



## CITY COUNCIL MEETING

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Tuesday, September 17, 2024 at 6:30 PM

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### AGENDA

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**Welcome!** We are very glad you have joined us for today's Council meeting. If you are not on the agenda, please complete an appearance form and hand it to the City Clerk. When you are recognized, state your name and address. The Council is pleased to hear relevant comments; however, a **five (5) minute limit** has been set by Council. Large groups are asked to name a spokesperson. **Robert's Rules of Order** guide the conduct of the meeting. **Please silence all cellular phones and pagers during the meeting.** Thank you for participating in your City Government.

#### A. CALL TO ORDER, INVOCATION, & PLEDGE OF ALLEGIANCE

#### B. ROLL CALL & DETERMINATION OF QUORUM

#### C. PRESENTATIONS AND PROCLAMATIONS

#### D. CONSENT AGENDA

*Items on the consent agenda are defined as routine in nature, therefore, do not warrant detailed discussion or individual action by the Council. Any member of the Council may remove any item from the consent agenda simply by verbal request prior to consideration of the consent agenda. The removed item(s) are moved to the end of New Business for discussion and consideration.*

1. August 1, 2024 2nd Budget Workshop Meeting Minutes
2. August 15, 2024 3rd Budget Workshop Meeting Minutes
3. August 21, 2024 City Council Meeting Minutes
4. September 9, 2024 1st Budget Hearing Meeting Minutes

#### E. ORDINANCES (FIRST READING)

1. Ordinance 2024-08: County to City Rezoning Jessamine & Posada
2. Ordinance 2024-09: County to City Rezoning Cranes Point
3. Ordinance 2024-10: County to City Rezoning Granada Woods 1
4. Ordinance 2024-11: County to City Rezoning Granada Woods 2
5. Ordinance 2024-12: County to City Rezoning Granada Woods 3
6. Ordinance 2024-13: County to City Rezoning Granada Woods 4
7. Ordinance 2024-14: County to City Rezoning Harbour Island

- 8. Ordinance 2024-15: County to City Rezoning Jessamine Glen
- 9. Ordinance 2024-16: County to City Rezoning Woods of Jessamine
- 10. Ordinance 2024-17: County to City Rezoning Lake Jessamine Estates
- 11. Ordinance 2024-18: County to City Rezoning Remaining Miscellaneous Properties

**F. PUBLIC HEARINGS (ORDINANCES – SECOND READINGS & RELATED ACTION)**

- 1. Ordinance 2024-06: Tattoo Establishments
- 2. Ordinance 2024-07: Awnings

**G. UNFINISHED BUSINESS**

**H. NEW BUSINESS**

- 1. Boise Cascade - Request for Variance Extension

**I. GENERAL INFORMATION**

**J. CITIZEN COMMENTS**

**K. BOARDS & COMMITTEES**

**L. STAFF REPORTS**

City Attorney Smith

Police Chief DeSchryver

- 1. Chief's Report August 2024

City Clerk Riffle

**M. MAYOR AND CITY COUNCIL REPORTS**

Mayor Dowless

Council Member Lomas

Council Member McElroy

Council Member Rader

Council Member Steele

Council President Horn

**N. ADJOURNMENT**

**UPCOMING MEETINGS & EVENTS**

Friday, September 27, 2024.....Final Budget Hearing 6:00 PM  
Monday, October 14, 2024.....Planning & Zoning Meeting 6:30 PM  
Tuesday, October 15, 2024.....City Council Meeting 6:30 PM  
Friday, October 25, 2024.....Trunk or Treat Event 6-8:30 PM

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**Meeting Records Request**

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You are welcome to attend and express your opinion. Please be advised that **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 proceedings 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, INVOCATION, & PLEDGE OF ALLEGIANCE**



# **ROLL CALL & DETERMINATION OF QUORUM**

# **PRESENTATIONS & PROCLAMATIONS**

# **CONSENT AGENDA**



## FY 24-25 2ND BUDGET WORKSHOP

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Thursday, August 01, 2024 at 6:00 PM

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### MINUTES

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#### A. CALL TO ORDER

The workshop was called to order at 6:02 pm.

All Councilmembers and Mayor Dowless were present.

##### **Elected Officials:**

John Dowless, Mayor  
Richard A. Horn, Council President  
Chris Rader, Council President Pro-Tem  
Susan Lomas, Councilmember  
Casey McElroy, Councilmember  
Beth Steele, Councilmember

##### **Staff:**

Sandra Riffle, City Clerk  
Dean DeSchryver, Police Chief  
Miguel Garcia, Deputy Chief of Police

#### B. REVIEW & DISCUSSION

##### 1. Budget Worksheet for Budget Workshop #2

Council President Horn said he and Mayor Dowless met with Orange County Fire and Rescue today regarding their proposed millage increase. Orange County shared the background and reasoning for the increase, including their own rising costs. He said that he shared his displeasure about the last minute timing of the information during the budget process.

Mayor Dowless said that Orange County offered to allow the City to pay over three years. He said that Orange County attributed the cost to building new fire stations and updating equipment and employee salaries.

Councilmember Rader said we are paying for an undefined level of service and the City cannot control the costs. There could be some Leverage if the City decided to go another way. He is concerned about the continuing rising costs in the coming years.

Mayor Dowless said Orange County told them that this rate should be sufficient for several years from now. He commented that nonprofits do not pay ad valorem taxes, but the City pays for their fire and emergency services.

The following adjustments were made to the proposed budget:

##### Revenues

line 5: Utility Service Tax Power - changed \$325,000 to \$340,000

line 6: Utility Service Tax Water - changed from \$65,000 to \$72,000  
line 7: Community Service Tax - changed from 109,295 to 130,000  
line 29: Duke Energy Franchise Fee – changed from 220,000 to 280,000  
line 32: Solid waste residential - changed from 277,788 to 281,000  
line 55: interest South State Bank – changed from 60,000 to \$55,000

Councilmember Lomas asked about the 10% increase in CH salaries. City Clerk Riffle explained the Harris Biden Act that affected Brett's salary by raising the minimum threshold income for exempt employees. Mayor Dowless said Brett has taken on a lot of duties. He does not think that \$65,000 is an unreasonable amount for the work he does.

Chief said that the Police Department's salary expenses may actually be lower, but he cannot anticipate whether or not Officer White will return from his deployment sometime during the next year. His salary needs to be included.

Mayor Dowless said that the Council has to decide on the big picture for using reserves and setting the millage rate. Discussion ensued regarding the use of reserves.

City Clerk Riffle and Tammy Campbell will update the spreadsheets.

The consensus of the Council is to hold the millage rate at 5.25

### C. ADJOURNMENT

The meeting was adjourned at 7:54 pm

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Richard A. Horn, Council President

Attest:

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Sandra Riffle, City Clerk



## FY 24-25 3RD BUDGET WORKSHOP

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Thursday, August 15, 2024 at 6:00 PM

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### DRAFT MINUTES

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#### A. CALL TO ORDER

The workshop began at 6:03 pm.

##### **Elected Officials Attending**

Chris Rader, Council President Pro-Tem (via phone)  
Susan Lomas, Councilmember  
Casey McElroy, Councilmember  
Beth Steele, Councilmember

##### **Staff Attending**

Sandra Riffle, City Clerk  
Dean DeSchryver, Police Chief  
Miguel Garcia, Deputy Chief  
Tammy Campbell, McDirmit Davis

##### **Absent:**

John Dowless, Mayor  
Richard A. Horn, Council President.

#### B. REVIEW & DISCUSSION

##### 1. Budget Workshop #3 Spreadsheet

Tammy Campbell explained the transfers, the use of reserves, and the ending balance. At the beginning of the workshop, the change in fund balance, with all funds combined at 5.25 mills, was a deficit of \$183,082.

She said the City is still over the calculation for excess reserves. Councilmember Rader's concern was that Covid payments have become part of the calculation. Ms. Campbell said that the City met the requirements for Covid funds as it was used for payroll so the excess is now the money originally budgeted for payroll but not used. She said the maximum reserve threshold is reflected at the end of the fiscal year with the actual numbers.

The consensus of the Council was to keep the millage at 5.25.

The following changes were made during the meeting

Line 143 PD Health insurance - change from \$228,000 to \$200,000.

Line 184 workers' compensation insurance - change from \$44,000 to 50,000.

Line 185 vehicle insurance - change from \$16,000 to \$19,000

City Clerk Riffle reminded the Council that the first budget hearing would be on September 9, 2024, at 6:30 pm. Council asked that the final budget hearing be changed from 6:30 pm to

6:00 pm on Friday, September 27, 2024. City Clerk Riffle will change the time in the advertisement and with the Orange County Property Appraiser.

**C. ADJOURNMENT**

The meeting adjourned at 6:36 pm.

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Richard A. Horn, Council President

Attest:

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Sandra Riffle, City Clerk



# CITY COUNCIL MEETING

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Wednesday, August 21, 2024 at 6:30 PM

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## DRAFT MINUTES

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### A. CALL TO ORDER, INVOCATION, & PLEDGE OF ALLEGIANCE

Council President Horn called the meeting to order at 6:30 pm.

### B. ROLL CALL & DETERMINATION OF QUORUM

City Clerk Riffle confirmed a quorum with all Councilmembers and President Dowless present.

#### Elected Officials Present:

John Dowless, Mayor  
Richard A. Horn, Council President  
Chris Rader, Council President Pro-Tem  
Susan Lomas, Councilmember  
Casey McElroy, Councilmember  
Beth Steele, Councilmember

#### Staff Present:

Sandra Riffle, City Clerk  
Dean DeSchryver, Police Chief  
Miguel Garcia, Deputy Chief  
Ellen Hardgrove, City Planner  
Drew Smith, City Attorney

### C. PRESENTATIONS AND PROCLAMATIONS

### D. CONSENT AGENDA

#### 1. July 16, 2024 City Council Meeting Minutes

Councilmember Lomas said it should be added to the minutes that Code Enforcement was to notice the Bell Property.

Council President Horn said that he had rescinded his nay vote on the tentative millage and his vote should be changed to "favor."

City Clerk Riffle said she would review and make both corrections.

***Councilmember Rader made a motion to approve the July 16, 2025 minutes as amended; seconded by Councilmember Lomas. Motion approved by voice vote (5/0).***

### E. ORDINANCES (FIRST READING)

#### 1. Ordinance 2024-06: Tattoo Establishments

Attorney Smith read Ordinance 2024-06 in title only. He said this was the same draft as reviewed in the July meeting.



**Public Comment:**

Jim Muszynski, an Edgewood resident, spoke as an opponent. He said he valued the character of the city and its high standards. The city has done fine without tattoo establishments. There are certain uses not allowed in the city for a good reason.

***Councilmember Rader made a motion to approve Ordinance 2024-06, seconded by Councilmember McElroy. The motion was approved by roll call vote (4/1).***

Councilmember Lomas	Favor
Councilmember Rader	Favor
Councilmember McElroy	Favor
Councilmember Steele	Favor
Council President Horn	Oppose

**2. Ordinance 2024-07: Awnings**

Attorney Smith read Ordinance 2024-07 in title only. He said this ordinance moves the definition of awnings to the zoning section of the code. Previously, the definition was in the sign regulation.

There was no public comment.

***Councilmember Rader made a motion to approve Ordinance 2024-07, seconded by Councilmember Lomas. The motion was approved by roll call vote (5/0).***

Councilmember Rader	Favor
Councilmember Lomas	Favor
Councilmember Steele	Favor
Councilmember McElroy	Favor
Council President Horn	Favor

**F. PUBLIC HEARINGS (ORDINANCES – SECOND READINGS & RELATED ACTION)**

**1. Ordinance 2024-05: Sign Regulations**

Attorney Smith read Ordinance 2024-05 in title only

Planner Hardgrove reviewed the changes that were made from the discussion during the last council meeting.

Line 263 - added corrugated plastic to the definition of temporary signage.

Line 322 - Allowable window signs are now exempt from permitting except for "Window Signs in Lieu of Attached Signs." If they can meet the six square feet, it can be installed on their door or window or it can be split between a window and a door.

This resulted in a change to the allowable copy area (Line 575) on nonresidential property, where it had stated the copy area could be distributed amongst the wall, window, and ground signage. As windows are free, they are now distributed between the ground and the wall, resulting in a change to Line 935.

Line 480 - Related to the new category "New Business Sign" banners, the 30-day display period will begin when the business opens, not when the BTR is issued. It does not count against the regular temporary banners, which are allowed twice a year.

Line 688 - Window Sign in Lieu of Attached Sign as modified at Council meeting.

If a business does not have an attached sign, a larger window sign can be used.

Line 927 - Existing window signs on businesses that do not have an attached wall sign are allowed to continue even if they do not meet the Window Sign in Lieu of Attached Sign criteria.

Another proposed change is the "New Business" banner. The city will be the provider, and a new business can get one for the cost of a temporary banner sign of \$50 for 30 days, along with a deposit.

Code Enforcement will be able to recognize the City-owned new business banner and know that it has been permitted. Feather flags will be a violation.

In response to Councilmember Lomas, Planner Hardgrove explained that one neon-type sign, up to two square feet, per frontage that faces a parking lot or street is allowed. It would not count toward the signage copy area (line 665).

Councilmember Steele said that the allowance should be bigger for restaurants and bars. Councilmember Lomas suggested up to 3 square feet.

Planner Hardgrove said lines 672 and 828 would be changed not to exceed three square feet.

Planner Hardgrove said she changed line 742, which is that a wall sign cannot extend beyond the frontage of a business. She used signs at Versailles Plaza as an example. The sign extends beyond the wall of the business, almost over the door of the next business.

In response to Councilmember Steele, Planner Hardgrove said everything is grandfathered in except for window signs. The regulation would put a deadline on window signs.

**Public Comment:**

Edgewood resident Tina Demostene thanked the Council for the dialogue, which helped make the code more concise. She said she thought that the window sign in lieu of an attached sign was nicely done. She distributed photos with examples to the council members. The aesthetic between the two looks better.

She showed an example of the overlapping sign at Versailles Plaza. Planner Hardgrove said it was addressed in the ordinance.

Ms. Demostene then referred to the elimination of nonconforming signs on lines 924-941. She thinks window signs should have a time limit. Businesses would not be burdened if they have to replace a window sign within three or four years. There should be a reasonable time frame for compliance.

Planner Hardgrove said the grandfathering must be for unaltered and unmodified signs. If they change the copy, then they have to comply. Ms. Demostene suggested sunseting.

Ms. Demostene said she likes the signs on the new Haven Oaks Planned Development. They do not meet the code.

Mayor Dowless said they are permanent, and Planner Hardgrove said the flags on the west side of the entrance are in cement. The feather flags are at the entrance.

Councilmember Rader said they were not included in the sign application.

Planner Hardgrove said they were also not permitted.

Ms Demostene said that Toll Brothers needs to modify their comprehensive sign plan.

Councilmember Lomas agreed with Ms. Demostene about setting a time frame.

Council President Horn suggested four years to sunset.

Attorney Smith said there are only 8 to 10 properties that would be affected.

Attorney Smith encapsulated the changes:

Add the amortization period for window signs dated December 31, 2028. Add to 484 for city-owned new business signs and change the square footage to a 3-foot neon sign.

***Council President Horn made a motion to approve Ordinance 2024-5 as amended; seconded by Councilmember Lomas. Motion approved by roll call vote (5/0).***

Councilmember McElroy	Favor
Councilmember Steele	Favor
Councilmember Lomas	Favor
Councilmember Rader	Favor
Council President Horn	Favor

**G. UNFINISHED BUSINESS**

**H. NEW BUSINESS**

**1. Approval of Traffic Enforcement Agreement with Legacy at Lake Jessamine Homeowners Association**

Attorney Smith said the police need an agreement to enforce on private roads.

Chief DeSchryver said there was an agreement or letter in the past for Legacy at Lake Jessamine, but more is needed. State Statutes say if the gates are closed there can be no enforcement.

In response to Councilmember Rader, Attorney Smith said the City does not dictate the speed limit for private roads.

There was no public comment.

***Council President Horn motioned to approve the traffic enforcement agreement with Legacy at Lake Jessamine Homeowners Association, seconded by Councilmember Rader. Motion approved by voice vote (5/0).***

**I. GENERAL INFORMATION****J. CITIZEN COMMENTS**

Edgewood resident Andre Soto came to the podium and thanked the Council for a safe and beautiful city.

He said he and his husband have lived on Lake Mary Jess Shores Court for two and a half years, and there have been constant complaints. He received an NOV for a detached shed that they improved and converted to a pool house. When they upgraded the roof, two neighbors called the City. They also called when they changed the fence, which was permitted. He gets complaints about everything and feels constantly watched.

