



# 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

**Charles Phillips**  
Board Member

**Todd Nolan**  
Board Member

## AGENDA

**WELCOME!** We are very glad you have joined us for today’s Planning and Zoning meeting. The Planning and Zoning Board is an advisory board to City Council comprised of citizen members who voluntarily and without compensation devote their time and talents to a variety of zoning and land development issues in the community. All P&Z recommendations are subject to final action by City Council. The results of today’s meeting will be presented at the noted City Council meeting for approval of recommended actions. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. **CAUTION:** Untimely filing by any appellant shall result in an automatic denial of the appeal.

**A. CALL TO ORDER & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL AND DETERMINATION OF QUORUM**

**C. APPROVAL OF MINUTES**

- 1. September 10, 2024 Planning & Zoning Meeting Minutes

**D. NEW BUSINESS**

- 1. Ordinance 2024-20: County to City Rezoning 1140 Holden Ave.
- 2. Ordinance 2024-21: Fee Waiver for Variance and Zoning Bulk Table Update

**E. UNFINISHED BUSINESS**

**F. COMMENTS/ANNOUNCEMENTS**

**G. ADJOURNMENT**

**UPCOMING MEETINGS & EVENTS**

Tuesday, November 19, 2024.....City Council Meeting 6:30PM  
Friday, December 6, 2024.....Santa Fly In Event 6:30PM  
Monday, December 9, 2024.....Planning & zoning Meeting 6:30PM  
Tuesday, December 17, 2024.....City Council Meeting

## General Rules of Order

You are welcome to attend and express your opinion. The Board is pleased to hear non-repetitive comments related to business before the Board; however, a **five (5) minute time limit per person** has been set by the Board. Large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request Registration Form and give it to the City Clerk. When recognized, state your name and speak directly into the microphone. The City is guided by **Roberts Rules of Order** in governing the conduct of the meeting. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at (407) 851-2920 at least 24 hours in advance of the meeting.

**We ask that all electronic devices (i.e. cell phones, pagers) be silenced during our meeting!**

Thank you for participating in your government!

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### **Appeals**

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According to Edgewood City Code Section 26-24 (2), “any person aggrieved by any recommendation of the Board acting either under its general powers or as a Board of Adjustment may file a notice of appeal to the City Council within seven (7) days after such recommendation is filed with the City Clerk. Per **Section 286.0105**, Florida Statutes state that if you decide to appeal a decision made with respect to any matter, you will need a record of the proceeding and may need to ensure that a verbatim record is made.

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### **Americans with Disabilities Act**

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In accordance with the American Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, he or she should telephone the **City Clerk at (407) 851-2920**.

# CALL TO ORDER & PLEDGE OF ALLEGIANCE

# ROLL CALL & DETERMINATION OF QUORUM

# APPROVAL OF MINUTES



# 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





**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, DAVID C. GRAEG, hereby disclose that on 9-10, 20 24:

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

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_;
- 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 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:

LOWN A HOME IN THIS AREA.

9.10.24

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.

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

|  |   |
|--|---|
| LAST NAME—FIRST NAME—MIDDLE NAME<br><i>Santucci Ryan T</i> | NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE<br><i>Edgewood P+Z</i>  |
| MAILING ADDRESS<br><i>1270 Harbour Island Rd</i>           | THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:<br><input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY |
| CITY      COUNTY<br><i>Edgewood      Orange</i>            | NAME OF POLITICAL SUBDIVISION:  |
| DATE ON WHICH VOTE OCCURRED<br><i>9/10/21</i>              | MY POSITION IS:<br><input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTEE  |

## WHO MUST FILE FORM 8B

*Ord 2024-19*

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 equally 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 the reverse side 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 inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate 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 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 otherwise may participate 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 other side)



**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, Ryan Santoro, hereby disclose that on 9/10/27, 20  :

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

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_;
- 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 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:

