



# PLANNING AND ZONING BOARD MEETING

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

Ryan Santurri  
Chair

David Nelson  
Vice-Chair

David Gragg  
Board Member

Charles Phillips  
Board Member

Todd Nolan  
Board Member

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## AGENDA

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

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

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

**C. APPROVAL OF MINUTES**

1. August 12, 2024 Planning & Zoning Meeting Minutes

**D. NEW BUSINESS**

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

**E. UNFINISHED BUSINESS**

**F. COMMENTS/ANNOUNCEMENTS**

**G. ADJOURNMENT**

**UPCOMING MEETINGS & EVENTS**

- Tuesday, September 17, 2024.....City Council Meeting
- Monday, October 14, 2024.....Planning & Zoning Meeting
- Tuesday, October 15, 2024.....City Council Meeting
- Friday, October 25, 2024.....Trunk or Treat 6-8:30pm

**General Rules of Order**

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

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

Thank you for participating in your government!

**Appeals**

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

**Americans with Disabilities Act**

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

# CALL TO ORDER & PLEDGE OF ALLEGIANCE

# ROLL CALL & DETERMINATION OF QUORUM



# APPROVAL OF MINUTES



# PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Monday, August 12, 2024 at 6:30 PM

Ryan Santurri  
Chair

David Nelson  
Vice-Chair

David Gragg  
Board Member

Todd Nolan  
Board Member

Charles Phillips  
Board Member

## MINUTES

### CALL TO ORDER & PLEDGE OF ALLEGIANCE

Chair Santurri called the meeting to order at 6:31 pm and led everyone in the Pledge of Allegiance.

### ROLL CALL AND DETERMINATION OF QUORUM

Administrative & Permitting Manager Sollazzo confirmed a quorum of four active board members was present, with the fifth member set to be sworn in shortly.

### BOARD MEMBERS PRESENT

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

### STAFF PRESENT

Brett Sollazzo, Administrative & Permitting Manager  
Drew Smith, City Attorney  
Ellen Hardgrove, City Planner  
Dakota Simmons, Officer

### APPROVAL OF MINUTES

June 10, 2024 Planning & Zoning Meeting Minutes

***Board Member Gragg made a motion to approve the June 10, 2024 Planning and Zoning meeting minutes as presented with the changes requested by Vice Chair Nelson. The motion was seconded by Chair Santurri. Approved (4/0) by voice vote.***

### NEW BUSINESS

#### 1. Swearing in of New Board Member Katherine Charles Phillips

Mayor Dowless expressed gratitude to the Planning and Zoning Board for their service and then swore in new member Katherine Charles Phillips.

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

Attorney Smith introduced the proposed ordinance to allow tattoo establishments as special exceptions in all commercial zones, including the Edgewood Central District (ECD). The proposal stemmed from a salon owner's inquiry and builds upon the city's existing allowance for permanent makeup, which is a form of tattooing. The proposed use could operate in a standalone building or within a shopping center.

The ordinance reflects a shift in public perception towards tattoo establishments, including their appearance. Initial draft restrictions on location near schools, churches, etc., were removed due to their limiting impact on potential locations within the city. However, the proximity to residential areas remains a concern to which Attorney Smith sought the board's input on this provision.

Discussion ensued between Board Members and Staff, focusing on the proposed operating hours of 12 AM to 8 AM. Vice Chair Nelson suggested adjusting these hours to better align with typical business operations, particularly in shopping centers. Attorney Smith agreed that this change would mitigate potential impacts on residential areas.

Chair Santurri inquired about existing operating hour regulations, and staff confirmed that aside from alcohol sales and specific special exceptions, the city primarily relies on noise ordinances to regulate business hours. Planner Hardgrove stated that given most shopping center businesses close around 9 PM, that may be a good time to include in the condition of the special exception approval. The board agreed to adopt this as the closing time for tattoo establishments.

There were no public comments.

***Chair Santurri made a motion to recommend approval of Ordinance 2024-06 with the following changes:***

- 1) Change the prohibited operating hours for businesses that will include tattooing from 12 AM-8 AM to 9 PM-8 AM.***
- 2) Remove the requirement that a tattoo establishment shall not be established on any parcel located adjacent to an existing single family zoning district.***
- 3) Incorporate a direct-line distance measurement “as the crow flies” to determine if tattoo establishments are located within 1,500 feet of each other.***

***The motion was seconded by Vice Chair Nelson. Approved (5/0) by roll call vote.***

The motion was approved by roll call vote.

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

**3. Ordinance 2024-07: Awning Definition**

Attorney Smith introduced the proposed ordinance to establish a comprehensive definition for awnings within the city code (zoning definitions). While the current sign regulations include a definition, staff recommends incorporating it into the general code for consistency and clarity.

Board members and staff discussed existing code regulations for awnings. Chair Santurri inquired about current code provisions governing awnings. Attorney Smith explained that the proposed definition would establish a minimum vertical clearance of 7 feet 6 inches between the awning and the ground.

