11: County to City Rezoning Granada Woods 2

Planner Hardgrove went over the proposed ordinance. The subject area to be rezoned from County R1AA to City R1AA-CA is the subdivision identified as Granada Woods Unit 2. Preliminary review of the lots in Granada Woods Unit 2 showed four (4) lots in the subdivision exceed the 45% limit (lots 25, 29, 30, and 34). Two of them (Lots 25 and 34) are not expected to have additional impervious surface as both have pools and there is limited area for a house addition. Lots 29 and 30 do not have pools; construction of a pool on these two lots can be approved without a variance if City Council finds the excess impervious surface will not adversely impact the health, safety, or public welfare.

One lot without a pool (lot 28) is near the limit. Construction of a pool on this lot can be approved without a variance if City Council finds the excess impervious surface will not adversely impact the health, safety, or public welfare.

There were no public comments.

Board Member Gragg made a motion to recommend approval of Ordinance 2024-11 as presented. The motion was seconded by Board Member Nolan. Approved (4/0) by roll call vote.

The motion was approved by roll call vote.

Chair Santurri	Favor
Board Member Gragg	Favor
Board Member Nolan	Favor
Board Member Phillips	Favor
Vice Chair Nelson	Absent

5. Ordinance 2024-12: County to City Rezoning Granada Woods 3

Planner Hardgrove went over the proposed ordinance. The subject area to be rezoned from County R1AA to City R1AA-CA is the subdivision identified as Granada Woods Unit 3.

Preliminary review of the lots in Granada Woods Unit 3 showed seven (7) lots in the subdivision exceed the 45% limit (lots 37, 38, 45, 46, 48, 49, and 50). All but one, Lot 46, are not expected to have additional impervious surface as the other six have pools and there is limited area for a house addition. Lot 46 does not have a pool; construction of a pool on can be approved without a variance if City Council finds the excess impervious surface will not adversely impact the health, safety, or public welfare.

PUBLIC COMMENTS:

Teresa Jones, an Edgewood Resident, spoke in opposition to the proposed ordinance. She argued that the changes would not benefit homeowners and could only have negative consequences. Chair Santurri responded by explaining that the ordinance aims to prevent future drainage and flooding issues that may arise due to higher impervious surface ratios on properties.

Elim Cintron, an Edgewood Resident, spoke in opposition to the proposed ordinance. He stated that his plans to expand his driveway would now require a variance approval due to the proposed ISR maximum. He questioned the need for the change, arguing that the current situation has been satisfactory.

Board Member Phillips made a motion to recommend approval of Ordinance 2024-12 as presented. The motion was seconded by Board Member Nolan. Approved (4/0) by roll call vote.

The motion was approved by roll call vote.

Chair Santurri	Favor
Board Member Gragg	Favor
Board Member Nolan	Favor
Board Member Phillips	Favor
Vice Chair Nelson	Absent

6. Ordinance 2024-13: County to City Rezoning Granada Woods 4

Planner Hardgrove went over the proposed ordinance. The subject area to be rezoned from County R1AA to City R1AA-CA is the subdivision identified as Granada Woods Unit 4. Preliminary review of the lots in Granada Woods Unit 4 showed eleven (11) lots in the subdivision are at or exceed the 45% limit (lots 52, 53, 54, 55, 59, 63, 66, 68, 70, 78, and 79). All but one, Lot 52, are not expected to have additional impervious surface as the other ten have pools and there is limited area for a house addition. Construction of a pool on Lot 52 can be approved without a variance if City Council finds the excess impervious surface will not adversely impact the health, safety, or public welfare.

There were no public comments.

Chair Santurri made a motion to recommend approval of Ordinance 2024-13 as presented. The motion was seconded by Board Member Phillips. Approved (4/0) by roll call vote.

The motion was approved by roll call vote.

Chair Santurri	Favor
Board Member Gragg	Favor
Board Member Nolan	Favor
Board Member Phillips	Favor
Vice Chair Nelson	Absent

7. Ordinance 2024-14: County to City Rezoning Harbour Island

Chair Santurri completed Form 8B, recusing himself from voting due to being directly affected by the proposed ordinance.