I am a homeowner in the affected subdivision

9/10/27

Date Filed

BJS

Signature

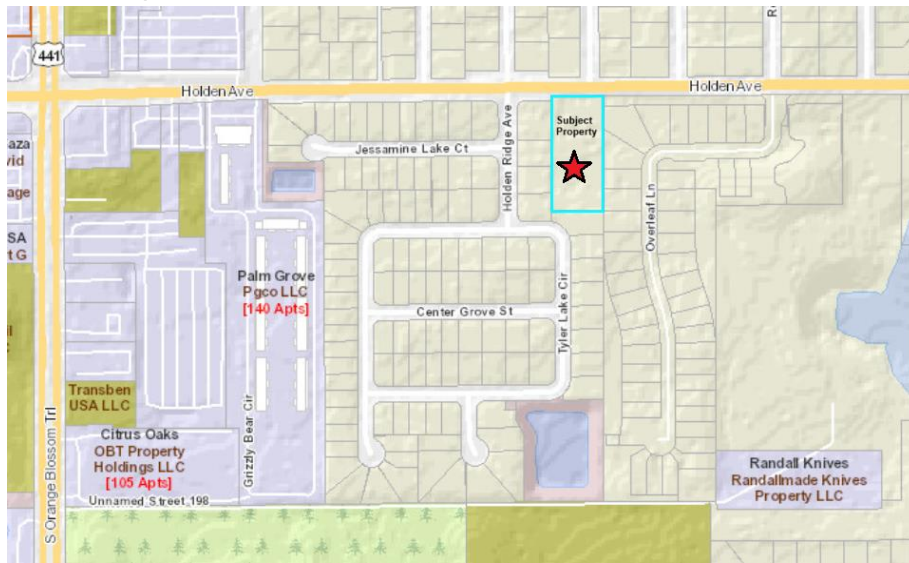
NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT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

# NEW BUSINESS

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

Date: October 16, 2024  
 To: Planning and Zoning Board/City Council  
 From: Ellen Hardgrove, City Planning Consultant  
 XC: Brett Sollazzo, Administrative & Permitting Manager  
 Drew Smith, City Attorney  
 Sandy Riffle, City Clerk  
 Re: County to City Rezoning: Sandra DePorter Property

This agenda item is the 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.

**Site Standards Comparison Proposed R1A-CA and City R1A**

|                            | R1A-CA            | City R1A          |
|----------------------------|-------------------|-------------------|
| Minimum Lot Area           | 7,500 square feet | 9,000 square feet |
| Minimum Living Area        | 1,200 square feet | 1,800 square feet |
| Minimum Lot Width          | 75 feet           | 85 feet           |
| Minimum Building Setback   |                   |                   |
| Front Yard                 | 25 feet           | 30 feet           |
| Rear Yard                  | 30 feet           | 35 feet           |
| Side Yard                  | 7.5 feet          | 10 feet           |
| Maximum Height             | 35 feet           | 35 feet           |
| Maximum Impervious Surface | Not Identified    | 45%               |

END

**ORDINANCE NO. 2024-20**

**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF A PROPERTY CURRENTLY ZONED COUNTY R1A WHICH WAS PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAS NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR THE PROPERTY WITH THE MOST CONSISTENT EXISTING CITY OF EDGEWOOD ZONING DESIGNATION; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, over a period of years, the City of Edgewood has annexed certain properties described herein located in Orange County; and

**WHEREAS**, the property designated herein has not yet been assigned a City of Edgewood zoning designation; and

**WHEREAS**, in the interest of clarity and efficiency, as well as compliance with the City of Edgewood’s Comprehensive Plan, the City Council finds this Ordinance assigning a City of Edgewood zoning designation to said property to be reasonable and appropriate and in the best interest of the City; and

**WHEREAS**, by this Ordinance, the City assigns the City of Edgewood zoning district designation that most closely resembles the Orange County zoning designation being replaced; and

**WHEREAS**, the Planning and Zoning Board has determined the zoning designation amendments contemplated herein to be consistent with the City of Edgewood Comprehensive Plan and has made a recommendation of approval to the City Council; and

**WHEREAS**, the City Council finds the zoning designation amendment provided for herein to be consistent with the City of Edgewood Comprehensive Plan; and

**WHEREAS**, attached hereto as composite Exhibit “A” which identifies parcel to be rezoned hereby, the Orange County designation being replaced and the City of Edgewood designation being assigned.

**NOW THEREFORE, BE IT ENACTED BY THE EDGEWOOD CITY COUNCIL AS FOLLOWS:**

**Section 1. Rezoning.** Upon the enactment of this Ordinance, the mapped real property in Exhibit A shall be rezoned from Orange County zoning designation R1A to City of Edgewood zoning designation R1A-CA.