Board Member Nolan questioned if awnings were allowed to extend into setbacks. Planner Hardgrove agreed to review ECD regulations to clarify this matter.

Chair Santurri expressed concern that individuals might attempt to circumvent the definition by reducing awning height below the proposed 7'6" clearance. In response, Planner Hardgrove suggested relocating the height requirement from the definition to a separate code section.

There were no public comments.

***Chair Santurri made a motion to recommend approval of Ordinance 2024-07 with the following change:***

***1) Remove the last sentence that states the minimum vertical clearance for awnings from the underlying floor or ground level shall be 7'6".***

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

The motion was approved by roll call vote.

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

**COMMENTS/ANNOUNCEMENTS**

Administrative and Permitting Manager Sollazzo announced that due to the scheduling of the first budget hearing on September 9th at 6:30 PM, the Planning and Zoning Board would need to reschedule their September meeting. After discussion, the board selected Tuesday, September 10th at 6:30 PM as the new meeting date.

**ADJOURNMENT**

The meeting was adjourned at 6:55 PM.

\_\_\_\_\_  
Ryan Santurri, Chair

\_\_\_\_\_  
Brett Sollazzo, Administrative and Permitting Manager

# NEW BUSINESS

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

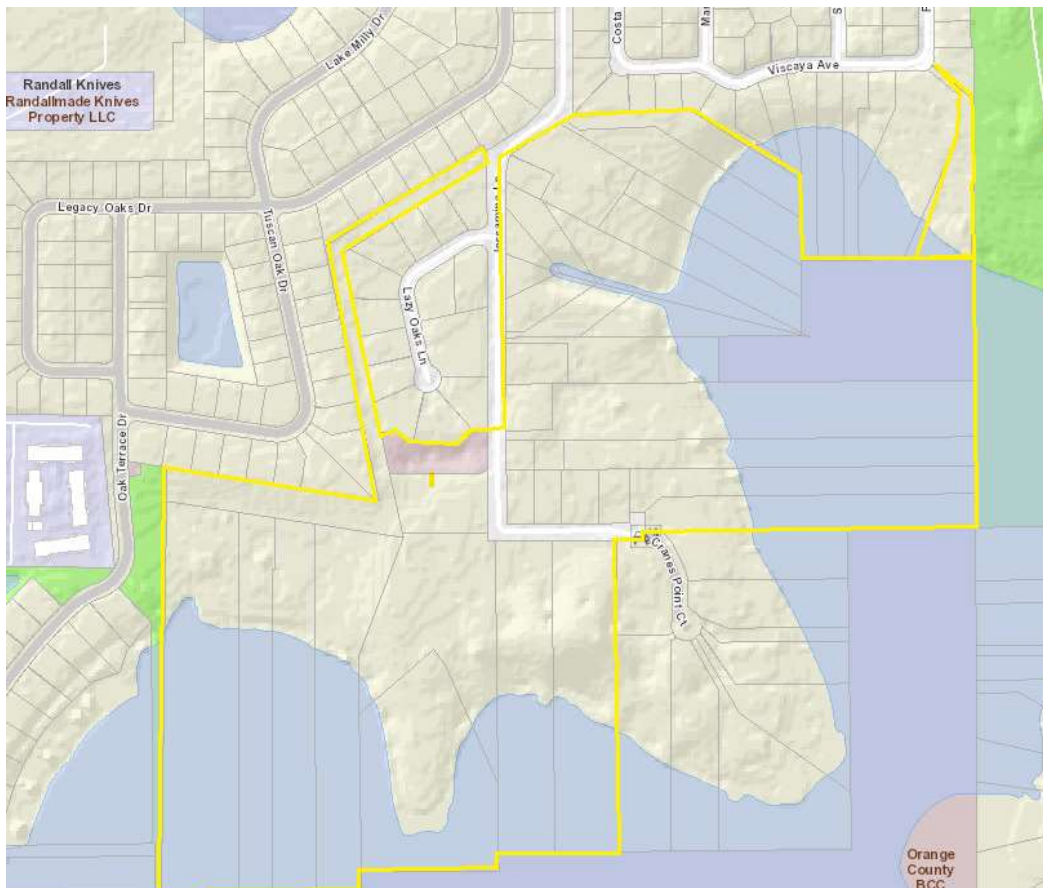


Date: August 13, 2024  
To: Planning and Zoning Board  
From: Ellen Hardgrove, City Planning Consultant  
XC: Brett Sollazzo, Administrative & Permitting Manager  
Drew Smith, City Attorney  
Sandy Riffle, City Clerk  
Re: County to City Rezoning: R1AA to R1AA-CA Tax Parcels along Jessamine Lane

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.

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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**





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 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 R1AA to City R1AA-CA is that area identified as Granada Woods Unit 2 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 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.