He understands that Code Enforcement Officer Salemi has to come to them with the complaints. He said his husband wants to sell because they want peace.

Felipe Soto said the council has not heard anything as they do not oversee code matters.

Council President Horn said it seems like it is a neighborhood dispute.

Edgewood president Kate Beckner said she has never seen anything like this. She has never seen people treated so badly. They are wonderful people who have upgraded their property.

Edgewood resident Brian Quigley said he is the HOA Vice President and has received some harassment as well. Neighbors try to walk into his yard to see what is happening. It is a pattern of harassment of people who are not causing trouble.

Chief DeSchryver said he heard about the complaints from the officers and said they would never be over-enforced. The police are the peacekeepers, and they must investigate the complaints. He counseled them to avoid confrontations, call the police, and let them handle it.

Complaints about code must be looked into to be sure if they are violations or not. They cannot tell people they cannot make complaints. He suggested that they let a lot of this go.

Councilmember Rader agreed that this is harassment.

Council President Horn said he was sorry for what they are dealing with.

#### **K. BOARDS & COMMITTEES**

#### **L. STAFF REPORTS**

##### **City Attorney Smith**

A notice of violation was sent to Bell Rental. Mr. Bell asked Code Enforcement Officer Salemi if there was any way other than removing the RVS. There is no other way because the use is not in compliance.

##### **Police Chief DeSchryver**

#### **1. Chief's Report July 2024**

Chief DeSchryver said there is a truck that frequently parks on Jessamine Lane on the City's right of way. When there is a complaint, he sends an officer out. If residents do not want parking on the street, they must come to the City Council and ask for no parking signs. Otherwise, they may park there.

Councilmember Lomas said the truck blocks the view of oncoming traffic.

Councilmember Rader does not want to move the problem to another street area by putting up signs.

##### **City Clerk Riffle**

City Clerk Riffle reminded the Council of the upcoming budget hearings.

#### **M. MAYOR AND CITY COUNCIL REPORTS**

##### **Mayor Dowless**

1. Budget Discussion – There was no budget discussion.
2. Mayor Dowless said a resident called about speeding on Mary Jess Road and requested speed bumps.

Chief DeSchryver said they could do a speed study and would send his information to Mayor Dowless.

Councilmember Rader said he was concerned about speed bumps slowing down emergency vehicles.

**Council Member Lomas** – no report

**Council Member McElroy** – no report.

**Council Member Rader**

Councilmember Rader noticed a food truck using feather flags and putting out chairs in a parking lot. They appear to be operating permanently in the location, but he has seen it move behind a building to hide it. Attorney Smith said there is no prohibition on seating.

Planner Hardgrove said a parking space can only be used for parking.

Councilmember Rader said it is an obstruction, and there needs to be room to operate around it.

Edgewood resident Tina Demostene said the City of Altamonte had a code for vehicle use areas, which helped with code enforcement.

**Council Member Steele** – no report.

**Council President Horn**

Council President Horn apologized for missing the budget workshop as he had to be out of town.

**N. ADJOURNMENT**

Councilmember Lomas made a motion to adjourn the meeting at 8:23 pm.

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Richard A. Horn, Council President

Attest:

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Sandra Riffle, City Clerk



# CITY COUNCIL SPECIAL MEETING - FIRST BUDGET HEARING FY 2024-25

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Monday, September 09, 2024 at 6:30 PM

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## DRAFT MINUTES

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### A. CALL TO ORDER, INVOCATION, & PLEDGE OF ALLEGIANCE

Council President Horn called the meeting to order at 6:30 pm.

### B. ROLL CALL & DETERMINATION OF QUORUM

City Clerk Riffle confirmed a quorum with four Councilmembers and Mayor Dowless present. Councilmember Rader was out of town and could not attend the hearing.

*Council President Horn made a motion to excuse Councilmember Rader's absence; seconded by Councilmember Lomas. The motion was approved by voice vote (4/0).*

### C. PUBLIC HEARINGS (FIRST READINGS & RELATED ACTION)

#### 1. Tentative Millage Rate and Budget Adoption

Mayor Dowless told the Council that Tammy Campbell with McDirmit Davis had no concerns about the proposed budget, including the revenues.

He explained that the transfers move funds from the general fund to dedicated funds. At the end of the year, there will be a budget amendment to move the reserves, which are mostly ARPA money.

Mayor Dowless said using reserves is not sustainable on a long-term basis and it is important to identify what projects need to be done. Council President Horn said that the Harbour Island bridge might require some repairs. Clerk Riffle will look for the latest bridge report.

#### 2. ORDINANCE NO. 2024-18

**AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA, ADOPTING THE FINAL LEVY OF AD VALOREM TAXES UPON THE ASSESSED REAL AND BUSINESS PERSONAL PROPERTY TAX ROLLS FOR THE FISCAL YEAR 2024/2025, BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025 AND PROVIDING FOR AN EFFECTIVE DATE.**

Council President Horn said he is fine with the proposed budget as he would prefer not to increase the millage rate this year.

Attorney Smith read Ordinance 2024-18 in title only.

There was no public comment.

***Councilmember Lomas made the following motion, "I move to adopt Ordinance No. 2024-18, setting the City of Edgewood's millage rate for Fiscal Year 2024/2025 at 5.250 mills, which represents a 6.97 percent increase over the roll-back rate of 4.9077 mills." Council President Horn seconded the motion. Motion approved (4/0) by roll call vote.***

Councilmember Lomas	Favor
Councilmember Steele	Favor
Councilmember McElroy	Favor
Council President Horn	Favor
Councilmember Rader	Absent

**3. RESOLUTION NO. 2024-03**

**A RESOLUTION OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA, ADOPTING A TENTATIVE BUDGET FOR FISCAL YEAR 2024/2025, BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; CONFIRMING DATE OF SECOND PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.**

Attorney Smith read resolution 2024-03 in title only.

There was no discussion and no public comment.

***Councilmember Lomas made the following motion. "I move to adopt Resolution No. 2024-03 a Resolution adopting the tentative budget and confirming the date of the second public hearing for Fiscal Year 2024/2025." Councilmember Steele seconded the motion. Motion approved by roll call vote (4/0).***

Councilmember McElroy	Favor
Councilmember Steele	Favor
Councilmember Lomas	Favor
Council President Horn	Favor
Councilmember Rader	Absent

Mayor Dowless thanked staff for producing a streamlined budget.

City Clerk Riffle reminded the Council that the final budget hearing would take place on Friday, September 27, 2024, at 6:00 pm and there would be the regularly scheduled City Council meeting on Tuesday, September 17, 2024 at 6:30 pm.

**D. ADJOURNMENT**

The hearing was adjourned at 6:42 pm.



# **ORDINANCES (FIRST READING)**



## Memo

**To:** Mayor Dowless, Council President Horn,  
Council Members Lomas, McElroy, Rader, and Steele

**From:** Brett Sollazzo, Administrative & Permitting Manager

**Date:** 9/10/2024

**Re:** Planning & Zoning Ordinances Report

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The following Ordinances were reviewed by the Planning and Zoning Board at the September 10, 2024 meeting:

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. Public notice letters were sent to 37 impacted properties, with two returned and no objections received. The Planning and Zoning Board made the following motion:

***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

Public notice letters were sent to 9 impacted properties, with zero returned and no objections received. The Planning and Zoning Board made the following motion:

***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

Public notice letters were sent to 24 impacted properties, with zero returned and no objections received. The Planning and Zoning Board made the following motion:

**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

Public notice letters were sent to 12 impacted properties, with zero returned and no objections received. The Planning and Zoning Board made the following motion:

**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

Public notice letters were sent to 15 impacted properties, with zero returned and no objections received via email or mail. There was one objection at the Planning & Zoning meeting. The Planning and Zoning Board made the following motion:

**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

Public notice letters were sent to 29 impacted properties, with one returned and no objections received. The Planning and Zoning Board made the following motion:

***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. Public notice letters were sent to 40 impacted properties, with one returned. The City received three objections via email, and numerous objections at the Planning & Zoning meeting. The Planning and Zoning Board made the following motion:

***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 Santuri	Recused
Vice Chair Nelson	Absent

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

Public notice letters were sent to 27 impacted properties, with zero returned and no objections received. The Planning and Zoning Board made the following motion:

***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

Public notice letters were sent to 14 impacted properties, with zero returned and no objections received. The Planning and Zoning Board made the following motion:

**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

Public notice letters were sent to 60 impacted properties, with two returned and no objections received. The Planning and Zoning Board made the following motion:

**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

Public notice letters were sent to 7 impacted properties, with zero returned and no objections received via email or mail. There was one objection at the Planning & Zoning meeting. The Planning and Zoning Board made the following motion:

**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

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

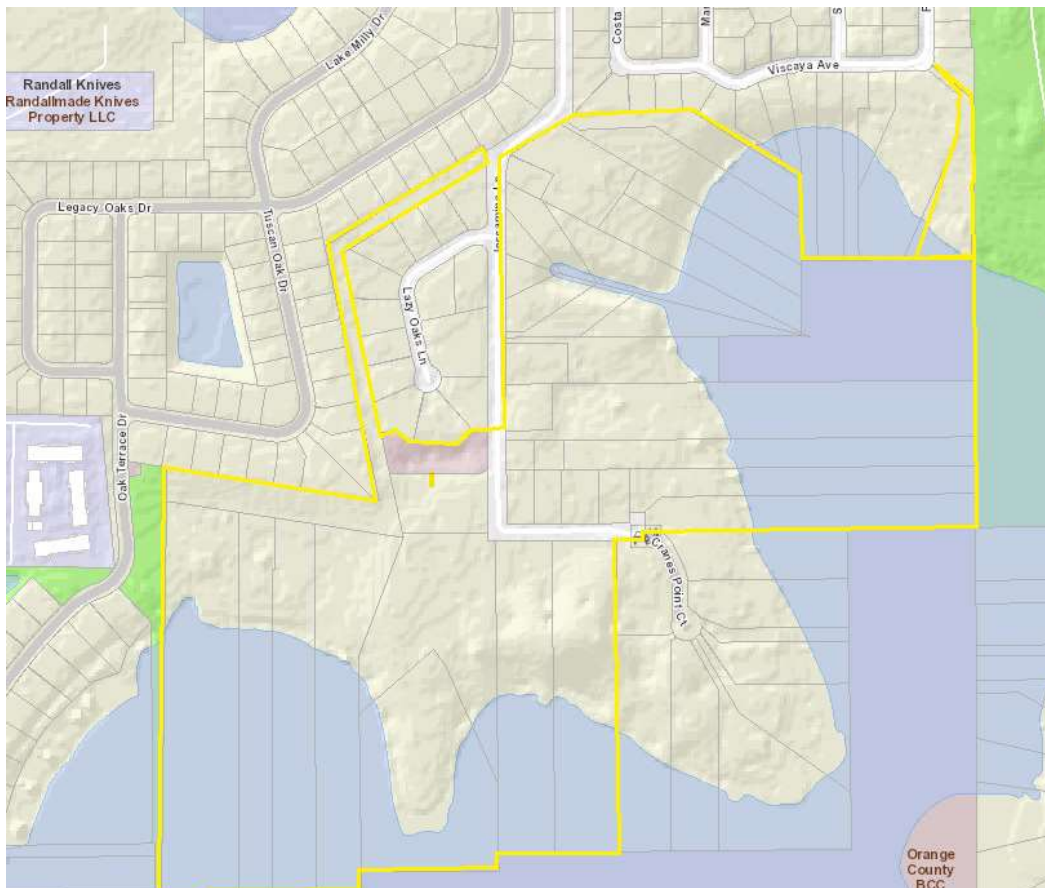


Date: August 13, 2024  
To: Planning and Zoning Board  
From: Ellen Hardgrove, City Planning Consultant  
XC: Brett Sollazzo, Administrative & Permitting Manager  
Drew Smith, City Attorney  
Sandy Riffle, City Clerk  
Re: County to City Rezoning: R1AA to R1AA-CA Tax Parcels along Jessamine Lane

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 is a city-sponsored rezoning; staff recommends approval.

The subject area to be rezoned from County R1AA to City R1AA-CA is that area identified in Exhibit 1; it is an assemblage of tax parcels along Jessamine Lane and one tax parcel on Posada Drive.

Exhibit 1



As shown in Exhibit 2, the site development standards of the proposed City zoning district, R1AA-CA, are identical to the County's district, except that the City's district establishes a maximum impervious surface (IS) percentage of 45%; i.e., the amount of land that can be covered with buildings and pavement. (Note: 50% of the water surface in a pool is assumed to count as impervious). The County's district does not have an impervious surface maximum.

**Exhibit 2: Standards Comparison County R1AA and Proposed City R1AA-CA**

	R1AA-County	City R1AA-CA
Minimum Lot Area	10,000 square feet	10,000 square feet
Minimum Living Area	1,200 square feet	1,200 square feet
Minimum Lot Width	85 feet	85 feet
Minimum Building Setback		
Front Yard	30 feet	30 feet
Rear Yard	35 feet	35 feet
Side Yard	7.5 feet	7.5 feet
Maximum Height	35 feet	35 feet
Maximum Impervious Surface*	n/a	45%
Private Recreation Area**	40%	40%

\*50% of the water surface in a pool is assumed to count as pervious.

\*\*Includes the required front, rear and side yards (excluding paved driveways) and recreational structures such as, but not limited to, pools, tennis courts and porches.

Preliminary review of all the parcels showed compliance with the R1AA-CA standards. Rezoning the parcels to R1AA-CA is in the best interest of the City, most closely resembles the Orange County zoning designation being replaced, and is consistent with the City of Edgewood Comprehensive Plan.

END



**ORDINANCE NO. 2024-08**

**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1AA WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES 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 properties designated herein have 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 City of Edgewood zoning designations to said properties 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 amendments provided for herein to be consistent with the City of Edgewood Comprehensive Plan; and

**WHEREAS**, attached hereto as composite Exhibit “A” which identifies by parcel and/or map those parcels 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 R1AA to City of Edgewood zoning designation R1AA-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



**Ordinance 2024-09:  
County to City Rezoning  
Cranes Point**



Date: August 13, 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: County to City Rezoning: R1AA to R1AA-CA Cranes Point

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 is a city-sponsored rezoning; staff recommends approval.

The subject area to be rezoned from County R1AA to City R1AA-CA is the Cranes Point subdivision, as shown in Exhibit 1.

Exhibit 1



As shown in Exhibit 2, the site development standards of the proposed City zoning district, R1AA-CA, are identical to the County's district, except that the City's district establishes a maximum impervious surface (IS) percentage of 45%; i.e., the amount of land that can be covered with buildings and pavement. (Note: 50% of the water surface in a pool is assumed to count as impervious). The County's district does not have an impervious surface maximum.

**Exhibit 2: Standards Comparison County R1AA and Proposed City R1AA-CA**

	R1AA-County	City R1AA-CA
Minimum Lot Area	10,000 square feet	10,000 square feet
Minimum Living Area	1,200 square feet	1,200 square feet
Minimum Lot Width	85 feet	85 feet
Minimum Building Setback		
Front Yard	30 feet	30 feet
Rear Yard	35 feet	35 feet
Side Yard	7.5 feet	7.5 feet
Maximum Height	35 feet	35 feet
Maximum Impervious Surface*	n/a	45%
Private Recreation Area**	40%	40%

\*50% of the water surface in a pool is assumed to count as pervious.

\*\*Includes the required front, rear and side yards (excluding paved driveways) and recreational structures such as, but not limited to, pools, tennis courts and porches.

Preliminary review of all parcels in the Cranes Point subdivision showed compliance with the R1AA-CA standards. Rezoning the parcels to R1AA-CA is in the best interest of the City, most closely resembles the Orange County zoning designation being replaced, and is consistent with the City of Edgewood Comprehensive Plan.

END

**ORDINANCE NO. 2024-09**

**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1AA WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES 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 properties designated herein have 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 City of Edgewood zoning designations to said properties 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 amendments provided for herein to be consistent with the City of Edgewood Comprehensive Plan; and

**WHEREAS**, attached hereto as composite Exhibit “A” which identifies by parcel and/or map those parcels 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 R1AA to City of Edgewood zoning designation R1AA-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  
Cranes Point  
as Recorded in Orange County Official Records Plat Book 29, Page 74



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



Date: August 13, 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: County to City Rezoning: R1AA to R1AA-CA Granada Woods

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 is a city-sponsored rezoning; staff recommends approval.

The subject area to be rezoned from County R1AA to City R1AA-CA is that area identified as Granada Woods in Exhibit 1.