**Section 2. Zoning Map Amendment.** Upon the effective date of this Ordinance, the City Clerk or designee shall amend the Official Zoning Map of the City of Edgewood in accordance with this Ordinance and shall execute any other documents and take any other action as necessary to effectuate this change.

**Section 3. Severability Clause.** In the event that any term, provision, clause, sentence, or section, or Exhibit of this Ordinance shall be held by a court of competent jurisdiction to be partially or wholly unenforceable or invalid for any reason whatsoever, any such invalidity, illegality, or unenforceability shall not affect any of the other or remaining terms, provisions, clauses, sentences, or sections of this Ordinance, and this Ordinance shall be read and/or applied as if the invalid, illegal, or unenforceable term, provision, clause, sentence or section did not exist.

**Section 4. Ordinances in Conflict.** All ordinances or parts thereof, which may be determined to be in conflict herewith, are hereby repealed and superseded by this Ordinance, to the extent of such conflict.

**Section 5. Effective Date.** This Ordinance shall become effective on the date adopted by City Council.

PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

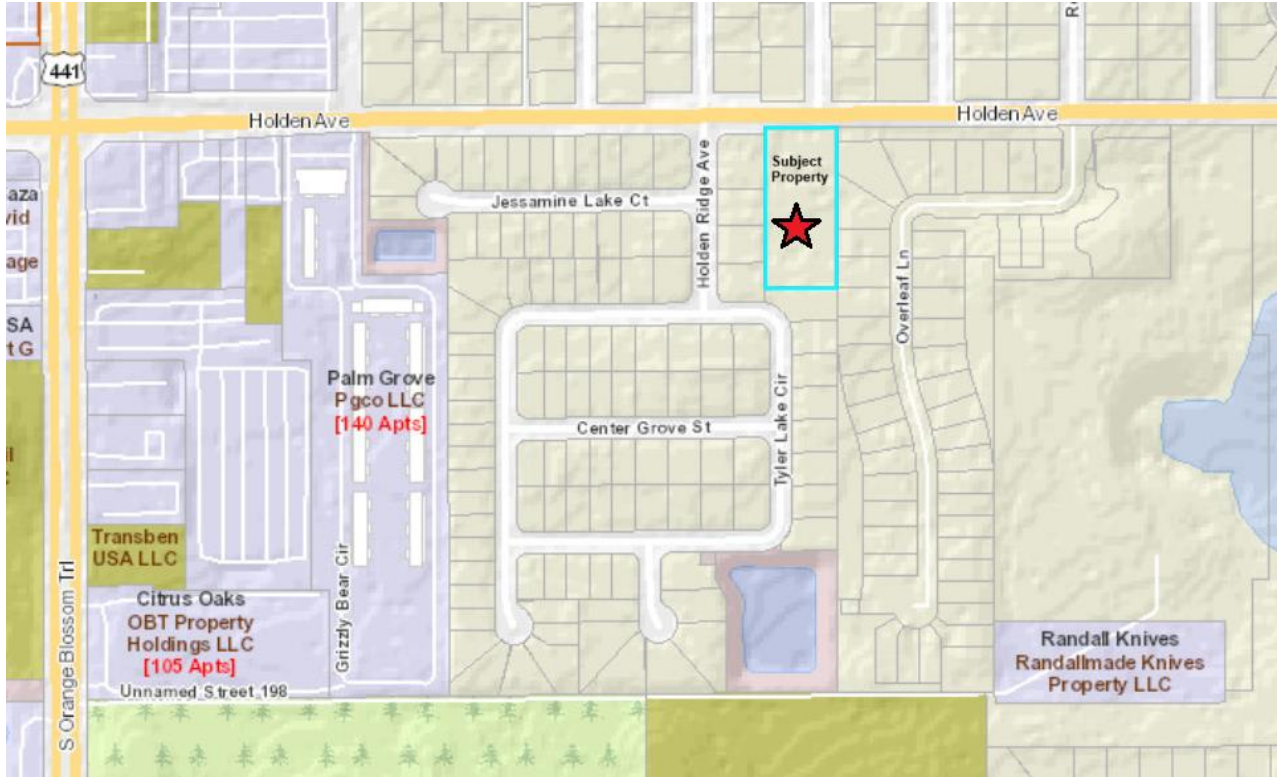
CITY OF EDGEWOOD, FLORIDA  
CITY COUNCIL