Planner Hardgrove went over the proposed ordinance. The subject area to be rezoned from County R1AA to City R1AA-CA is the subdivision identified as Harbour Island. Preliminary review of the lots in Harbour Island showed only two lots in the subdivision exceed the 45% limit (lots 15 and 22) and both have pools. Should the addition of a pool be pursued that would result in an ISR exceeding the 45% maximum the maximum impervious surface can be exceeded if City Council finds the excess impervious surface will not adversely impact the health, safety, or public welfare.

PUBLIC COMMENTS:

Greg Slohoda, an Edgewood Resident, spoke in opposition to the proposed ordinance, urging the board to reject the changes related to the impervious surface ratio (ISR). He argued that if the other zoning aspects align with county regulations, the ISR should also be consistent. While runoff may be a concern, many properties in Harbour Island are on septic systems and located outside the 100-year flood zone, minimizing the risk of flooding.

In addition to the public comment, City Hall received three written objections via email, which were shared with the board members for review.

Board Member Phillips made a motion to recommend approval of Ordinance 2024-14 as presented. The motion was seconded by Board Member Nolan. Approved (3/0) by roll call vote, with Chair Santurri recusing himself due to a voting conflict.

The motion was approved by roll call vote.

Board Member Nolan	Favor
Board Member Phillips	Favor
Board Member Gragg	Favor
Chair Santurri	Recused
Vice Chair Nelson	Absent

8. Ordinance 2024-15: County to City Rezoning Jessamine Glen

Planner Hardgrove went over the proposed ordinance. The subject area to be rezoned from County R1AA to City R1AA-CA is the subdivision identified as Jessamine Glen. Preliminary review of the lots in Jessamine Glen showed over half the lots in the subdivision exceed the 45% limit (lots 6, 8, 9, 10, 12, 13, 15, 18, 19, 20, 22, 23, 25, 26, and 27). These lots will have legal nonconforming status as per impervious surface. Seven (7) of the 15 have pools and limited area for a house addition; the ISR on these lots is not expected to increase in the future. Construction of a pool on the other eight (8) lots can be approved without a variance if City Council finds the excess impervious surface will not adversely impact the health, safety, or public welfare.

The remaining lots of the subdivision could accommodate at least 500 additional square feet of impervious surface.

There were no public comments.

Chair Santurri made a motion to recommend approval of Ordinance 2024-15 as presented. The motion was seconded by Board Member Phillips. Approved (4/0) by roll call vote.

The motion was approved by roll call vote.

Chair Santurri	Favor
Board Member Gragg	Favor
Board Member Nolan	Favor
Board Member Phillips	Favor
Vice Chair Nelson	Absent

9. Ordinance 2024-16: County to City Rezoning Woods of Jessamine

Planner Hardgrove went over the proposed ordinance. The subject area to be rezoned from County R1AA to City R1AA-CA is the subdivision identified as Woods of Jessamine. Preliminary review of the lots in The Woods of Jessamine showed six (6) lots in the subdivision are near or exceed the 45% limit (lots 2, 3, 5, 6, 8, and 9). Only Lot 2 is expected to potentially have an issue with the limit. This lot is at 44% ISR and does not have a pool. However, construction of a pool on this lot can be approved without a variance if City Council finds the excess impervious surface will not adversely impact the health, safety, or public welfare.

There were no public comments.

Board Member Nolan made a motion to recommend approval of Ordinance 2024-16 as presented. The motion was seconded by Board Member Phillips. Approved (4/0) by roll call vote.

The motion was approved by roll call vote.

Chair Santurri	Favor
Board Member Gragg	Favor
Board Member Nolan	Favor
Board Member Phillips	Favor
Vice Chair Nelson	Absent

10. Ordinance 2024-17: County to City Rezoning Lake Jessamine Estates

Planner Hardgrove went over the proposed ordinance. The subject area to be rezoned from County R1A to City R1A-CA is the subdivision identified as Lake Jessamine Estates Lots 60-118, Plat Book 18, Page 17 and Lot 78 Lake Jessamine Estates Phase 2, Plat Book 49, Page 44. The site development standards of the proposed City zoning district, R1ACA, are identical to the County’s district, except that the City’s district establishes a maximum impervious surface (ISR) percentage of 45%; i.e., the amount of land that can be covered with buildings and pavement. The County’s district does not have an impervious surface maximum.