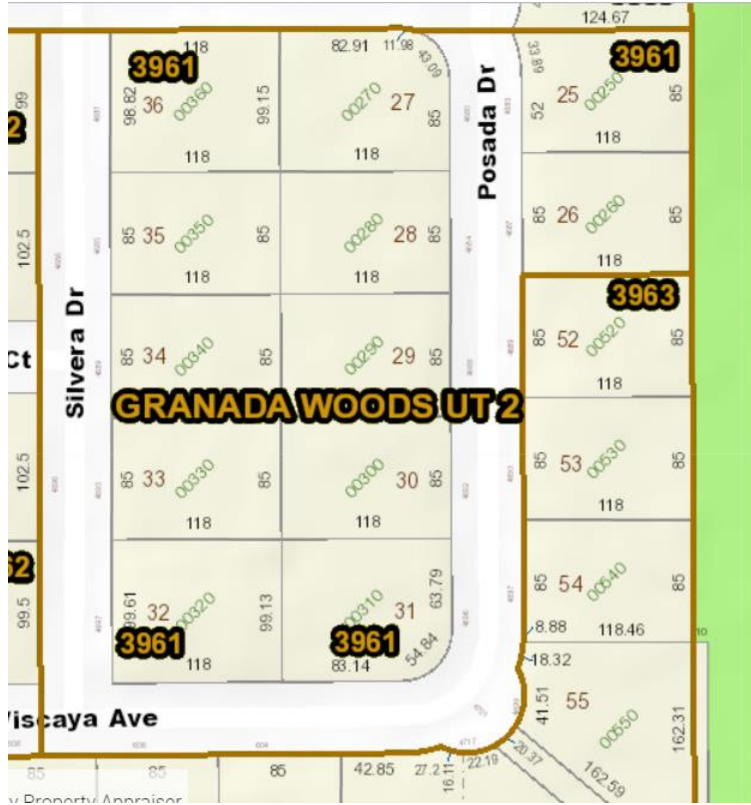
CITY OF EDGEWOOD, FLORIDA  
CITY COUNCIL

\_\_\_\_\_  
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**

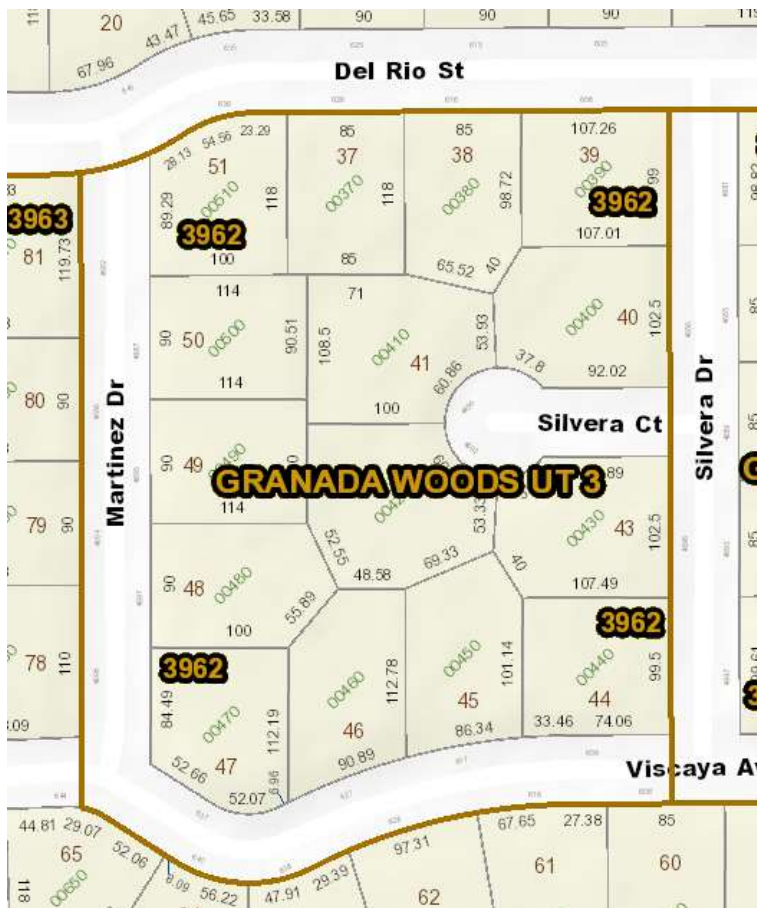


Date: August 13, 2024  
To: Planning and Zoning Board  
From: Ellen Hardgrove, City Planning Consultant  
XC: Brett Sollazzo, Administrative & Permitting Manager  
Drew Smith, City Attorney  
Sandy Riffle, City Clerk  
Re: County to City Rezoning: R1AA to R1AA-CA Granada Woods Unit 3

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, ULIA & 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.