\_\_\_\_\_  
Richard A. Horn, Council President

ATTEST:

\_\_\_\_\_  
Sandy Riffle, City Clerk

Exhibit A  
Sandra DePorter Property at 1140 Holden Avenue  
(aka current tax parcel 14-23-29-0000-00-002)



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





Date: November 5, 2024  
To: Planning and Zoning Board  
From: Ellen Hardgrove, City Planning Consultant  
XC: Brett Sollazzo, Administrative & Permitting Manager  
Drew Smith, City Attorney  
Sandy Riffle, City Clerk  
Re: Ordinance 2024-21 – Fee Waiver for Variance and Zoning Bulk Table Update

This agenda item relates to the County to City rezonings, 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 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.

END





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CITY COUNCIL

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Richard A. Horn, Council President

ATTEST:

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Sandra Riffle, City Clerk

**Sec. 134-579. Table of bulk regulations and setbacks.**

| District             | Minimum Lot Area (Square Feet)                | Minimum Floor Area (Square Feet) | Minimum <sup>1</sup> Lot Width (Feet) | Minimum <sup>1</sup> Front Yard (Feet) | Minimum <sup>1</sup> Rear Yard (Feet) | Maximum (Impervious) Lot Coverage | Minimum Side Yard (Feet) | Maximum Building Height (Feet) | Lake Setback <sup>1</sup> |
|----------------------|---|----------------------------------|---------------------------------------|--|---------------------------------------|-----------------------------------|--------------------------|--------------------------------|---------------------------|
| <del>UE</del>        | <del>21,780<br/>(1/2 ac)</del>                | <del>4,350</del>                 | <del>110</del>                        | <del>30</del>                          | <del>35</del>                         | <del>45%</del>                    | <del>20</del>            | <del>35</del>                  | <del>50</del>             |
| R-1-AAA <sup>9</sup> | 14,520<br>(1/3 ac)                            | 2,900                            | 100                                   | 30                                     | 35                                    | 45% <sup>2</sup>                  | 10                       | 35                             | 50                        |
| R-1-AA <sup>9</sup>  | 10,890<br>(1/4 ac)                            | 2,200                            | 90                                    | 30                                     | 35                                    | 45% <sup>2</sup>                  | 10                       | 35                             | 50                        |
| <del>R-1-AA-CA</del> | <del>10,000</del>                             | <del>1,200</del>                 | <del>85</del>                         | <del>30</del>                          | <del>35</del>                         | <del>45%<sup>7</sup></del>        | <del>7.5</del>           | <del>35</del>                  | <del>50</del>             |
| R-1-A <sup>9</sup>   | 9,000   | 1,800                            | 85                                    | 30                                     | 35                                    | 45% <sup>2</sup>                  | 10                       | 35                             | 50                        |
| <del>R-1-A-CA</del>  | <del>7,500</del>                              | <del>1,200</del>                 | <del>75</del>                         | <del>25</del>                          | <del>30</del>                         | <del>45%<sup>7</sup></del>        | <del>7.5</del>           | <del>35</del>                  | <del>50</del>             |
| R-1 <sup>9</sup>     | 7,500   | 1,500                            | 75                                    | 25                                     | 30                                    | 45% <sup>2</sup>                  | 7.5                      | 35                             | 50                        |
| R-2                  | One-family dwelling<br>5,000                  | 500                              | 50                                    | 25                                     | 25                                    | 45% <sup>2</sup>                  | 6                        | 35                             | 50                        |
|                      | Two-family dwelling<br>7,500                  | 500 per dwelling unit            | 75                                    | 25                                     | 25                                    | 45%                               | 6                        | 35                             | 50                        |
|                      | One-family dwelling with garage apt.<br>7,500 | 450 for garage apt.              | 75                                    | 25                                     | 25                                    | 45%                               | 6                        | 35                             | 50                        |