Exhibit 1



As shown in Exhibit 2, the site development standards of the proposed City zoning district, R1AA-CA, are identical to the County's district, except that the City's district establishes a maximum impervious surface (IS) percentage of 45%; i.e., the amount of land that can be covered with buildings and pavement. (Note: 50% of the water surface in a pool is assumed to count as impervious). The County's district does not have an impervious surface maximum.

**Exhibit 2: Standards Comparison County R1AA and Proposed City R1AA-CA**

	R1AA-County	City R1AA-CA
Minimum Lot Area	10,000 square feet	10,000 square feet
Minimum Living Area	1,200 square feet	1,200 square feet
Minimum Lot Width	85 feet	85 feet
Minimum Building Setback		
Front Yard	30 feet	30 feet
Rear Yard	35 feet	35 feet
Side Yard	7.5 feet	7.5 feet
Maximum Height	35 feet	35 feet
Maximum Impervious Surface*	n/a	45%
Private Recreation Area**	40%	40%

\*50% of the water surface in a pool is assumed to count as pervious.

\*\*Includes the required front, rear and side yards (excluding paved driveways) and recreational structures such as, but not limited to, pools, tennis courts and porches.

Preliminary review of the lots in Granada Woods showed only three (3) lots in the subdivision exceed the 45% limit as listed in Exhibit 3. 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.

**Exhibit 3: Granada Woods Lots Likely Exceeding the 45% Maximum IS**

Lot #	Owner	Estimated		Has pool?
		IS total	IS %	
17	BOVE JOSEPH	5334	50	Y
20	TOTTEN SANDRA A	6119	48	Y
22	LUICK KAREN RENEE	5871	48	Y

There are three (3) lots without pools that are at or near the limit as listed in Exhibit 4. 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.

**Exhibit 4: Granada Woods Lots at or near the Maximum 45% IS**

Lot #	Owner	Estimated			Estimated Additional IS before triggering max IS%
		Current IS total	IS %	Has pool?	
13	GINEBRA NICOLE B	4516	45	N	0
14	KIME JEFFREY B	4330	43	N	170 square feet*
21	BLACKMORE KATHERINE	4654	44	N	124 square feet*

\* Would be more if the addition was for a pool since only 50% of the water surface in a pool is assumed to count as impervious

Rezoning the subdivision to R1AA-CA is in the best interest of the City, most closely resembles the Orange County zoning designation being replaced, and is consistent with the City of Edgewood Comprehensive Plan.

END

**ORDINANCE NO. 2024-10**

**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1AA WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES 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 properties designated herein have 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 City of Edgewood zoning designations to said properties 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 amendments provided for herein to be consistent with the City of Edgewood Comprehensive Plan; and

**WHEREAS**, attached hereto as composite Exhibit “A” which identifies by parcel and/or map those parcels 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 R1AA to City of Edgewood zoning designation R1AA-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  
Granada Woods  
as Recorded in Orange County Official Records Plat Book 2, Page 106



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





As shown in Exhibit 2, the site development standards of the proposed City zoning district, R1AA-CA, are identical to the County's district, except that the City's district establishes a maximum impervious surface (IS) percentage of 45%; i.e., the amount of land that can be covered with buildings and pavement. (Note: 50% of the water surface in a pool is assumed to count as impervious). The County's district does not have an impervious surface maximum.

**Exhibit 2: Standards Comparison County R1AA and Proposed City R1AA-CA**

	R1AA-County	City R1AA-CA
Minimum Lot Area	10,000 square feet	10,000 square feet
Minimum Living Area	1,200 square feet	1,200 square feet
Minimum Lot Width	85 feet	85 feet
Minimum Building Setback		
Front Yard	30 feet	30 feet
Rear Yard	35 feet	35 feet
Side Yard	7.5 feet	7.5 feet
Maximum Height	35 feet	35 feet
Maximum Impervious Surface*	n/a	45%
Private Recreation Area**	40%	40%

\*50% of the water surface in a pool is assumed to count as pervious.

\*\*Includes the required front, rear and side yards (excluding paved driveways) and recreational structures such as, but not limited to, pools, tennis courts and porches.

Preliminary review of the lots in Granada Woods Unit 2 showed four (4) lots in the subdivision exceed the 45% limit as listed in Exhibit 3. 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.

**Exhibit 3: Granada Woods Unit 2 Lots Likely Exceeding the 45% Maximum IS**

Lot #	Owner	Estimated IS %	Has pool?
25	FOSTER, DOUGLAS AND PATRICIA	51	Y
29	REVELL, JUSTIN	49	N
30	SAMSON, WADE AND HOLLY	48	N
34	NGUYEN, PETER	50	Y

One lot without a pool is near the limit as listed in Exhibit 4. 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.

**Exhibit 4: Granada Woods Unit 2 Lots at or near the Maximum 45% IS**

Lot #	Owner	Estimated IS %	Has pool?
28	SUTARWAN, JOSHUA	44	N

Rezoning the subdivision to R1AA-CA is in the best interest of the City, most closely resembles the Orange County zoning designation being replaced, and is consistent with the City of Edgewood Comprehensive Plan.

END

**ORDINANCE NO. 2024-11**

**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1AA WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES 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 properties designated herein have 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 City of Edgewood zoning designations to said properties 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 amendments provided for herein to be consistent with the City of Edgewood Comprehensive Plan; and

**WHEREAS**, attached hereto as composite Exhibit “A” which identifies by parcel and/or map those parcels 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 R1AA to City of Edgewood zoning designation R1AA-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.

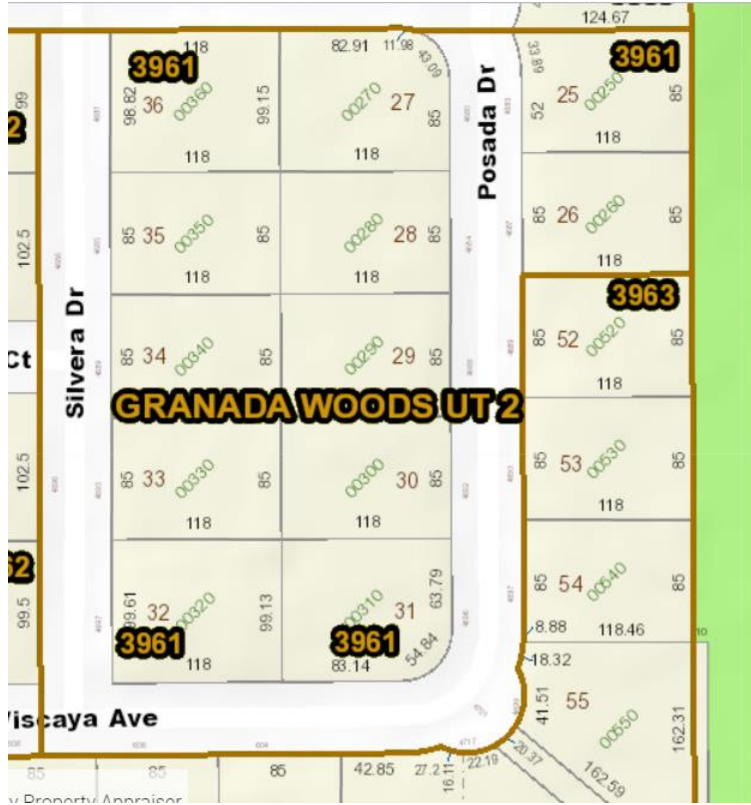
CITY OF EDGEWOOD, FLORIDA  
CITY COUNCIL

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

ATTEST:

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

Exhibit A  
Granada Woods Unit 2  
as Recorded in Orange County Official Records Plat Book 3, Page 26



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

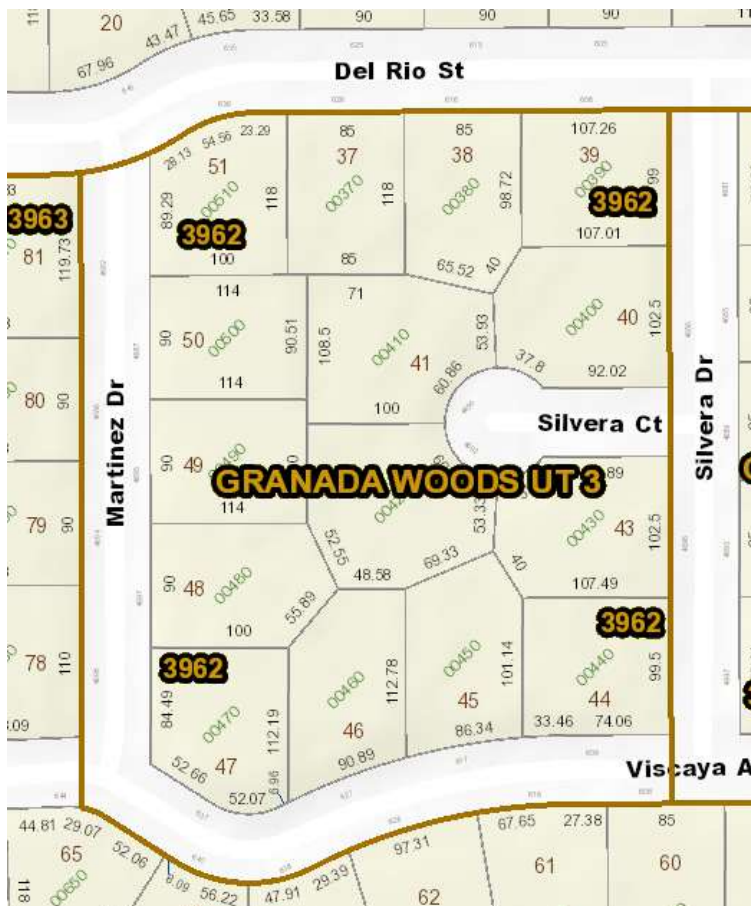


Date: August 13, 2024  
To: Planning and Zoning Board  
From: Ellen Hardgrove, City Planning Consultant  
XC: Brett Sollazzo, Administrative & Permitting Manager  
Drew Smith, City Attorney  
Sandy Riffle, City Clerk  
Re: County to City Rezoning: R1AA to R1AA-CA Granada Woods Unit 3

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 is a city-sponsored rezoning; staff recommends approval.

The subject area to be rezoned from County R1AA to City R1AA-CA is that area identified as Granada Woods Unit 3 in Exhibit 1.

Exhibit 1



As shown in Exhibit 2, the site development standards of the proposed City zoning district, R1AA-CA, are identical to the County's district, except that the City's district establishes a maximum impervious surface (IS) percentage of 45%; i.e., the amount of land that can be covered with buildings and pavement. (Note: 50% of the water surface in a pool is assumed to count as impervious). The County's district does not have an impervious surface maximum.

**Exhibit 2: Standards Comparison County R1AA and Proposed City R1AA-CA**

	R1AA-County	City R1AA-CA
Minimum Lot Area	10,000 square feet	10,000 square feet
Minimum Living Area	1,200 square feet	1,200 square feet
Minimum Lot Width	85 feet	85 feet
Minimum Building Setback		
Front Yard	30 feet	30 feet
Rear Yard	35 feet	35 feet
Side Yard	7.5 feet	7.5 feet
Maximum Height	35 feet	35 feet
Maximum Impervious Surface*	n/a	45%
Private Recreation Area**	40%	40%

\*50% of the water surface in a pool is assumed to count as pervious.

\*\*Includes the required front, rear and side yards (excluding paved driveways) and recreational structures such as, but not limited to, pools, tennis courts and porches.

Preliminary review of the lots in Granada Woods Unit 3 showed seven (7) lots in the subdivision exceed the 45% limit as listed in Exhibit 3. 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.

**Exhibit 3: Granada Woods Unit 3 Lots Likely Exceeding the 45% Maximum IS**

Lot #	Owner	Estimated IS %	Has pool?
37	YROHOVA, ULIIA & HYACINTHE, CARL HENRY	45	Y
38	WESLEY BETTIE J LIFE ESTATE	46	Y
45	PERSONS, CRAIG & DANA	52	Y
46	BIGLEY, MICHAEL & ROSEANNE	51	N
48	MATHESON, DARRYL & DENISE	49	Y
49	URLICH, FLOR DE LUZ & CANINO, GAMALEE AALIYAH	65	Y
50	MARCINHES-NOVINS, ROBERT JEAN	48	Y

Rezoning the subdivision to R1AA-CA is in the best interest of the City, most closely resembles the Orange County zoning designation being replaced, and is consistent with the City of Edgewood Comprehensive Plan.

END



**ORDINANCE NO. 2024-12**

**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1AA WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES 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 properties designated herein have 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 City of Edgewood zoning designations to said properties 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 amendments provided for herein to be consistent with the City of Edgewood Comprehensive Plan; and

**WHEREAS**, attached hereto as composite Exhibit “A” which identifies by parcel and/or map those parcels 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 R1AA to City of Edgewood zoning designation R1AA-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.

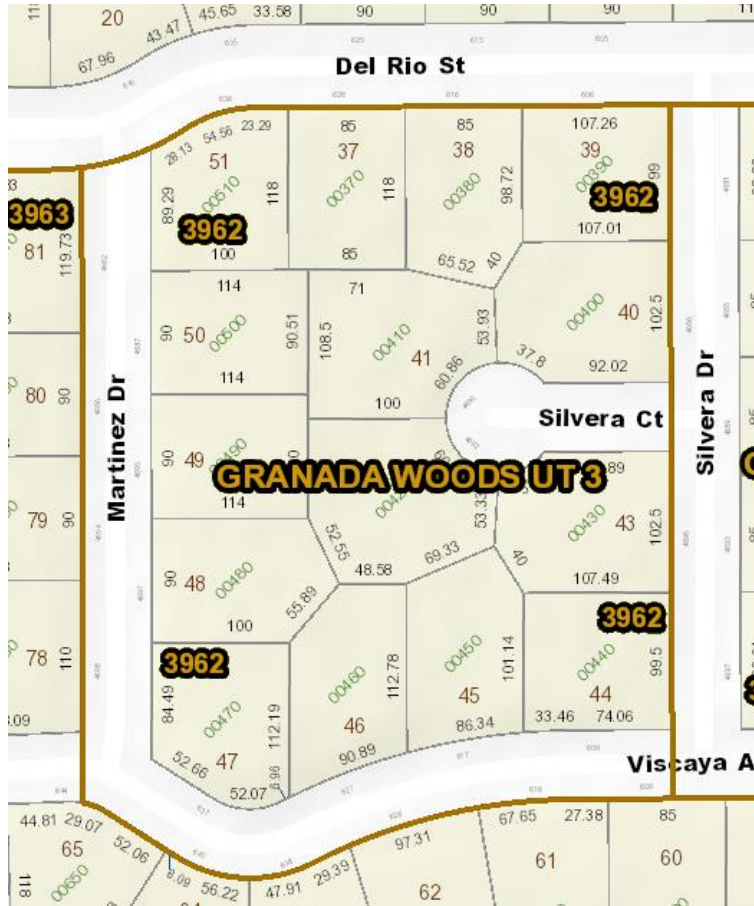
CITY OF EDGEWOOD, FLORIDA  
CITY COUNCIL

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

ATTEST:

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

Exhibit A  
Granada Woods Unit 3  
as Recorded in Orange County Official Records Plat Book 3, Page 56



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

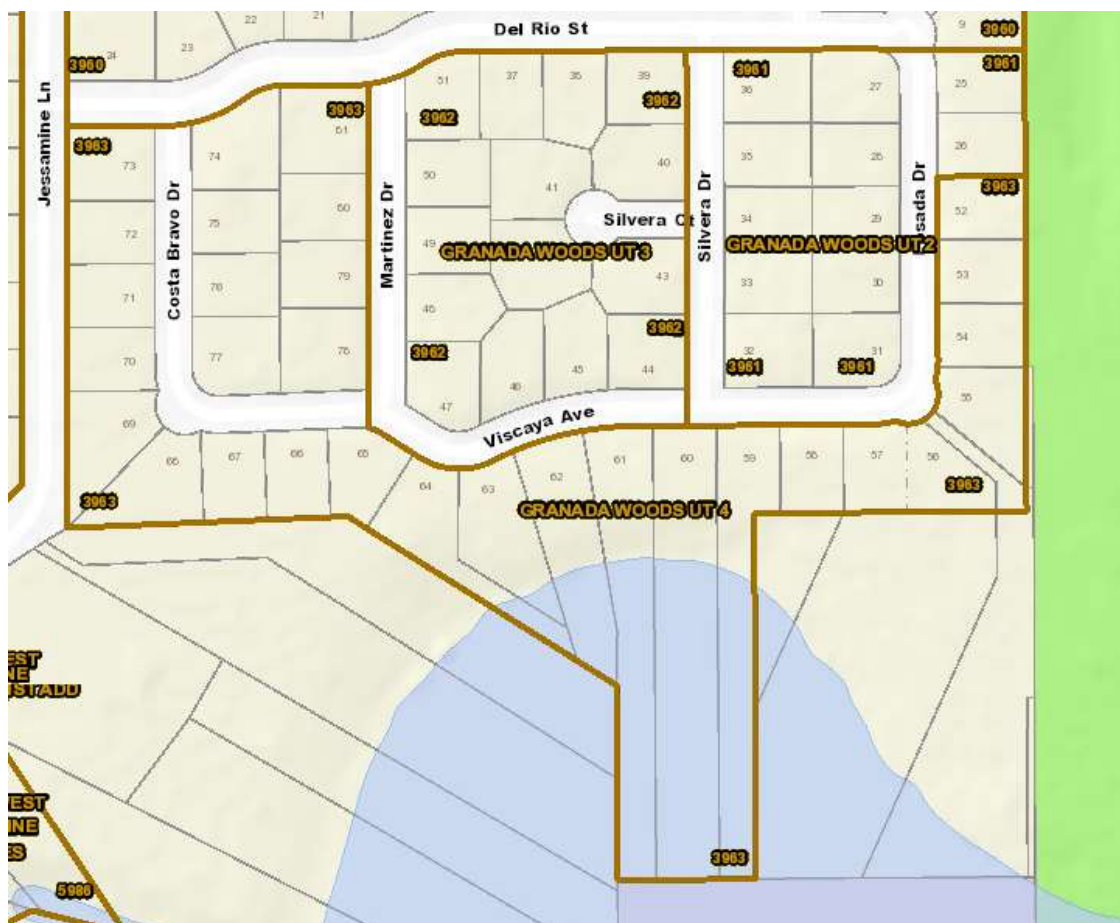


Date: August 13, 2024  
To: Planning and Zoning Board  
From: Ellen Hardgrove, City Planning Consultant  
XC: Brett Sollazzo, Administrative & Permitting Manager  
Drew Smith, City Attorney  
Sandy Riffle, City Clerk  
Re: County to City Rezoning: R1AA to R1AA-CA Granada Woods Unit 4

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 is a city-sponsored rezoning; staff recommends approval.