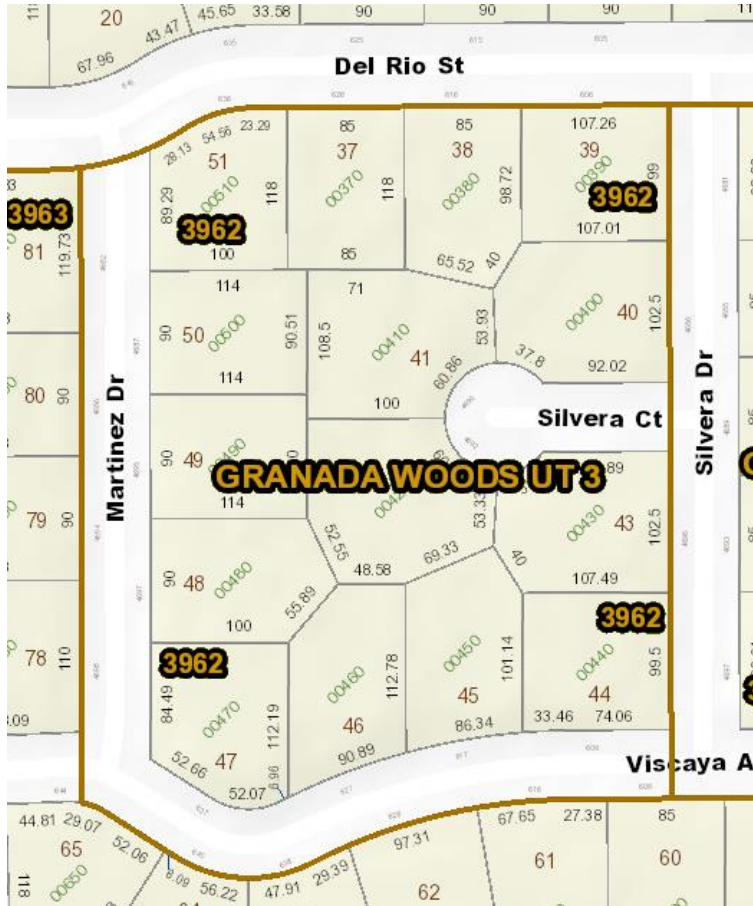
CITY OF EDGEWOOD, FLORIDA  
CITY COUNCIL

\_\_\_\_\_  
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



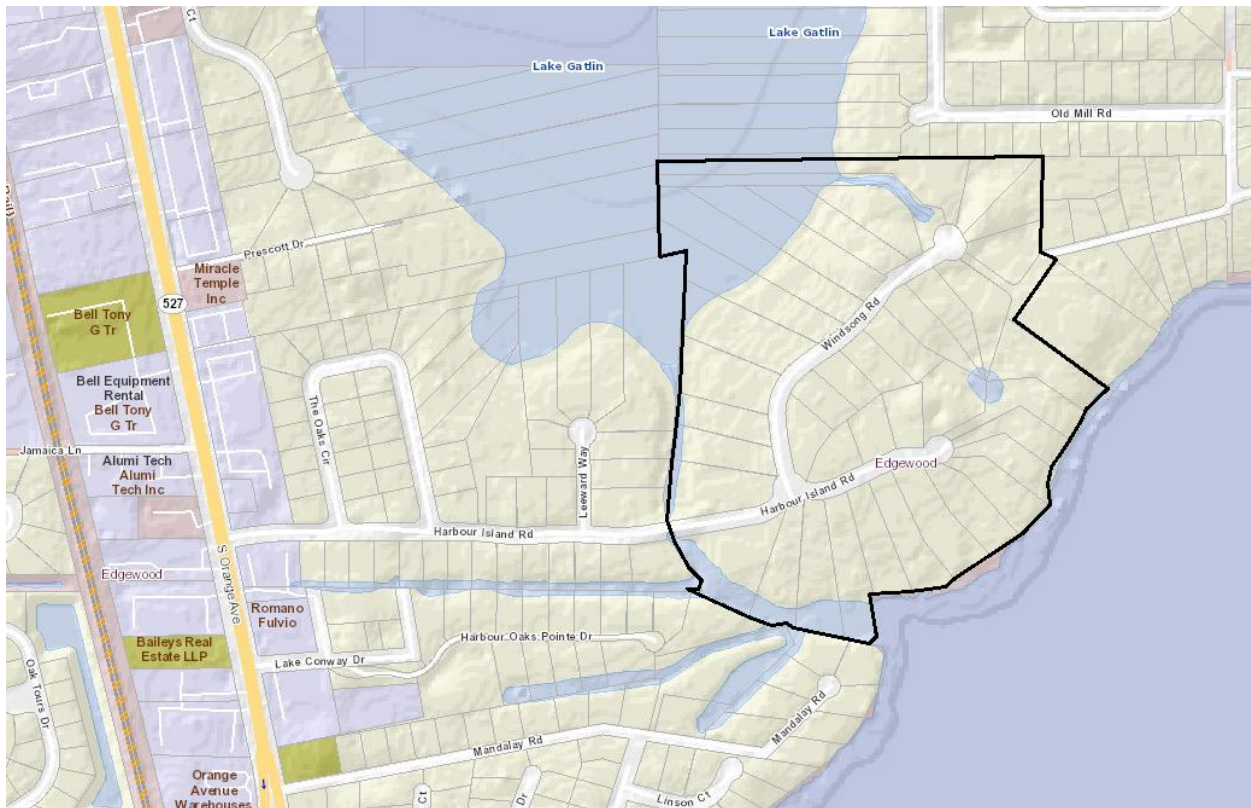
**Ordinance 2024-14:  
County to City Rezoning  
Harbour Island**

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.