Preliminary review of all the subject lots showed 19 of the lots exceeded or were near the maximum ISR (lots 64, 65, 66, 67, 69, 78, 80, 81, 85, 86, 90, 95, 96, 97, 98, 111, 115, 116, and 117), with seven (7) of these lots having pools. An addition to the house on these lots would require a variance. However, construction of a pool, for those lots that do not have one yet, will be allowed without a variance upon a finding the excess impervious surface will not adversely impact the health, safety, or public welfare.

There were no public comments.

Board Member Phillips made a motion to recommend approval of Ordinance 2024-17 as presented. The motion was seconded by Chair Santurri. Approved (4/0) by roll call vote.

The motion was approved by roll call vote.

Chair Santurri	Favor
Board Member Gragg	Favor
Board Member Nolan	Favor
Board Member Phillips	Favor
Vice Chair Nelson	Absent

11. Ordinance 2024-18: County to City Rezoning Remaining Miscellaneous Properties

Planner Hardgrove went over the proposed ordinance. The subject parcels are relatively large parcels that are either undeveloped or will likely redevelopment. Thus, standard city zoning, as opposed to the new City Annexed districts, is recommended. As recommended, the rezoning to one of the City standard zoning districts creates no disadvantage to the property owner. These parcels and the proposed zoning district are listed below.

Exhibit 1

Map #	Tax ID	Address	Property Owner	Existing County Zoning	Proposed Zoning
1	14-23-29-0000-00-006	Holden Avenue	Randallmade Knives Property LLC	R1AA	R1AA
2	14-23-29-0000-00-069	Holden Avenue	Randallmade Knives Property LLC	R1AA	R1AA
3	14-23-29-0000-00-058	4857 S Orange Blossom Trl	Randallmade Knives Property LLC	R1AA	R1AA
4	14-23-29-0000-00-011	510 & 512 Holden Ave	The Russell Home For Atypical Children Inc	R1AA	R1AA
5	14-23-29-0000-00-036	Lake Jessamine	Orange County BCC	R1AA	R1AA
6	14-23-29-0000-00-026	Toulon Dr	Unlisted	R1AA	R1AA
7	14-23-29-0000-00-010	Toulon Dr	Edwards, Claude R Jr	R1AA	R1AA
8	14-23-29-0000-00-027	Toulon Dr	Austin, Mark & Austin, Grant	R1AA	R1AA
9	14-23-29-0000-00-002	1140 Holden Ave	Deporter, Sandra L	R1A	R1A
10	11-23-29-0000-00-025	103 Holden Ave	Fellowship Baptist Church of Orlando Inc	R1A	R1A

PUBLIC COMMENTS:

Sandra DePorter, an Edgewood Resident and homeowner at 1140 Holden Avenue, spoke in opposition to the proposed ordinance for her property specifically. While she supports the change in ISR maximum, she believes it is unfair that the city is increasing the standards that apply to development on her property, particularly the minimum lot width which could impact splitting her property into two lots.

Planner Hardgrove proposed rezoning Ms. DePorter's property to R1A-CA, which would maintain the current development standards. Ms. DePorter agreed to this option. Attorney Smith noted that excluding this property from the ordinance would require a separate ordinance at a later date.

Board Member Phillips made a motion to recommend approval of Ordinance 2024-18 under the condition that 1140 Holden Avenue (14-23-29-0000-00-002) be excluded. 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
Board Member Gragg	Favor
Board Member Nolan	Favor
Board Member Phillips	Favor
Vice Chair Nelson	Absent

ADJOURNMENT

The meeting was adjourned at 7:58 PM.



Ryan Santurri, Chair



Brett Sollazzo, Administrative and Permitting Manager