The subject area to be rezoned from County R1AA to City R1AA-CA is that area identified as Granada Woods Unit 4 in Exhibit 1.

Exhibit 1



As shown in Exhibit 2, the site development standards of the proposed City zoning district, R1AA-CA, are identical to the County's district, except that the City's district establishes a maximum impervious surface (IS) percentage of 45%; i.e., the amount of land that can be covered with buildings and pavement. (Note: 50% of the water surface in a pool is assumed to count as impervious). The County's district does not have an impervious surface maximum.

**Exhibit 2: Standards Comparison County R1AA and Proposed City R1AA-CA**

	R1AA-County	City R1AA-CA
Minimum Lot Area	10,000 square feet	10,000 square feet
Minimum Living Area	1,200 square feet	1,200 square feet
Minimum Lot Width	85 feet	85 feet
Minimum Building Setback		
Front Yard	30 feet	30 feet
Rear Yard	35 feet	35 feet
Side Yard	7.5 feet	7.5 feet
Maximum Height	35 feet	35 feet
Maximum Impervious Surface*	n/a	45%
Private Recreation Area**	40%	40%

\*50% of the water surface in a pool is assumed to count as pervious.

\*\*Includes the required front, rear and side yards (excluding paved driveways) and recreational structures such as, but not limited to, pools, tennis courts and porches.

Preliminary review of the lots in Granada Woods Unit 4 showed eleven (11) lots in the subdivision are at or exceed the 45% limit as listed in Exhibit 3. 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.

**Exhibit 3: Granada Woods Unit 4 Lots Likely Exceeding the 45% Maximum IS**

Lot #	Owner	Estimated IS %	Has pool?
52	C/O PRADIPKUMAR JAMNADES	54	N
53	KNUTSON KENT	50	Y
54	DETTMER STEPHEN AND JULIE	54	Y
55	GONZALEZ MARIA TERESA AND SMITH ROBERT LEE	52	Y
59	LIU SHANSHAN AND SHEN LAN	61	Y
63	BLAYDES MILDRED A ESTATE	48	Y
66	LOCKE GLORIA D AND MINTON TOMMY WAYNE JR	50	Y
68	ERALDINE M SHESTAK TRUST	45	Y
70	IUZZOLINO ANGELIQUE AND IUZZOLINO MATTHEW J JR	55	Y
78	ALLEN WILLIAM	50	Y
79	CASTELLANO KRISTIN LIFE ESTATE	49	Y

Rezoning the subdivision to R1AA-CA is in the best interest of the City, most closely resembles the Orange County zoning designation being replaced, and is consistent with the City of Edgewood Comprehensive Plan.

END

**ORDINANCE NO. 2024-13**

**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1AA WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES 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 properties designated herein have 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 City of Edgewood zoning designations to said properties 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 amendments provided for herein to be consistent with the City of Edgewood Comprehensive Plan; and

**WHEREAS**, attached hereto as composite Exhibit “A” which identifies by parcel and/or map those parcels 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 R1AA to City of Edgewood zoning designation R1AA-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  
Granada Woods Unit 4  
as Recorded in Orange County Official Records Plat Book 3, Page 73



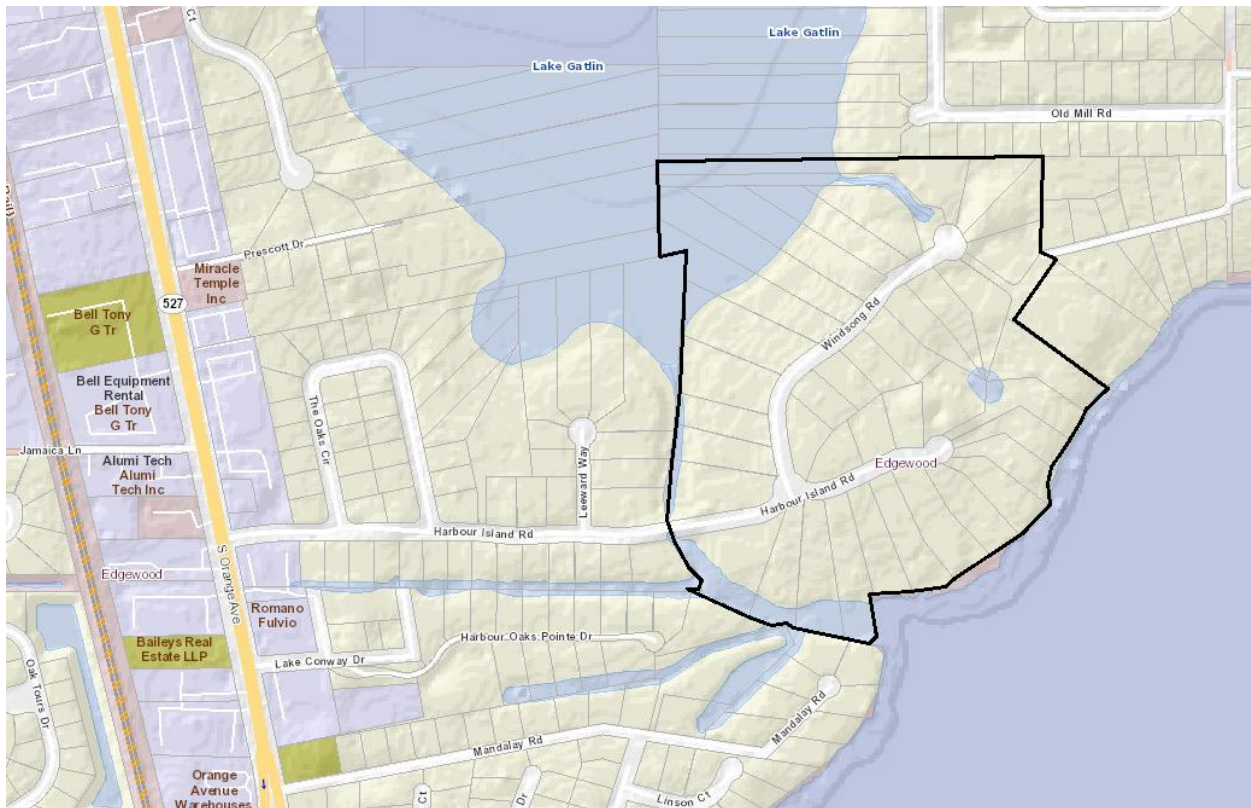
**Ordinance 2024-14:  
County to City Rezoning  
Harbour Island**

Date: August 13, 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: County to City Rezoning: R1AA to R1AA-CA Harbour Island

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 is a city-sponsored rezoning; staff recommends approval.

For this agenda item, the area to be rezoned from County R1AA to City R1AA-CA is outlined in Exhibit 1, which is the Harbour Island subdivision.

Exhibit 1



As shown in Exhibit 2, the site development standards of the proposed City zoning district, R1AA-CA, are identical to the County's district, with the exception that the City's district establishes a maximum impervious surface (IS) of 45%; i.e., the amount of land that can be covered with buildings and pavement. (Note: 50% of the water surface in a pool is assumed to count as impervious). The County's district does not have an impervious surface maximum.

**Exhibit 2: Standards Comparison County R1AA and Proposed City R1AA-CA**

	R1AA-County	City R1AA-CA
Minimum Lot Area	10,000 square feet	10,000 square feet
Minimum Living Area	1,200 square feet	1,200 square feet
Minimum Lot Width	85 feet	85 feet
Minimum Building Setback		
Front Yard	30 feet	30 feet
Rear Yard	35 feet	35 feet
Side Yard	7.5 feet	7.5 feet
Maximum Height	35 feet	35 feet
Maximum Impervious Surface*	n/a	45%
Private Recreation Area**	40%	40%

\*50% of the water surface in a pool is assumed to count as pervious.

\*\*Includes the required front, rear and side yards (excluding paved driveways) and recreational structures such as, but not limited to, pools, tennis courts and porches.

Preliminary review of the lots in Harbour Island showed only two lots in the subdivision exceed the 45% limit as listed in Exhibit 3. Both these lots have pools.

**Exhibit 3: Harbour Island Lots Likely Exceeding the 45% maximum IS**

Lot #	Address	Current Owner	House Size sq ft	Estimated IS	Has a Pool
15	1334 Harbour Island Rd	John D Pantaleon	5,156	49%	Y
22	1110 Harbour Island Rd	Michael and Deborah Blackton	13,096	46%	Y

The following lot is close to the limit and does not yet have a pool. 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.

**Exhibit 4: Harbour Island Lot Near the Maximum IS Limit**

Lot #	Address	Current Owner	House Size sq ft	Estimated Current IS	Has a Pool
8	1176 Windsong Rd	Charles E and Emily Mottola Louise	4,800	43.8%	N

Rezoning the subdivision to R1AA-CA is in the best interest of the City, most closely resembles the Orange County zoning designation being replaced, and is consistent with the City of Edgewood Comprehensive Plan.

END

**ORDINANCE NO. 2024-14**

**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1AA WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES 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 properties designated herein have 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 City of Edgewood zoning designations to said properties 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 amendments provided for herein to be consistent with the City of Edgewood Comprehensive Plan; and

**WHEREAS**, attached hereto as composite Exhibit “A” which identifies by parcel and/or map those parcels 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 R1AA to City of Edgewood zoning designation R1AA-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.

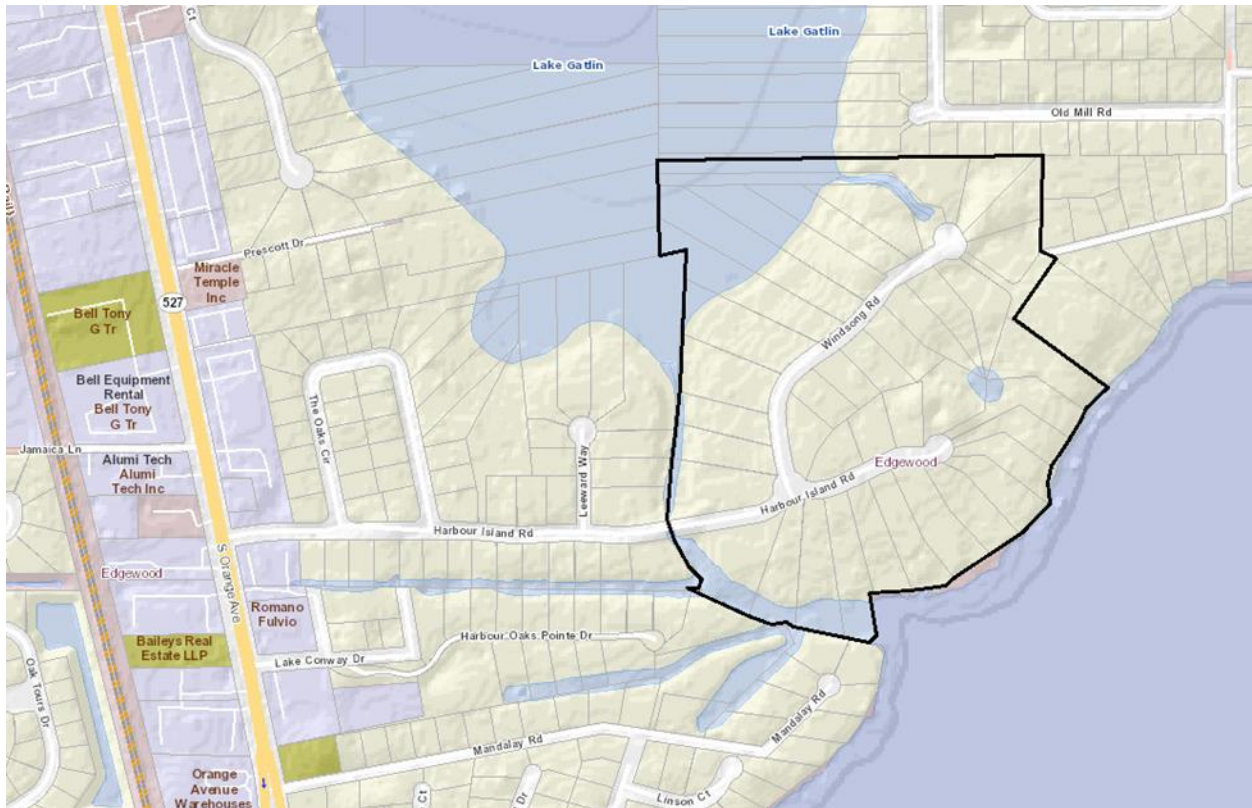
CITY OF EDGEWOOD, FLORIDA  
CITY COUNCIL

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

ATTEST:

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

Exhibit A



ALL OF HARBOUR ISLAND SUBDIVISION PLAT, PB1/PG131

**Greg and Sarah Slohoda**  
1272 Windsong Rd.  
Orlando, FL 32809  
sslohoda@gmail.com

09.09.2024

Sandy Rifle, CMC  
405 Bagshaw Way  
Edgewood, Florida 32809

Dear City Council Members,

**Subject: Opposition to Proposed Zoning Changes Affecting Harbour Island**

I am writing to express my strong opposition to the proposed changes to the zoning regulations under the new City R1AA-CA, specifically concerning the maximum impervious surface area, which is set to increase to 45%. As a resident of Harbour Island, I am deeply concerned about the implications this would have on our community.

Harbour Island is a unique neighborhood characterized by its diverse architectural designs and spacious lot sizes, which have historically allowed for creative and individualized property development. Our driveways alone illustrate this diversity: majority are asphalt and pavers, and the rest are concrete and gravel.

The proposed increase in the maximum impervious surface area to 45% would severely restrict many homeowners on our island from making necessary updates or additions to their properties, such as renovating driveways or adding sheds. This one-size-fits-all approach does not take into account the specific needs and existing structures of our community.

I urge the City Council to consider the unique characteristics of Harbour Island and the adverse effects these zoning changes would impose on us. A blanket of impervious surface limits would unfairly penalize homeowners who require flexibility to maintain and upgrade their properties in a manner that respects the aesthetic and structural integrity of the neighborhood.

I encourage the board to vote against this proposed change. It is crucial that our zoning regulations reflect the distinctiveness of each neighborhood, fostering an environment where individuality and property rights are respected.

Thank you for considering my viewpoint. I hope that the council will make a decision that protects the interests and unique character of Harbour Island.