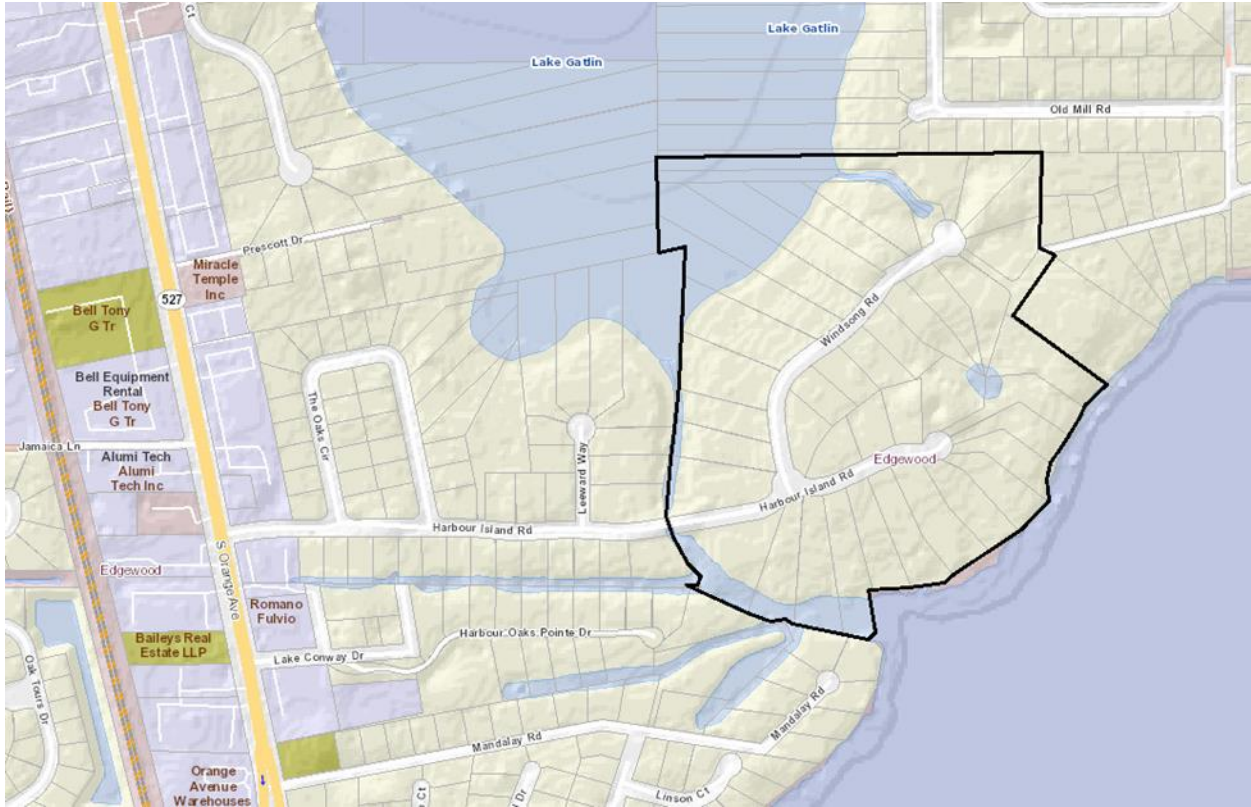
CITY OF EDGEWOOD, FLORIDA  
CITY COUNCIL

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

ATTEST:

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

Exhibit A



ALL OF HARBOUR ISLAND SUBDIVISION PLAT, PB1/PG131

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

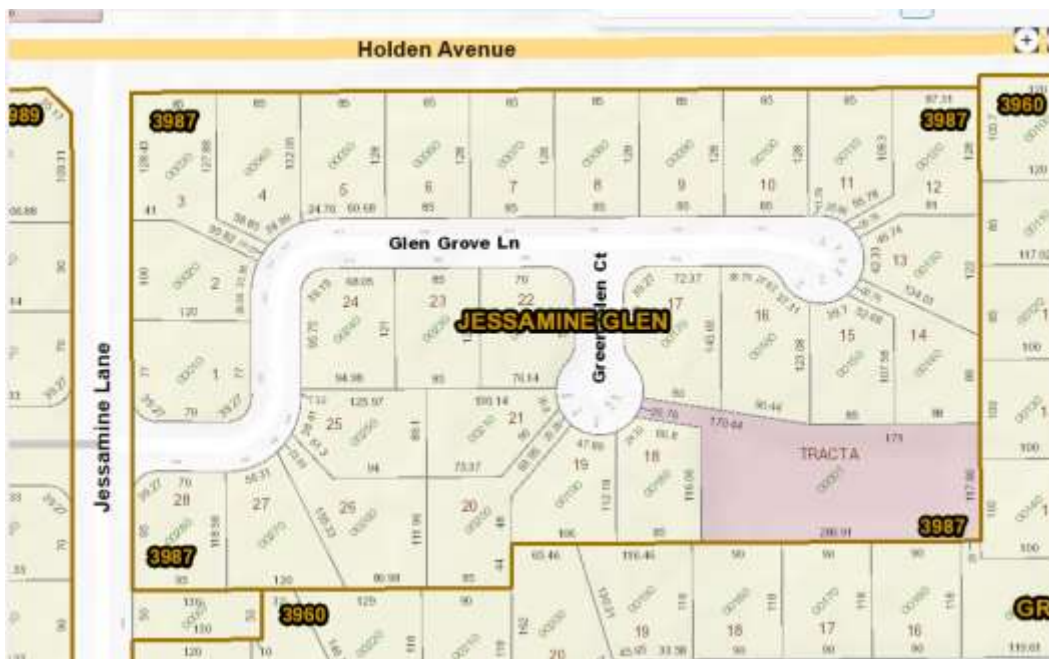


Date: August 13, 2024  
 To: Planning and Zoning Board  
 From: Ellen Hardgrove, City Planning Consultant  
 XC: Brett Sollazzo, Administrative & Permitting Manager  
 Drew Smith, City Attorney  
 Sandy Riffle, City Clerk  
 Re: County to City Rezoning: R1AA to R1AA-CA Jessamine Glen

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.

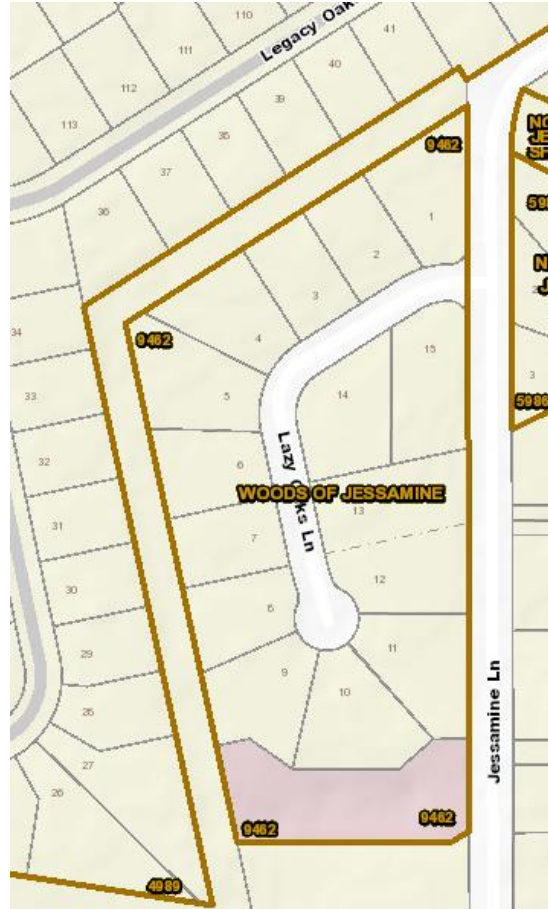
CITY OF EDGEWOOD, FLORIDA  
CITY COUNCIL