|     |  |                       |     |    |    |                  |   |                   |    |
|-----|--|-----------------------|-----|----|----|------------------|---|-------------------|----|
|     | Three-family dwelling<br>11,250                  | 500 per dwelling unit | 100 | 25 | 25 | 45%              | 6   | 35 <sup>2,3</sup> | 50 |
|     | Four-family dwelling<br>15,000                   | 500 per dwelling unit | 100 | 25 | 25 | 45%              | 6   | 35 <sup>2,3</sup> | 50 |
|     | Five or more dwellings<br>15,000                 | 500 per dwelling unit | 100 | 25 | 25 | 45%              | 7.5 <sup>4</sup>  | 35 <sup>2,3</sup> | 50 |
| R-3 | One-family dwelling<br>6,000                     | 500                   | 60  | 25 | 25 | 45% <sup>2</sup> | 6   | 35                | 50 |
|     | Two-family dwelling<br>7,500                     | 500 per dwelling unit | 75  | 25 | 25 | 70%              | 6   | 35                | 50 |
|     | Three-family and four-family dwellings<br>10,000 | 500 per dwelling unit | 85  | 25 | 30 | 70%              | ten for one-story and two-story buildings, plus two ft. for each additional story | 35 <sup>2,3</sup> | 50 |
|     | Five or more family dwellings                    | 500 per dwelling unit | 85  | 25 | 30 | 70%              | two for one-story and two-story   | 35 <sup>2,3</sup> | 50 |

|     |  |     |   |    |    |   |  |   |              |
|-----|--|-----|---|----|----|---|--|---|--------------|
|     | 10,000 plus 2,000 per dwelling unit for each unit in excess of four; one and two buildings |     |   |    |    |   | buildings, plus two ft. for each additional story                                      |   |              |
| P-O | 10,000   | 500 | 85  | 85 | 30 | — | ten feet for one-story and two-story buildings, plus two ft. for each additional story | 35 <sup>2,3</sup>                                     | 50           |
| C-1 | 6,000  | 500 | 80 on major streets; 60 for all other streets <sup>1</sup> ; 100 ft. for corner lots on major streets | 25 | 20 | — | zero, or 15 ft. where abutting residential district; side street, 15 ft.               | 50, or 35 within 100 ft. of all residential districts | <sup>1</sup> |

|     |        |     |  |  |  |   |   |  |    |
|-----|--------|-----|--|--|--|---|---|--|----|
| C-2 | 8,000  | 500 | 100 on major streets; 80 for all other streets <sup>5</sup>  | 25, except on major streets as provided in this division | 15; 20 where abutting residential district | — | five; 15 where abutting residential district; 15 from any side street | 50; 35 within 100 ft. of all residential districts | 50 |
| C-3 | 12,000 | 500 | 125 on major streets; 100 for all other streets <sup>6</sup> | 25, except on major streets as provided in this division | 15; 30 where abutting residential district | — | five; 25 where abutting residential district; 15 from any side street | 75; 35 within 100 ft. of all residential districts | 50 |

<sup>1</sup>Setbacks from every natural surface water body shall be a minimum of 50 feet, measured from the normal high water elevation. Encroachments into drainage swales, easements, etc., will not be allowed, regardless of setback distance.

<sup>2</sup>Buildings in excess of 35 feet in height may be permitted as a special exception.

<sup>3</sup>Buildings in excess of one story in height within 100 feet of side or rear lot line of any single-family residential district may be permitted as a special exception.

<sup>4</sup>Side setback is 25 feet where adjacent to single-family district.

<sup>5</sup>Corner lots shall be 125 feet on major streets (see this division), 100 feet for all other streets.

<sup>6</sup>Corner lots shall be 150 feet on major streets (see this division), 125 feet for all other streets.

<sup>7</sup>A lot containing a single-family residence that had received a certificate of occupancy on or prior to June 16, 1998 that has an impervious surface percentage exceeding 45% is deemed a legal conforming use. Restoration or reconstruction of structures and impervious surfaces on the lot shall be permitted to maintain the same impervious area coverage as of June 16, 1998 without requiring a variance. However, any restoration or reconstruction must comply with all applicable permits and other relevant regulations.

<sup>8</sup>Per Ordinance 1998-444, a single family structure that had received a certificate of occupancy on or prior to June 16, 1998 shall be considered a legal use, notwithstanding encroachment into current setback areas or a lack of the current minimum floor area square footage. Any such structure may be restored or reconstructed consistent with the setbacks and floor area square footage as of June 15, 1998 without a variance, but in accordance with any applicable permitting and other requirements (See Ordinance 1998-444).



# UNFINISHED BUSINESS

# COMMENTS & ANNOUNCEMENTS

# ADJOURNMENT