Sincerely,

**Greg and Sarah Slohoda**  
1272 Windsong Rd. (Harbour Island)



## Sandy Riffle

---

**From:** Heath Spore <heathspore@gmail.com>  
**Sent:** Monday, September 9, 2024 8:13 PM  
**To:** Sandy Riffle  
**Subject:** Ordinance No. 2024-14

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day,

As current residents of the Harbour Island neighborhood we wish to voice our opposition to approving Ordinance No. 2024-14, and leave our property zoned as R1AA(County). We do not see nor feel the need to add any further restrictions to residential properties located in the Harbour Island Neighborhood and would discourage the Zoning Board as well as the City Council from approving any changes at this time.

Additionally, can you please tell us what our current impervious surface area is for our property located at 1237 Windsong Road, Orlando, FL 32809( HARBOUR ISLAND SUB 1/131 LOT 32). And how is this percentage amount actually calculated?

Thank you,

Heath C. Spore  
407.376.6528

Alicia D. Spore  
Harbour Island HOA Vice-president  
407.325.3765

1237 Windsong Road  
Orlando, FL 32809

**Brett Sollazzo**

---

**To:** Sandy Riffle  
**Subject:** RE: Opposition to Ordinance No. 2024-14

**From:** Melinda <1141windsong@gmail.com>  
**Sent:** Tuesday, September 10, 2024 12:34 PM  
**To:** Sandy Riffle <sriffle@edgewood-fl.gov>  
**Cc:** Brittany Reliford <brit.reliford@gmail.com>  
**Subject:** Opposition to Ordinance No. 2024-14

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon, Sandy-

I kindly request that the following be an official submission to all necessary boards, councils and parties who will be reviewing and voting on Ordinance No. 2024-14.

I, Melinda Elannan, am a current resident of the Harbour Island neighborhood and reside at 1141 Windsong. I adamantly oppose proposed Ordinance No. 2024-14. Properties within the neighborhood should be left as currently zoned, R1AA(County). The proposed changes in the ordinance will impose further restrictions that will affect both myself and my neighbors, should any of us wish to make additions/changes to our properties.

Our neighborhood is unique, with a variety of architecture and the requirement that garages not be forward-facing to the street (which creates an even more welcoming and beautiful aesthetic). As a result, the architecture of structural additions/renovations and driveway placement requires a creative approach that is not present or required in many (if any) other neighborhoods of Edgewood. Any additional restrictions on zoning are an impedance of our property rights and can/will cause negative future effects, regardless of which lots might or might not currently be at or near 45%. On a personal level, as a waterfront resident, there are already additional restrictions in place that dictate the usage of my property and further restrictions are unwelcome. Any pros of this ordinance are outweighed by negatives. We are all waking-up daily to a world that is consistently trying to ask for more from us (increasing taxes, food prices, gas prices, insurance costs, etc) while imposing more regulations (emissions, data monitoring, and-in this case- zoning, among many others) that further restrict our freedoms.

While the P&Z may contain Harbour Island residents, I do not believe that our neighborhood has any current residents on the city council that will ultimately vote on this matter. I strongly encourage the council members to listen to the voices of the residents who will be affected by this proposed ordinance and take a stand against over-regulation by voting against it.

Thank you, Sandy, for passing along my opposition to Ordinance No. 2024-14 to the appropriate parties.

Melinda Elannan

**Ordinance 2024-15:  
County to City Rezoning  
Jessamine Glen**

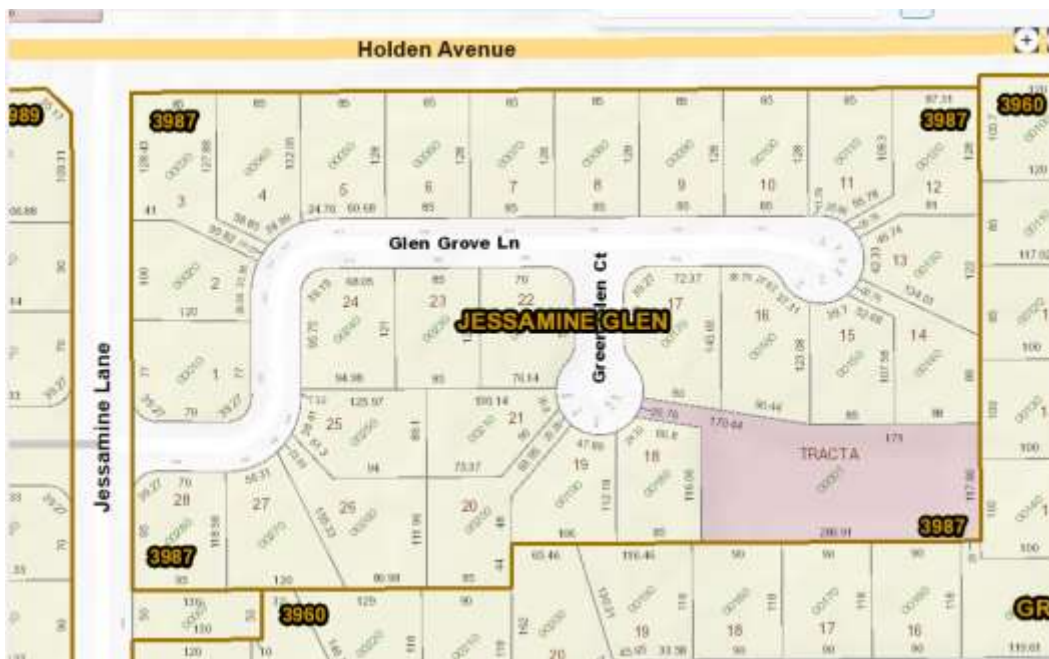


Date: August 13, 2024  
To: Planning and Zoning Board  
From: Ellen Hardgrove, City Planning Consultant  
XC: Brett Sollazzo, Administrative & Permitting Manager  
Drew Smith, City Attorney  
Sandy Riffle, City Clerk  
Re: County to City Rezoning: R1AA to R1AA-CA Jessamine Glen

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 is a city-sponsored rezoning; staff recommends approval.

The subject area to be rezoned from County R1AA to City R1AA-CA is the Jessamine Glen subdivision as outlined in Exhibit 1.

Exhibit 1



As shown in Exhibit 2, the site development standards of the proposed City zoning district, R1AA-CA, are identical to the County's district, except that the City's district establishes a maximum impervious surface (IS) percentage of 45%; i.e., the amount of land that can be covered with buildings and pavement. (Note: 50% of the water surface in a pool is assumed to count as impervious). The County's district does not have an impervious surface maximum.

**Exhibit 2: Standards Comparison County R1AA and Proposed City R1AA-CA**

	R1AA-County	City R1AA-CA
Minimum Lot Area	10,000 square feet	10,000 square feet
Minimum Living Area	1,200 square feet	1,200 square feet
Minimum Lot Width	85 feet	85 feet
Minimum Building Setback		
Front Yard	30 feet	30 feet
Rear Yard	35 feet	35 feet
Side Yard	7.5 feet	7.5 feet
Maximum Height	35 feet	35 feet
Maximum Impervious Surface*	n/a	45%
Private Recreation Area**	40%	40%

\*50% of the water surface in a pool is assumed to count as pervious.

\*\*Includes the required front, rear and side yards (excluding paved driveways) and recreational structures such as, but not limited to, pools, tennis courts and porches.

Preliminary review of the lots in Jessamine Glen showed over half the lots in the subdivision exceed the 45% limit as listed in Exhibit 3. 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 IS 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.

**Exhibit 3: Jessamine Glenn Lots Likely Exceeding the 45% Maximum IS**

Lot #	Owner	House Sq. Ft.	Estimated		Has pool?
			IS total	IS %	
6	DONG, NICKLAUS & BRITTANY	2912	4993	46%	n
8	TROSSET, DANIEL & AMANDA	3176	5630	52%	n
9	ALICE H BARELA LIVING TRUST	3589	4873	45%	n
10	LOMAS, THOMAS & SUSAN	2832	4864	45%	y
12	NGUYEN, NGHIA & DO, KIM LIEN	3236	5974	49%	n
13	GLEASON, DAVID & PATSY	2664	5051	48%	n
15	BYLER, THOMAS & JOAN	2780	5052	49%	y
18	ROBINSON ETTA F LIFE ESTATE	2872	5309	52%	n
19	VAZQUEZ, JOSE & RUTH	2936	5578	55%	n
20	BAZEMORE FAMILY TRUST	2662	5478	48%	n
22	MENDOZA, JORGE L	2872	5291	49%	y
23	JOHNSON, TIMOTHY & MCELVEEN MATTHEW	2729	5830	56%	y
25	DANIELS, JAMES	3332	4884	45%	y
26	HUDSON, RICHARD & LINDA	3690	6680	50%	y
27	OROS, ADRIA	3010	5159	46%	y

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

Rezoning the subdivision to R1AA-CA is in the best interest of the City, most closely resembles the Orange County zoning designation being replaced, and is consistent with the City of Edgewood Comprehensive Plan.

END

**ORDINANCE NO. 2024-15**

**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1AA WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES 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 properties designated herein have 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 City of Edgewood zoning designations to said properties 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 amendments provided for herein to be consistent with the City of Edgewood Comprehensive Plan; and

**WHEREAS**, attached hereto as composite Exhibit “A” which identifies by parcel and/or map those parcels 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 R1AA to City of Edgewood zoning designation R1AA-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





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



Date: August 13, 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: County to City Rezoning: R1AA to R1AA-CA Woods of Jessamine

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 is a city-sponsored rezoning; staff recommends approval.

The subject area to be rezoned from County R1AA to City R1AA-CA is that area identified as Woods of Jessamine in Exhibit 1.

Exhibit 1



As shown in Exhibit 2, the site development standards of the proposed City zoning district, R1AA-CA, are identical to the County's district, except that the City's district establishes a maximum impervious surface (IS) percentage of 45%; i.e., the amount of land that can be covered with buildings and pavement. (Note: 50% of the water surface in a pool is assumed to count as impervious). The County's district does not have an impervious surface maximum.

**Exhibit 2: Standards Comparison County R1AA and Proposed City R1AA-CA**

	R1AA-County	City R1AA-CA
Minimum Lot Area	10,000 square feet	10,000 square feet
Minimum Living Area	1,200 square feet	1,200 square feet
Minimum Lot Width	85 feet	85 feet
Minimum Building Setback		
Front Yard	30 feet	30 feet
Rear Yard	35 feet	35 feet
Side Yard	7.5 feet	7.5 feet
Maximum Height	35 feet	35 feet
Maximum Impervious Surface*	n/a	45%
Private Recreation Area**	40%	40%

\*50% of the water surface in a pool is assumed to count as pervious.

\*\*Includes the required front, rear and side yards (excluding paved driveways) and recreational structures such as, but not limited to, pools, tennis courts and porches.

Preliminary review of the lots in The Woods of Jessamine showed six (6) lots in the subdivision are near or exceed the 45% limit as listed in Exhibit 3. Only Lot 2 is expected to potentially have an issue with the limit. This lot is at 44% IS 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.

**Exhibit 3: Granada Woods Lots Likely Exceeding the 45% Maximum IS**

Lot #	Owner	IS %	Has pool?
2	MELOON DANIEL AND MELISSA	44	N
3	VASQUEZ MARISA	48	Y
5	WITHHELD	48	Y
6	LEON MARK AND DEBRA	49	Y
8	KETCHUM ROBERT AND CYNTHIA	61	Y
9	PHAM MAI ELIZABETH	48	Y

Rezoning the subdivision to R1AA-CA is in the best interest of the City, most closely resembles the Orange County zoning designation being replaced, and is consistent with the City of Edgewood Comprehensive Plan.

END

**ORDINANCE NO. 2024-16**

**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1AA WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES 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 properties designated herein have 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 City of Edgewood zoning designations to said properties 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 amendments provided for herein to be consistent with the City of Edgewood Comprehensive Plan; and

**WHEREAS**, attached hereto as composite Exhibit “A” which identifies by parcel and/or map those parcels 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 R1AA to City of Edgewood zoning designation R1AA-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.

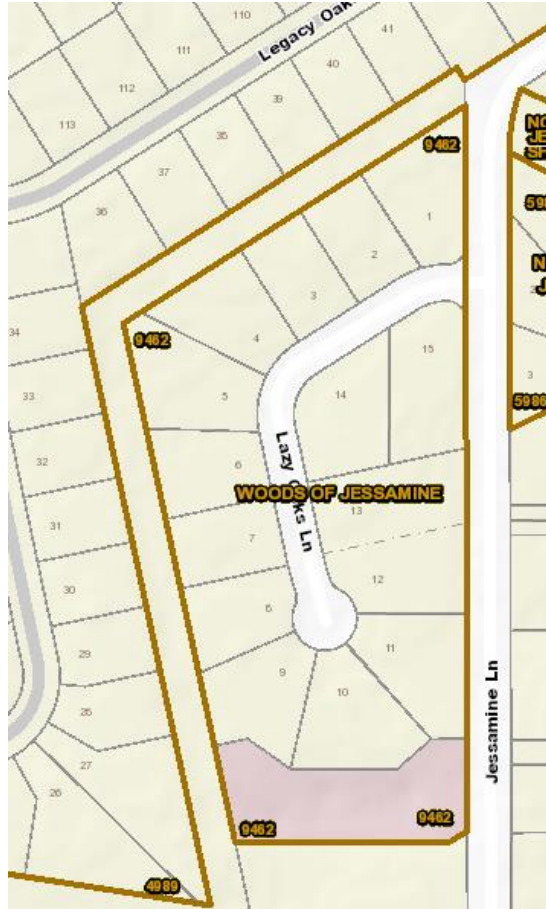
CITY OF EDGEWOOD, FLORIDA  
CITY COUNCIL

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

ATTEST:

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

Exhibit A  
Woods of Jessamine  
as Recorded in Orange County Official Records Plat Book 33, Page 22



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

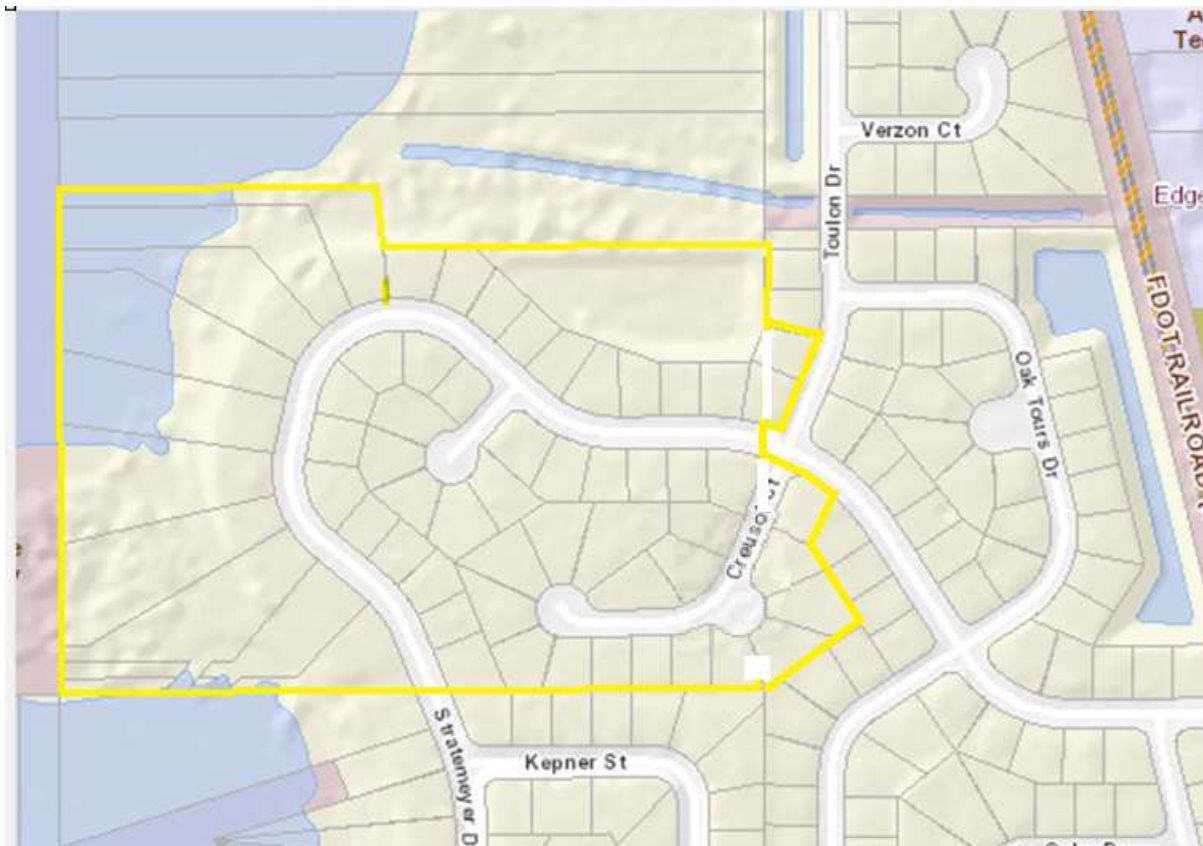


Date: August 13, 2024  
To: Planning and Zoning Board  
From: Ellen Hardgrove, City Planning Consultant  
XC: Brett Sollazzo, Administrative & Permitting Manager  
Drew Smith, City Attorney  
Sandy Riffle, City Clerk  
Re: County to City Rezoning: R1A to R1A-CA Lake Jessamine Estates Lots 60 –118 & 78 (Phase 2)

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 is a city-sponsored rezoning; staff recommends approval.