\_\_\_\_\_  
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**

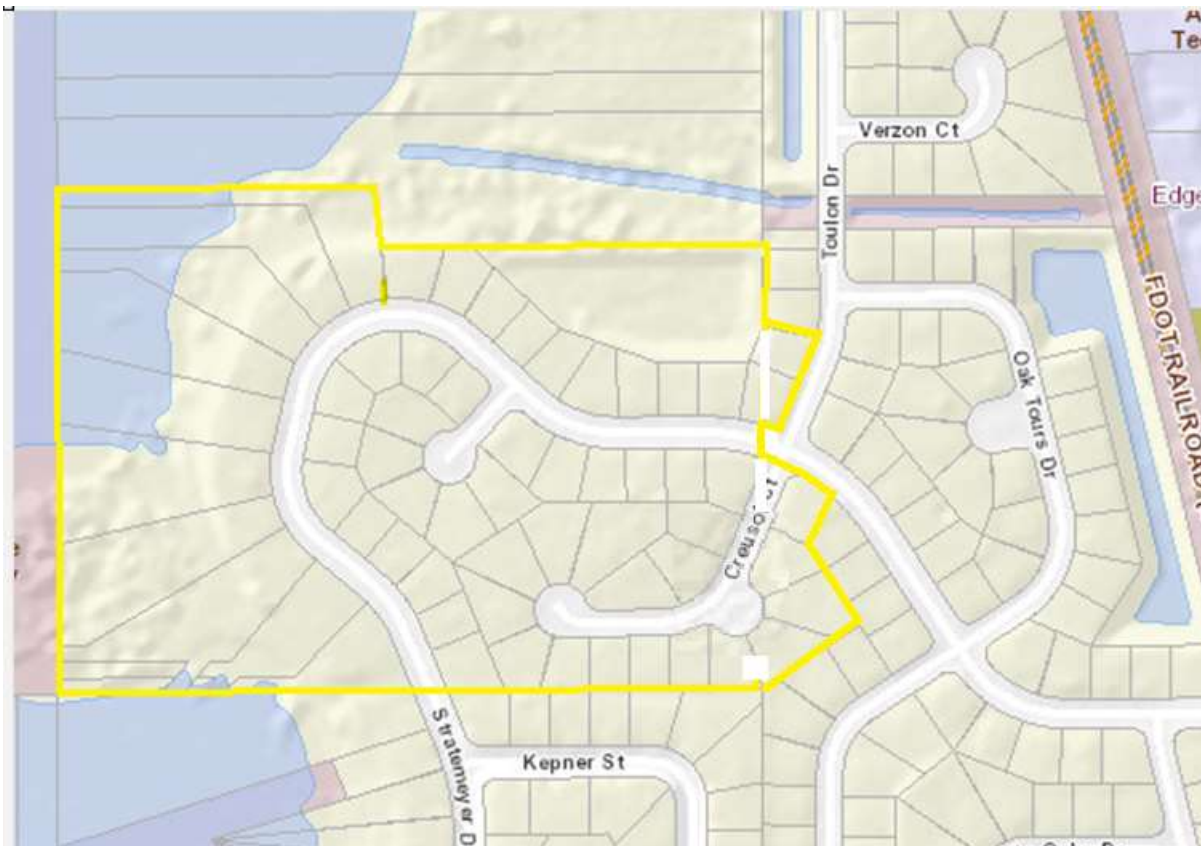


Date: August 13, 2024  
To: Planning and Zoning Board  
From: Ellen Hardgrove, City Planning Consultant  
XC: Brett Sollazzo, Administrative & Permitting Manager  
Drew Smith, City Attorney  
Sandy Riffle, City Clerk  
Re: County to City Rezoning: R1A to R1A-CA Lake Jessamine Estates Lots 60 –118 & 78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

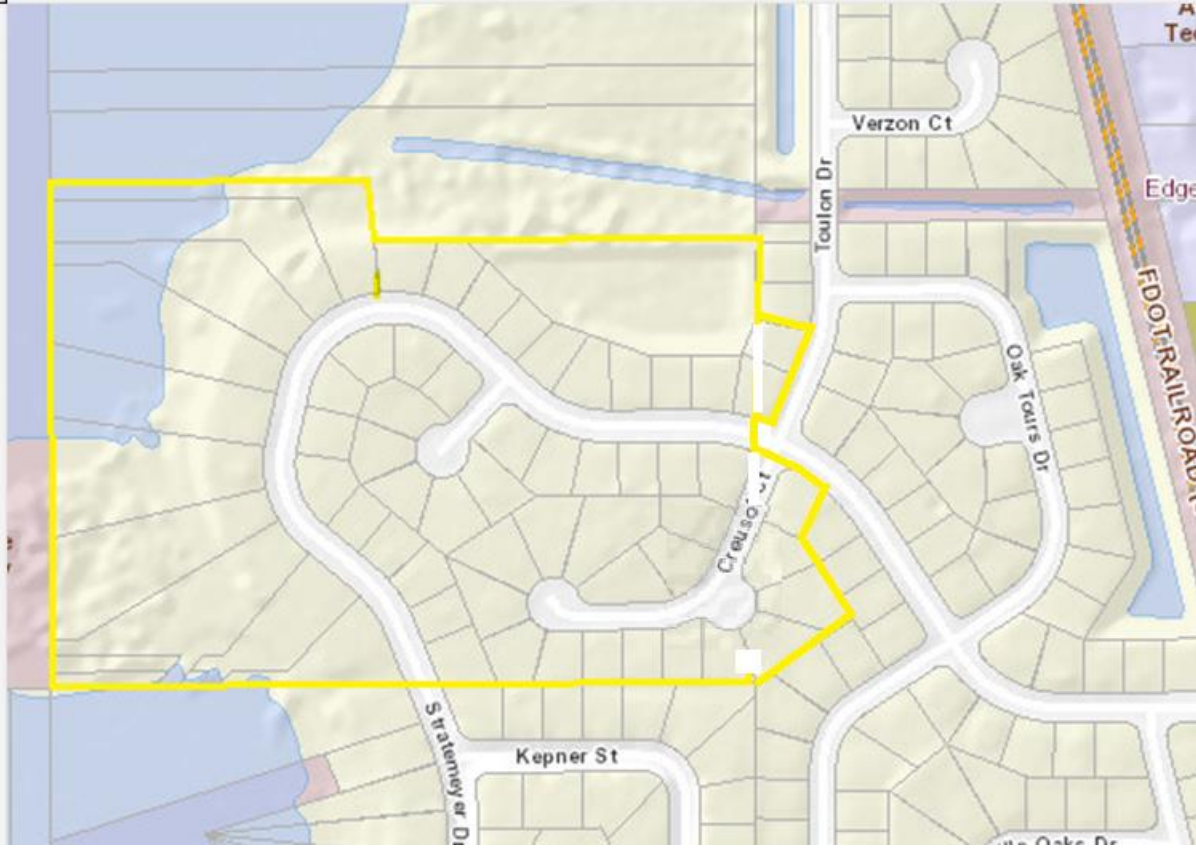
CITY OF EDGEWOOD, FLORIDA  
CITY COUNCIL