The subject area to be rezoned from County R1A to City R1A-CA is that area identified in Exhibit 1, which is Lake Jessamine Estates Lots 60-118, Plat Book 18, Page 17 and Lot 78 Lake Jessamine Estates Phase 2, Plat Book 49, Page 44.

Exhibit 1





As shown in Exhibit 2, the site development standards of the proposed City zoning district, R1A-CA, are identical to the County's district, except that the City's district establishes a maximum impervious surface (IS) percentage of 45%; i.e., the amount of land that can be covered with buildings and pavement. (Note: 50% of the water surface in a pool is assumed to count as impervious). The County's district does not have an impervious surface maximum.

**Exhibit 2**  
**Site Standards Comparison Proposed R1A-CA and Existing City R1A**

		County R1A	R1A-City Annexed (CA)
Minimum Lot Area		7,500 square feet	7,500 square feet
Minimum Living Area		1,200 square feet	1,200 square feet
Minimum Lot Width		75 feet	75 feet
Minimum Building Setback			
	Front	25 feet	25 feet
	Rear	30 feet	30 feet
	Side	7.5 feet	7.5 feet
Maximum Height		35 feet	35 feet
Maximum Impervious Surface		n/a	45%**
Minimum Private Open Space*		40%	40%

\*Includes the required front, rear and side yards (excluding paved driveways) and recreational structures such as, but not limited to, pools, tennis courts and porches.

\*\*50% of the water surface in a pool is assumed to count as pervious.

Preliminary review of all the subject lots showed 19 of the lots exceeded or were near the maximum IS, with seven (7) of these lots having pools as listed in Exhibit 3. 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 the excess impervious surface will not adversely impact the health, safety, or public welfare.

**Exhibit 3**

Lot Number	Has a Pool?	Estimated IS %
64	n	43%
65	y	51%
66	n	49%
67	n	49%
69	y	48%
78	y	50%
80	n	43%
81	y	48%
85	n	48%
86	y	48%
90	y	50%
95	y	49%
96	n	48%
97	y	58%
98	y	49%
111	y	62%
115	y	59%
116	n	43%
117	y	44%

Rezoning the parcels to R1A-CA is in the best interest of the City, most closely resembles the Orange County zoning designation being replaced, and is consistent with the City of Edgewood Comprehensive Plan.

END

**ORDINANCE NO. 2024-17**

**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1A WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES 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 properties designated herein have 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 City of Edgewood zoning designations to said properties 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 amendments provided for herein to be consistent with the City of Edgewood Comprehensive Plan; and

**WHEREAS**, attached hereto as composite Exhibit “A” which identifies by parcel and/or map those parcels 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.

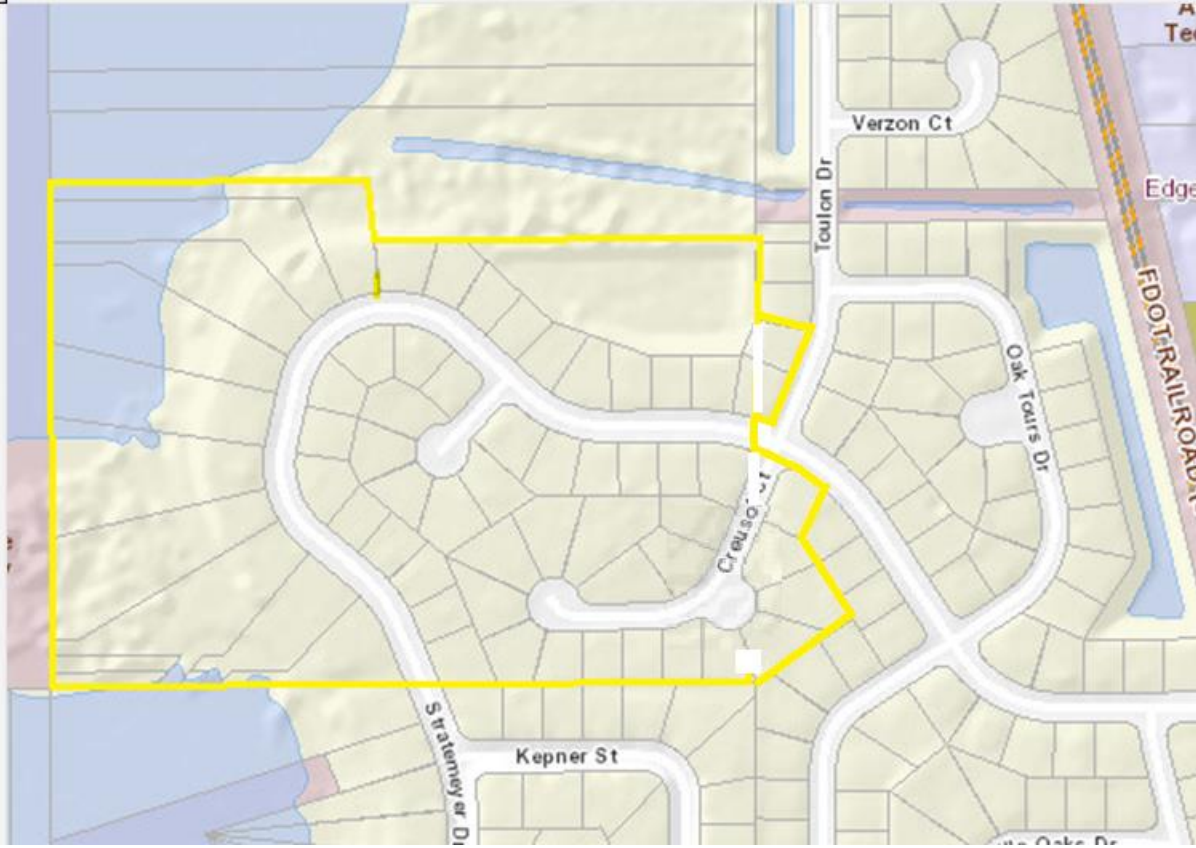
CITY OF EDGEWOOD, FLORIDA  
CITY COUNCIL

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

ATTEST:

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

Exhibit A  
Lake Jessamine Estates as Recorded in Orange County Official Records as  
Lots 60-118, Plat Book 18, Page 17 and  
Lot 78 Lake Jessamine Estates Phase 2, Plat Book 49, Page 44



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



Date: August 13, 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: County to City Rezoning: Misc Tax Parcels

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 is a city-sponsored rezoning; staff recommends approval.

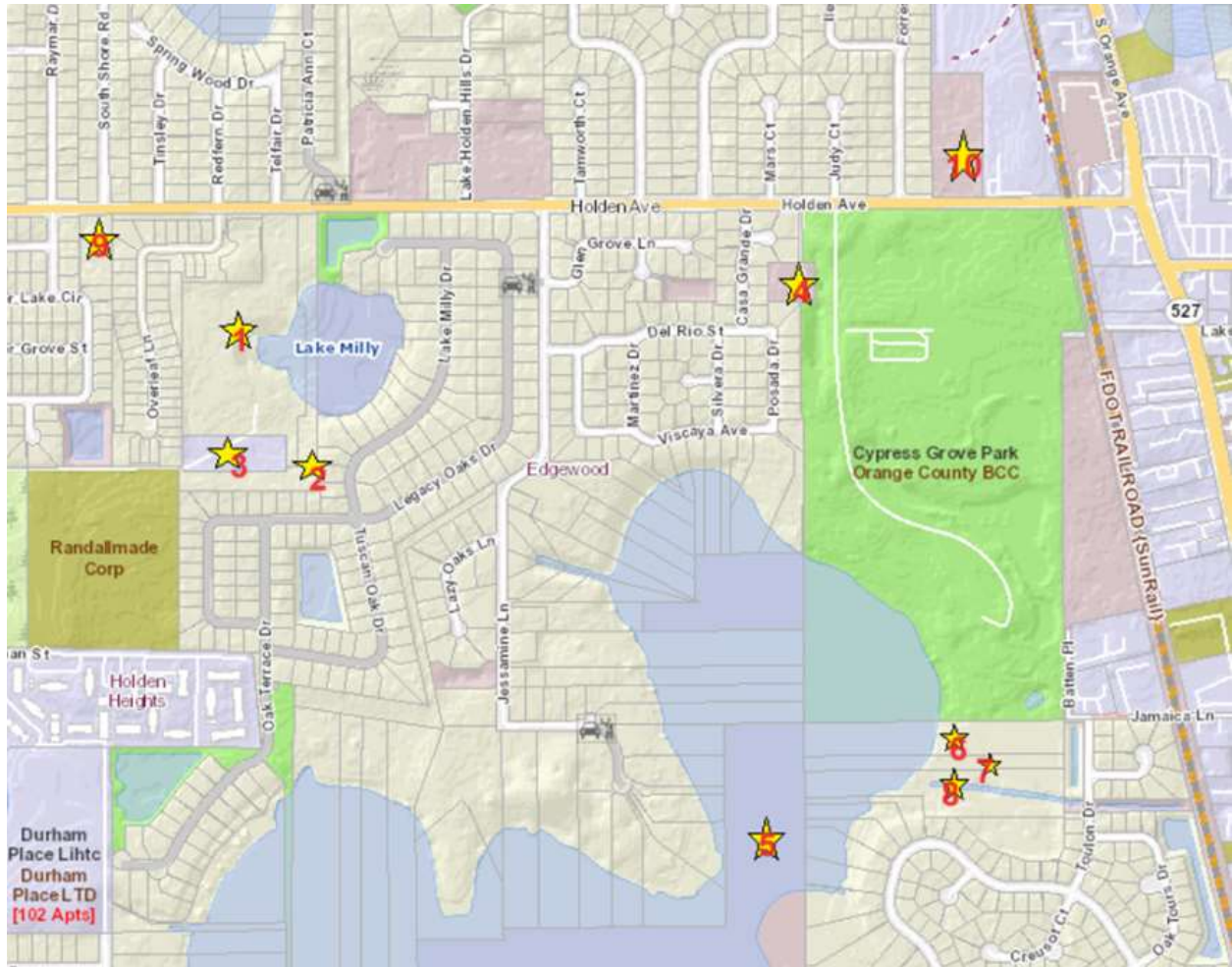
The parcels of this agenda item are relatively large parcels that are either undeveloped or contain development that is consistent with the City zoning site standards, thus, a rezoning to one of the City standard zoning districts creates no disadvantage to the property owner. These parcels and the proposed zoning district are listed in Exhibit 1. Exhibit 2 provides a location map of the various parcels.

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

Establishing a City zoning district as noted is in the best interest of the City, most closely resembles the Orange County zoning designation being replaced, and is consistent with the City of Edgewood Comprehensive Plan.

Exhibit 2 - Miscellaneous Tax Parcels



END



**ORDINANCE NO. 2024-XX**

**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1A OR R1AA WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES 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 properties designated herein have 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 City of Edgewood zoning designations to said properties 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 amendments provided for herein to be consistent with the City of Edgewood Comprehensive Plan; and

**WHEREAS**, attached hereto as composite Exhibit “A” which identifies by parcel and/or map those parcels 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 or R1AA as identified in Exhibit A to the identified City of Edgewood zoning designation: R1A or R1AA.

**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

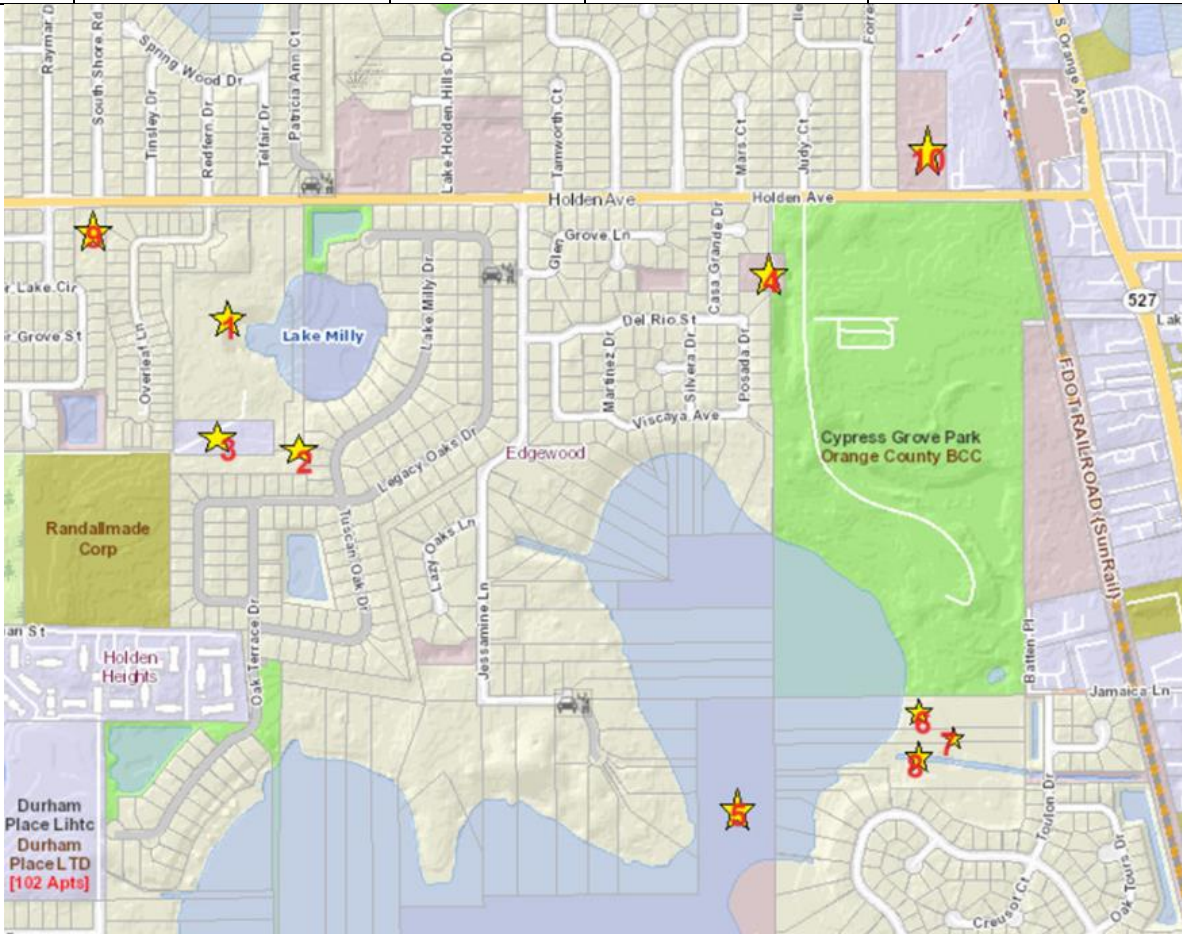
\_\_\_\_\_  
Richard A. Horn, Council President

ATTEST:

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

## Exhibit A

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 HEARINGS  
(ORDINANCES – SECOND  
READINGS & RELATED  
ACTION)**

**ORDINANCE 2024-06:**

**Tattoo Establishments**

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**ORDINANCE NO 2024-06**

**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING CHAPTER 134 OF THE CODE OF ORDINANCES TO PROVIDE THAT TATTOO ESTABLISHMENTS MAY BE PERMITTED ON A CASE-BY-CASE BASIS AS A SPECIAL EXCEPTION USE WITHIN THE C-1, C-2, C-3, AND EDGEWOOD CENTRAL DISTRICT ZONING DISTRICTS; ESTABLISHING CRITERIA SPECIFIC TO TATTOO ESTABLISHMENTS FOR CONSIDERATION DURING ANY REVIEW OF AN APPLICATION FOR A SEPCIAL EXCEPTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the City currently prohibits tattoo establishments with the C-1, C-2, C-3, and Edgewood Central District Zoning Districts; and

**WHEREAS**, the City has previously distinguished between tattoo establishments and salons that apply permanent makeup; and

**WHEREAS**, the City also recognizes that tattoo establishments and public perception of them have evolved over the last twenty years; and

**WHEREAS**, the City recognizes that the Supreme Court of the United States has found that there are First Amendment rights involved in issues dealing with tattooing and tattoo establishments; and

**WHEREAS**, in order to balance the competing interests and considerations on this topic, the City Council has determined moving tattoo establishments into the category of Special Exception Use within the C-1, C-2, C-3, and Edgewood Central District Zoning Districts to be reasonable and appropriate.

**WHEREAS**, the City Council finds that adding criteria for consideration specific to this subject for use during a Special Exception review of a tattoo establishment to be in the best interest of the City, its residents, businesses, and visitors; and

**WHEREAS**, in this Ordinance additions to the Code of Ordinances are indicated by underline, deletions are indicated by ~~strikethrough~~, and portions of the Code that remain unchanged and which are not reprinted here are indicated by ellipses (\*\*\*)

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDGEWOOD, FLORIDA, AS FOLLOWS:**

**SECTION ONE.** The findings set forth in the recitals above are hereby adopted as legislative findings of the City Council pertaining to this Ordinance.

37           **SECTION TWO.** Chapter 134, “Zoning” is hereby amended as follows:

38           \* \* \*

39           **Sec. 134-1. – Definitions.**

40           \*\*\*

41           Tattoo establishment means any permanent location, place, area, structure, or business where  
42           tattooing is performed; provided, however, that beauty salons at which permanent makeup only is  
43           applied shall not be considered tattoo establishments. For purposes of professional suites where  
44           studio suites or chairs are rented, if tattooing is performed at such location, the entire location shall  
45           be considered a single tattoo establishment regardless of the number of chairs rented to different  
46           professionals.

47           \*\*\*

48           **Sec. 134-346. - Special exceptions.**

49           (a)The following uses may be permitted as a special exception in the C-1 district, provided  
50           that any review and hearing of an application for a special exception shall consider the  
51           character of the neighborhood in which the proposed use is to be located, its effect on the  
52           value of surrounding lands, and the area of the site as it relates to the required open spaces  
53           and off-street parking facilities.

54           (b)In addition, for any application for a special exception, the planning and zoning board  
55           and the city council shall consider the following criteria:

56           (1)Compatibility of the proposed facility with the surrounding uses.

57           (2)The size of the lot on which the proposed facility will be located.

58           (3)The number of persons to be residing in the proposed facility.

59           (4)The amount of traffic generated by the proposed facility.

60           (5)The availability of adequate water and sewer facilities.

61           (6)Whether the location of the proposed facility will maintain the stability of residential  
62           areas.

63           (7)The general health, safety and welfare of the community.

64           (c)Each application for a special exception shall be accompanied by a site plan  
65           incorporating the regulations established herein. As part of the application, the site plan  
66           shall include a simple plan drawn to an appropriate scale, including legal description, lot  
67           area, site dimensions, right-of-way location and width, parking areas and number of  
68           parking spaces, proposed building location and setbacks from lot lines, total floor area  
69           proposed for any building, proposed points of access, location of signs, location of existing  
70           easements and a general plan of proposed landscaping. Said site plan shall be submitted to

71 and considered by the city council after recommendation by the planning and zoning board  
72 as provided for in article II of this chapter prior to the granting of a building permit. Upon  
73 such approval, said site plan becomes part of the building permit and may be amended only  
74 by the city council after recommendation by the planning and zoning board. Development  
75 under the special exception shall comply with all applicable city codes and ordinances.

76 (1)Hotel and motels.

77 (2)Churches and schools.

78 (3)Day nurseries, kindergartens, and other child care centers.

79 (4)Hospitals, including veterinary hospitals.

80 (5)Clinics.

81 (6)Laundromats.

82 (7)One single-family dwelling which is accessory and attached to a permitted principal  
83 building.

84 (8)Open air fruit, vegetable and farmers markets.

85 (9)Pet grooming establishments.

86 (10)Bowling alley.

87 (11)Civic clubs and fraternal lodges.

88 (12)Thrift stores or other similar uses.

89 (13)Christmas tree lots.

90 (14)Theaters, except drive-in theaters which shall be prohibited.

91 (15)Any retail commercial establishment occupying more than 50,000 square feet and less  
92 than 100,000 square feet.

93 (16) Tattoo establishments.

94 **Sec. 134-347. - Uses prohibited.**

95 The following uses shall be prohibited in any C-1 retail commercial district:

96 (1) Title loan stores.

97 (2) Check cashing, payday advance stores, or other similar businesses.

98 (3) Labor pool offices.

99 (4) Bail bond offices.

100 (5) ~~Tattoo~~, ~~b~~Body piercing, massage parlors and fortunetelling shops.



- 101 (6) Soup kitchens.
- 102 (7) Runaway and related emergency shelters; homeless shelters.
- 103 (8) Convalescent facilities.
- 104 (9) Residential social service facilities; welfare, food stamp, and other social service offices  
105 and institutional facilities.
- 106 (10) Treatment and recovery facilities.
- 107 (11) New and used automobile and boat sales.
- 108 (12) Medical marijuana dispensaries.
- 109 (13) Non-medical marijuana sales.
- 110 (14) Cannabis farm.
- 111 (15) Other similar uses consistent with this section.
- 112 (16) Any use or activity which is not in full compliance with all the requirements and  
113 standards set forth in this division.
- 114 (17) Uses listed in section 134-403, except uses listed at subsection 134-403(1), or section  
115 134-404 of the C-3, wholesale commercial district (article IV, division 9 of this chapter).
- 116 (18) Pain management clinics.

117 \*\*\*

118 **Sec. 134-374. - Prohibited uses.**

119 The following uses shall be prohibited in any C-2 general commercial district:

- 120 (1) Any use prohibited in the C-1 district.
- 121 (2) Title loan stores.
- 122 (3) Check cashing, payday advance stores, or other similar businesses.
- 123 (4) Labor pool offices.
- 124 (5) Bail bond offices.
- 125 (6) ~~Tattoo, b~~Body piercing, massage parlors and fortunetelling shops.
- 126 (7) Soup kitchens.
- 127 (8) Runaway and related emergency shelters; homeless shelters.
- 128 (9) Convalescent facilities.
- 129 (10) Residential social service facilities; welfare, food stamp, and other social service  
130 offices and institutional facilities.

- 131 (11) Treatment and recovery facilities.
- 132 (12) Other similar uses consistent with this section.
- 133 (13) New and used automobile and boat sales.
- 134 (14) Pain management clinics.

135 **Sec. 134-375. - Special exceptions.**

136 (a)The following uses may be permitted as a special exception, provided that any review  
137 and hearing of an application for a special exception shall consider the character of the  
138 neighborhood in which the proposed use is to be located, its effect on the value of  
139 surrounding lands, and the area of the site as it relates to the required open spaces and off-  
140 street parking facilities.

141 (b)Each application for a special exception shall be accompanied by a site plan  
142 incorporating the regulations established herein. As a part of the application, the site plan  
143 shall include a simple plan drawn to an appropriate scale, including legal description, lot  
144 area, site dimensions, right-of-way location and width, parking areas and number of  
145 parking spaces, proposed building location and setbacks from lot lines, total floor area  
146 proposed for any building, proposed points of access, location of signs, location of existing  
147 easements, and a general plan of proposed landscaping. Said site plan shall be submitted  
148 to and considered by the city council after recommendation by the planning and zoning  
149 board as provided for in article II of this chapter prior to the granting of a building permit.  
150 Upon such approval, said site plan becomes part of the building permit and may be  
151 amended only by the city council after recommendation by the planning and zoning board.  
152 Development under the special exception shall comply with all applicable city codes and  
153 ordinances.

- 154 (1) Miniwarehouses for dry storage only.
- 155 (2) Open-air flea markets.
- 156 (3) Auctions.
- 157 (4) Living quarters in conjunction with a commercial use to be occupied by the owner of  
158 the business or an employee.
- 159 (5) Institutional uses, public or private, such as churches, schools, hospitals, nursing homes,  
160 libraries, community centers and universities.
- 161 (6) Zero lot line commercial developments.
- 162 (7) Radio broadcasting and telecasting stations, studios and offices.
- 163 (8) Car washes. (No fuel services provided.)
- 164 (9) Christmas tree lots.

- 165 (10) New car and boat sales and services.
- 166 (11) Adult congregate living facilities.
- 167 (12) Any general commercial establishment occupying more than 50,000 square feet and  
168 less than 100,000 square feet.
- 169 (13) Tattoo establishments.

170 \*\*\*

171 **Sec. 134-404. - Prohibited uses.**

172 The following uses shall be prohibited in the C-3 wholesale commercial district:

- 173 (1)Any use or activity which is not in full compliance with all the requirements and  
174 standards set forth in this article.
- 175 (2)Animal slaughtering, or the confinement of animals for feeding, finishing and  
176 preparation for slaughter, including stockyards and feeding pens.
- 177 (3)Asphalt manufacturing or refining, or any similar petroleum or petrochemical refining  
178 or manufacturing process.
- 179 (4)Asphalt or concrete paving, mixing or batching plant.
- 180 (5)Corrosive acid manufacture or bulk storage including, but not limited to, hydrochloric,  
181 nitric, sulphuric or similar acids.
- 182 (6)Bone distillation or the reduction, rendering, incineration or storage of garbage, offal,  
183 animals or animal waste, fats, fish or similar materials or products.
- 184 (7)Blast furnace, or similar heat or glare generating operations or incinerator or  
185 crematorium.
- 186 (8)Cement, lime, gypsum or Plaster-of-Paris manufacture, or the open storage of raw  
187 materials or finished products related to such manufacture.
- 188 (9)Glue, size or gelatin manufacture where the processes involve the refining or recovery  
189 of such products from fish, animal or refuse materials.
- 190 (10)Tallow, grease, lard or vegetable oil refining.
- 191 (11)Junkyard, salvage yard, recycling or wrecking yard or structure wherein motor  
192 vehicles, appliances or similar used equipment or material is stored, dismantled, or sorted  
193 for display, sale or packing.
- 194 (12)New and used automobile and boat sales.
- 195 (13)Mobile and modular homes.

196 (14)Other uses which are similar to those listed above which are not specifically permitted  
197 in section 134-403, the prohibition of which would promote the intent and purposes of this  
198 district. Determination shall be made by authority and directive of the city council which  
199 shall be after public notice and public hearing.

200 (15)Title loan stores; check cashing, payday advance stores, or other similar businesses;  
201 labor pool offices; bail bond offices; ~~tattoo~~, body piercing, massage parlors; fortunetelling  
202 shops; soup kitchens; runaway and related emergency shelters; homeless shelters;  
203 convalescent facilities; residential social service facilities; addiction treatment and  
204 recovery facilities; welfare, food stamp, and other social service offices and institutional  
205 facilities; other similar uses consistent with this subsection.

206 (16)Any individual, specific use whether or not contained within a shopping center, which  
207 is not otherwise expressly permitted as an individual use pursuant to this section or sections  
208 134-345, 134-373 and 134-403, as these sections may be amended or replaced from time  
209 to time, or which is not expressly listed as a special exception pursuant to sections 134-  
210 346, 134-375 or 134-405, as those sections may be amended or replaced from time to time.

211 (17)Any commercial establishment occupying more than 100,000 square feet.

212 (18)Any other use specifically prohibited in the C-1, C-2 or C-3 commercial districts.

213 (19)Professional auction houses.

214 (20)Dyeing, dry cleaning and laundering; this prohibition shall not include drop-off  
215 facilities where the dyeing, dry cleaning or laundering occurs at an off-site location.

216 (21)Pain management clinics.

217 **Sec. 134-405. - Special exceptions.**

218 (a)The following uses may be permitted as a special exception, provided that any review  
219 and hearing of an application for a special exception shall consider the character of the  
220 neighborhood in which the proposed use is to be located, its effect on the value of  
221 surrounding lands, and the area of the site as it relates to the required open spaces and off-  
222 street parking facilities.

223 (b)Each application for a special exception shall be accompanied by a site plan  
224 incorporating the regulations established herein. As a part of the application, the site plan  
225 shall include a simple plan drawn to an appropriate scale, including legal description, lot  
226 area, site dimensions, right-of-way location and width, parking areas and number of  
227 parking spaces, proposed building location and setbacks from lot lines, total floor area  
228 proposed for any building, proposed points of access, location of signs, location of existing  
229 easements and a general plan of proposed landscaping. Said site plan shall be submitted to  
230 and considered by the city council after recommendation by the planning and zoning board  
231 as provided for in article II of this chapter prior to the granting of a building permit. Upon  
232 such approval, said site plan becomes part of the building permit and may be amended only

233 by the city council after recommendation by the planning and zoning board. Development  
234 under the special exception shall comply with all applicable city codes and ordinances.

235 (1) Dwelling unit in conjunction with a commercial use to be occupied by the owner,  
236 operator or employee of the business.

237 (2) Institutional uses, public or private, such as churches, schools, hospitals, nursing homes,  
238 libraries, community centers and universities.

239 (3) Zero lot line commercial developments.

240 (4) Bus, cab, light truck repair.

241 (5) Meat storage, cutting and distribution.

242 (6) Wholesale products distribution.

243 (7) Christmas tree lots.

244 (8) Any wholesale commercial establishment occupying more than 50,000 square feet and  
245 less than 100,000 square feet.

246 (9) Machinery sales, rental and storage.

247 (10) Outdoor storage of merchandise, parts or other equipment.

248 (11) Building material storage and sales (new, no junk or used material).

249 (12) Contractors' storage and equipment yards, including well drilling equipment and land  
250 clearing equipment.

251 (13) Miniwarehouses.

252 (14) Storage and wholesale distribution warehouse adjacent to a residential zoning district  
253 or property with a residential future land use designation, including those across a right-of-  
254 way.

255 (15) Tattoo establishments.

256 **Sec. 134-467. - Permitted uses within the Edgewood Central District.**

257 \* \* \*

Tattoo and/or body piercing	<del>S</del>
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258

259 \* \* \*

260 (c) The review and hearing of an application for a special exception shall consider consistency  
261 with the ECD Vision, the character and compatibility of the surrounding area in which the  
262 proposed use is to be located, its effect on the value of surrounding lands, availability of public

263 services and facilities, and the area of the site as it relates to the required open spaces and off-  
264 street parking facilities. Each application for a special exception shall be accompanied by a site  
265 plan incorporating the regulations established herein. The site plan shall be drawn to an appropriate  
266 scale, and include the property's legal description, lot area, site dimensions, adjacent right-of-way  
267 location and width, existing and/or proposed parking areas and number of parking spaces, existing  
268 and/or proposed building location and setbacks from lot lines, total floor area existing and/or  
269 proposed for any building, proposed points of access, location of signs, location of existing  
270 easements and a proposed landscaping plan. A special exception shall not be recommended by  
271 the Planning and Zoning Board (Board) nor approved by the City Council unless and until the  
272 Board and City Council make a finding that the granting of the special exception is consistent  
273 with the comprehensive plan and ECD Vision, the use is similar and compatible with the  
274 surrounding area, and will not act as a detrimental intrusion into the surrounding area nor  
275 negatively impact the level of service of public services and facilities. Upon such approval, said  
276 site plan becomes part of the building permit and may be amended only by the city council after  
277 recommendation by the planning and zoning board. Development under the special exception shall  
278 comply with all applicable city codes and ordinances.

279 \* \* \*

#### 280 134-527 Tattoo Establishments

281 In zoning districts where tattoo establishments are permitted as a special exception, the  
282 following additional criteria must be complied with:

- 283 1) All activities conducted at the establishment shall be in accordance with applicable  
284 state statutes and regulations;
- 285 2) Tattoo Establishments shall not have operating hours or be open to customers between  
286 the hours of 9:00 p.m. and 8:00 a.m.;
- 287 3) Tattoo establishments shall not be established within 1,500 feet of an existing tattoo  
288 establishment as measured in a straight line from the nearest point of each lot or parcel.

289 **SECTION THREE.** Severability. If any section, subsection, sentence, clause, phrase,  
290 word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court  
291 of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion  
292 shall be deemed a separate, distinct and independent provision, and such holding shall not affect  
293 the validity of the remaining portions of this Ordinance.

294 **SECTION FOUR.** Conflicts. In the event of a conflict or conflicts between this Ordinance  
295 and any other ordinance or provision of law, this Ordinance controls to the extent of the conflict,  
296 as allowable under the law.

297 **SECTION FIVE.** Codification. It is the intent of the City Council of the City of Edgewood  
298 that the provisions of this Ordinance shall be codified. The codifier is granted broad and liberal  
299 authority in codifying the provisions of this Ordinance.

300 **SECTION SIX.** Effective date. This Ordinance shall take effect immediately upon  
301 adoption as provided by the Charter of the City of Edgewood.

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

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

CITY OF EDGEWOOD, FLORIDA  
CITY COUNCIL

---

Richard A. Horn, Council President

ATTEST:

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Sandra Riffle, City Clerk

304

# Business Impact Estimate

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and posted on the City's website.*

## ORDINANCE NO. 2024-07

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING CHAPTER 134 OF THE CODE OF ORDINANCES TO PROVIDE THAT TATTOO ESTABLISHMENTS MAY BE PERMITTED ON A CASE-BY-CASE BASIS AS A SPECIAL EXCEPTION USE WITHIN THE C-1, C-2, C-3, AND EDGEWOOD CENTRAL DISTRICT ZONING DISTRICTS; ESTABLISHING CRITERIA SPECIFIC TO TATTOO ESTABLISHMENTS FOR CONSIDERATION DURING ANY REVIEW OF AN APPLICATION FOR A SEPCIAL EXCEPTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the [City/Town/Village] is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

---

<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.



1. Summary of the proposed ordinance: The Ordinance includes Tattoo Establishments as a Special Exception use in designated commercial zoning districts

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Cit, if any:

The Ordinance is not expected to have any negative economic impact on private, for profit businesses. Any economic impact on business would be positive do to the expansion of potentially allowable uses.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The Ordinance is not expected to have any negative economic impact on private, for profit businesses. The Ordinance expands potentially allowable uses.

# **ORDINANCE 2024-07:**

## **Awnings**



25 \* \* \*

26 Awning means a shelter above a door or window, projecting from and supported by the exterior  
27 wall of a building constructed of rigid or non-rigid durable, weather-resistant materials on a  
28 supporting framework that may include a type that can be retracted, folded or collapsed against  
29 the wall of a supporting building.

30 \* \* \*

31 **Section 3.** The provisions of this Ordinance shall be codified as and become and be made a  
32 part of the Code of Ordinances of the City of Edgewood.

33 **Section 4.** Severability. If any section, sentence, phrase, word or portion of this ordinance is  
34 determined to be invalid, unlawful or unconstitutional, said determination shall not be held to  
35 invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or  
36 portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

37 **Section 5.** Conflicts. All ordinances that are in conflict with this Ordinance are hereby  
38 repealed.

39 **Section 6.** Effective Date. This Ordinance shall become effective immediately upon its  
40 passage and adoption.

41 **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by the City  
42 Council of the City of Edgewood, Florida.

43

44 PASSED ON FIRST READING: \_\_\_\_\_

45

46 PASSED ON SECOND READING: \_\_\_\_\_

47

48 \_\_\_\_\_

49

Richard Horn, Council President

50

51 *ATTEST:*

52

53

54 \_\_\_\_\_

Sandra Riffle

55 City Clerk

# Business Impact Estimate

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and posted on the City's website.*

ORDINANCE NO. 2024-07

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA AMENDING CHAPTER 134, ARTICLE I, SECTION 134-1, "DEFINITIONS," CREATING A DEFINITION FOR "AWNING;" PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the [City/Town/Village] is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance: The Ordinance incorporates a definition of the term "Awning" into the City's Land Development Regulations.

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Cit, if any:

The Ordinance is not expected to have any direct economic impact on private, for profit businesses.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The ordinance is not expected to have any direct economic impact on private, for profit-businesses.

# **UNFINISHED BUSINESS**



# **NEW BUSINESS**

# **Boise Cascade - Request for Variance Extension**



August 29, 2024

Brett Sollazzo  
City of Edgewood, Florida  
Edgewood, FL 32809

Dear Brett

Shortly after Steelworx applied for the new building permit, we received a large price increase from them, so Boise did not complete the work related to the permit.

We have a set of drawings from CT Darnell, Alpharetta, GA (enclosed), and we are engaging them to construct the new rear warehouse.

Citing Section 134-104(3)C ... Boise Cascade would like to respectfully request a 6 month extension of the variance(s) previously approved by the Edgewood City Council.

If you could please make me aware of next steps, It will be appreciated.

Sincerely,

Paul Watterson  
Branch Manager

***Orlando BMD, 75 Holden Ave, Orlando Florida, 32839***



9/22/2023

Paul Watterson  
Boise Cascade  
75 Holden Ave.  
Orlando, FL 32839

Email: paulwatterson@bc.com

**RE: Variances 2023-02 and 2023-03**

Mr. Watterson:

This letter serves to confirm that the City of Edgewood’s Planning & Zoning Board met on **Monday, June 12, 2023** to review your variance requests to the landscaping and parking code. The following recommendations were made to City Council by the Board:

***Chair Santurri made a motion to recommend approval of Variance 2023-02 [the parking variance] to allow a maximum increase of 17,060 square feet of building onsite without increasing the number of parking spaces except for one additional ADA-compliant space. The motion was seconded by Board Member Gragg. Motion approved by roll call vote (5/0).***

Chair Santurri	Favor
Board Member Nelson	Favor
Board Member Gibson	Favor
Board Member Nelson	Favor
Board Member Nolan	Favor

***Board Member Nelson recommended approval of Variance 2023-02 [the landscaping variance] to allow the addition of more than 5,000 square feet of building with the landscaping, open space, and parking/vehicular circulation as shown on the submitted site plan dated received April 24, 2023 with the following conditions.***

***A. The maximum additional building square footage on the property shall be 17,059.46 (26,400 square feet new construction less the demolition of 9,340.54 square feet), and 11,000 square feet of non-enclosed lean-to square footage.***

**B. Modify the plan to show additional landscaping as following**

***1. Along and adjacent to the building side fronting Holden Avenue:***

***a. Provide additional plants to provide a continuous hedge along the building frontage (excluding the western part of the building frontage where covered parking exists), with the new plants being at least 24 inches high at planting and being of a species capable of growing to at least 36 inches in height within 18 months. Maintain the existing and new hedges at a height of not less than 36 inches.***



***b. Add 4 evergreen shade trees along the building frontage, e.g., between the existing palm groupings. Each evergreen shade tree shall be of a species with a mature height of 30'-40' and a minimum caliper of 4" and a minimum of 16 feet in height at planting.***

***c. Maintain the existing palms.***

***2. Along the Holden Avenue frontage, east of the easternmost driveway:***

***a. Plant multi-stemmed evergreen understory trees at a minimum rate of 1 understory tree/25 feet, with each tree planted on center, with a minimum of three (3) stems, each stem a minimum 1.5-inch caliper and 4 feet spread. The existing cluster of palms in this location can substitute for one required understory tree.***

***b. Plant a continuous hedge of plants at least 30 inches high at planting, planted 30 inches on center, of a species capable of growing to at least 3 feet in height within 6 months, and maintained at a height of not less than 36 inches.***

***3. Along the east property line, south of the building to the buffer along Holden***

***a. Plant evergreen shade trees at a rate of 1 tree/35 feet, setback from the east property line at a distance that the chosen species at maturity will not interfere with railroad operations. Groupings of evergreen multi-stemmed understory trees can substitute for these shade trees at a minimum rate of 1 grouping (3 understory trees)/20 feet, with each grouping evenly spaced and with each tree a minimum of three (3) stems, each stem a minimum 1.5-inch caliper and 4 feet spread.***

***b. Plant a continuous hedge of shrubs at least 30 inches high at planting, 30 inches on center, of a species capable of growing to at least 3 feet in height within 18 months and maintained at a height of not less than 36 inches.***

***4. Along the west property line***

***a. Maintain the 7 feet high wall along the perimeter of the property adjacent to the church and homes along Forrestal Avenue.***

***b. Adjacent to the homes fronting Forrestal Avenue, on the west side of the existing stormwater pond, provide evergreen shade trees instead of cypress trees at a rate of 1 tree/35 feet on center, with each tree a minimum of 4-inch caliper and capable of a canopy 30 to 40 feet wide at maturity. Mature height to be attainable within three years. The intent is to provide a dense visual screening from 7 feet to at least 30 feet in height;***

***5. Along the north property line provide at least one evergreen (1) shade tree or groupings (three trees) of evergreen multi-stemmed understory trees every fifty (50) feet within the 15 feet building setback along the north property line. Each shade tree shall be a minimum of ten (10) feet tall, with a minimum caliper of three (3) inches as measured twelve (12) inches above the root ball. Each understory tree shall have a minimum of three (3) stems, each stem a minimum 1.5-inch caliper and 4 feet spread.***

***C. Maintenance of a solid, minimum 6 feet-high fence.***

***D. All onsite landscaping shall be irrigated.***

***E. A minimum of 15% open space on the property shall be maintained.***

***F. Outdoor storage or materials and equipment shall be setback a minimum of 15 feet from the property lines of current tax parcel 11-23-29-0000-00-025; i.e., Fellowship Baptist Church of Orlando Inc.***

***G. No materials, equipment or other goods stored outdoors shall exceed 24 feet in height within 100 feet of the adjacent residential zoned property fronting Forestal Avenue.***

***H. Two ADA-compliant parking spaces shall be provided onsite. If additional parking is provided onsite, ADA-compliant parking spaces shall be provided at a rate of at least 1/25 new parking spaces.***



***The motion was seconded by Board Member Gragg. Approved by roll call vote (5/0)***

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

**On Tuesday, July 18, 2023** City Council reviewed the documents and recommendations made by the Planning and Zoning Board regarding your application. After discussion, the Edgewood City Council voted to approve the application as follows:

***Councilmember Chotas made a motion to approve Variance 2023-02 (the parking variance) to allow a maximum increase of 17,060 square feet of building onsite without increasing the number of parking spaces exception for one additional ADA-compliant space, with the proviso that the City accept the proffer of the property owner that the parking variance goes away upon sale of the property, and the conditions of Planning and Zoning. The motion was seconded by Councilmember Pierce. Motion approved by roll call vote (4/0).***

Councilmember Chotas	Favor
Councilmember Lomas	Favor
Councilmember Pierce	Favor
Council President Horn	Favor
Councilmember Rader	Favor

***Councilmember Chotas made a motion to approve Variance 2023-03 (landscaping) to allow the addition of more than 5,000 square feet of building with the landscaping, open space, and parking/vehicular circulation as shown on the submitted site plan dated received April 24, 2023 with the following conditions imposed by the Planning and Zoning Board:***

- A. The maximum additional building square footage on the property shall be 17,059.46 (26,400 square feet new construction less the demolition of 9,340.54 square feet), and 11,000 square feet of non-enclosed lean-to square footage.***
- B. Modify the plan to show additional landscaping as following***
  - 1. Along and adjacent to the building side fronting Holden Avenue:***
    - a. Provide additional plants to provide a continuous hedge along the building frontage (excluding the western part of the building frontage where covered parking exists), with the new plants being at least 24 inches high at planting and being of a species capable of growing to at least 36 inches in height within 18 months. Maintain the existing and new hedges at a height of not less than 36 inches.***



***b. Add 4 evergreen shade trees along the building frontage, e.g., between the existing palm groupings. Each evergreen shade tree shall be of a species with a mature height of 30'-40' and a minimum caliper of 4" and a minimum of 16 feet in height at planting.***

***c. Maintain the existing palms.***

**2. Along the Holden Avenue frontage, east of the easternmost driveway:**

***a. Plant multi-stemmed evergreen understory trees at a minimum rate of 1 understory tree/25 feet, with each tree planted on center, with a minimum of three (3) stems, each stem a minimum 1.5-inch caliper and 4 feet spread. The existing cluster of palms in this location can substitute for one required understory tree.***

***b. Plant a continuous hedge of plants at least 30 inches high at planting, planted 30 inches on center, of a species capable of growing to at least 3 feet in height within 6 months, and maintained at a height of not less than 36 inches.***

**3. Along the east property line, south of the building to the buffer along Holden**

***a. Plant evergreen shade trees at a rate of 1 tree/35 feet, setback from the east property line at a distance that the chosen species at maturity will not interfere with railroad operations. Groupings of evergreen multi-stemmed understory trees can substitute for these shade trees at a minimum rate of 1 grouping (3 understory trees)/20 feet, with each grouping evenly spaced and with each tree a minimum of three (3) stems, each stem a minimum 1.5-inch caliper and 4 feet spread.***

***b. Plant a continuous hedge of shrubs at least 30 inches high at planting, 30 inches on center, of a species capable of growing to at least 3 feet in height within 18 months and maintained at a height of not less than 36 inches.***

**4. Along the west property line**

***c. Maintain the 7 feet high wall along the perimeter of the property adjacent to the church and homes along Forrestal Avenue.***

**4. Adjacent to the homes fronting Forrestal Avenue, on the west side of the existing stormwater pond, provide evergreen shade trees instead of cypress trees at a rate of 1 tree/35 feet on center, with each tree a minimum of 4-inch caliper and capable of a canopy 30 to 40 feet wide at maturity. Mature height to be attainable within three years. The intent is to provide a dense visual screening from 7 feet to at least 30 feet in height;**

**5. Along the north property line provide at least one evergreen (1) shade tree or groupings (three trees) of evergreen multi-stemmed understory trees every fifty (50) feet within the 15 feet building setback along the north property line. Each shade tree shall be a minimum of ten (10) feet tall, with a minimum caliper of three (3) inches as measured twelve (12) inches above the root ball. Each understory tree shall have a minimum of three (3) stems, each stem a minimum 1.5-inch caliper and 4 feet spread.**

**C. Maintenance of a solid, minimum 6 feet-high fence.**

**D. All onsite landscaping shall be irrigated.**

**E. A minimum of 15% open space on the property shall be maintained.**

**F. Outdoor storage or materials and equipment shall be setback a minimum of 15 feet from the property lines of current tax parcel 11-23-29-0000-00-025; i.e., Fellowship Baptist Church of Orlando Inc.**

**G. No materials, equipment or other goods stored outdoors shall exceed 24 feet in height within 100 feet of the adjacent residential zoned property fronting Forestal Avenue.**



***H. Two ADA-compliant parking spaces shall be provided onsite. If additional parking is provided onsite, ADA-compliant parking spaces shall be provided at a rate of at least 1/25 new parking spaces.***

Councilmember Pierce	Favor
Councilmember Chotas	Favor
Councilmember Lomas	Favor
Council President Horn	Favor
Councilmember Rader	Absent

**Please maintain this information for your file.** I am happy to assist should you have any questions or concerns regarding this decision.

Sincerely,

Brett Sollazzo  
Administrative & Permitting Manager



# **GENERAL INFORMATION**

# **CITIZEN COMMENTS**

# **BOARDS AND COMMITTEES**

# **STAFF REPORTS**

# City Attorney Smith

# Police Chief DeSchryver

**Edgewood Police Department  
City Council Report  
August 2024**

	<b>July</b>	<b>August</b>
<b>Residential Burglaries</b>	0	0
<b>Commercial Burglaries</b>	0	0
<b>Auto Burglaries</b>	1	0
<b>Theft</b>	1	1
<b>Assault/Battery</b>	3	1
<b>Sexual Battery</b>	0	0
<b>Homicides</b>	0	0
<b>Robbery</b>	0	0
<b>Traffic Accident</b>	16	16
<b>Traffic Citations</b>	61	76
<b>Traffic Warnings</b>	49	55
<b>Felony Arrests</b>	0	2
<b>Misdemeanor Arrests</b>	3	2
<b>Warrant Arrests</b>	0	4
<b>Traffic Arrests</b>	0	2
<b>DUI Arrests</b>	0	1
<b>Code Compliance Reports</b>	7	13

**Department Highlights:**

- The first few days of August, the Edgewood Police Department spent time preparing for the possibility of a hurricane in the area. This included visiting the Orange County Emergency Operations Center, participating in a sandbag site along side the City of Belle Isle, and creating an emergency preparedness plan.
- On August 12, 2024 Orange County Public Schools went back into session. During the first couple of weeks of public school, the Edgewood Police Department conducted additional bus stop patrols. This included officers following the bus drivers route through the City to make sure that traffic stopped each time the bus stopped.
- From August 16<sup>th</sup> through September 2<sup>nd</sup>, the Edgewood Police Department participated in the National Drive Sober or Get Pulled Over Campaign. The goal of the campaign is to raise awareness on the dangers of driving under the influence.
- Trainings during August -  
 Instructor Techniques: Sgt. Fraticelli  
 ORMC Trama Course: Chris Meade  
 Radar and Laser Speed Measurement Training: Matthew Baretto

Reporting Dates: August 1<sup>st</sup> – August 31<sup>st</sup>

# City Clerk Riffle



# **MAYOR & CITY COUNCIL REPORTS**

# Mayor Dowless

# Council Member Lomas

# Council Member McElroy

# Council Member Rader

# Council Member Steele

# Council President Horn

# ADJOURN