\_\_\_\_\_  
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.

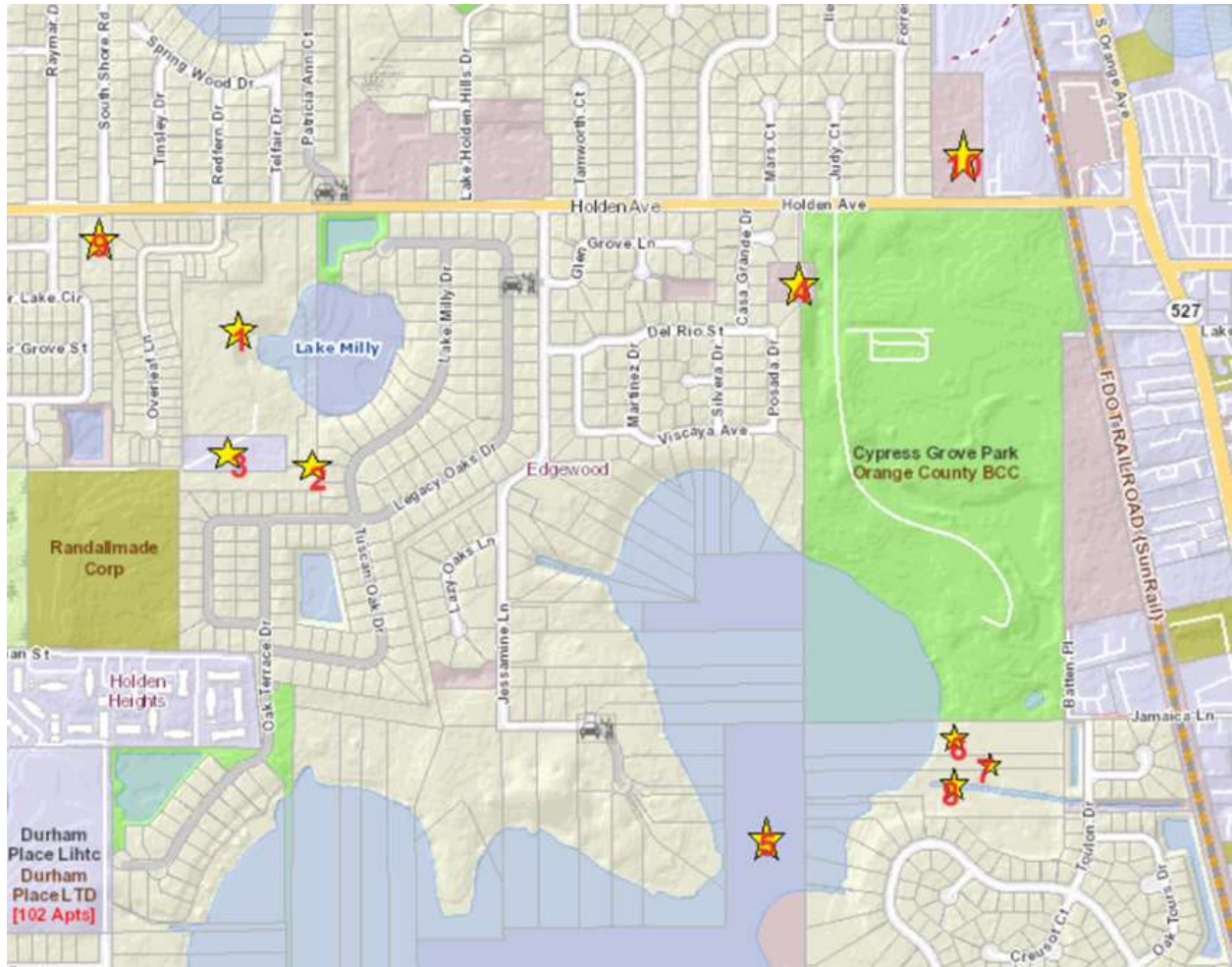
The parcels of this agenda item are relatively large parcels that are either undeveloped or contain development that is consistent with the City zoning site standards, thus, a rezoning to one of the City standard zoning districts creates no disadvantage to the property owner. These parcels and the proposed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

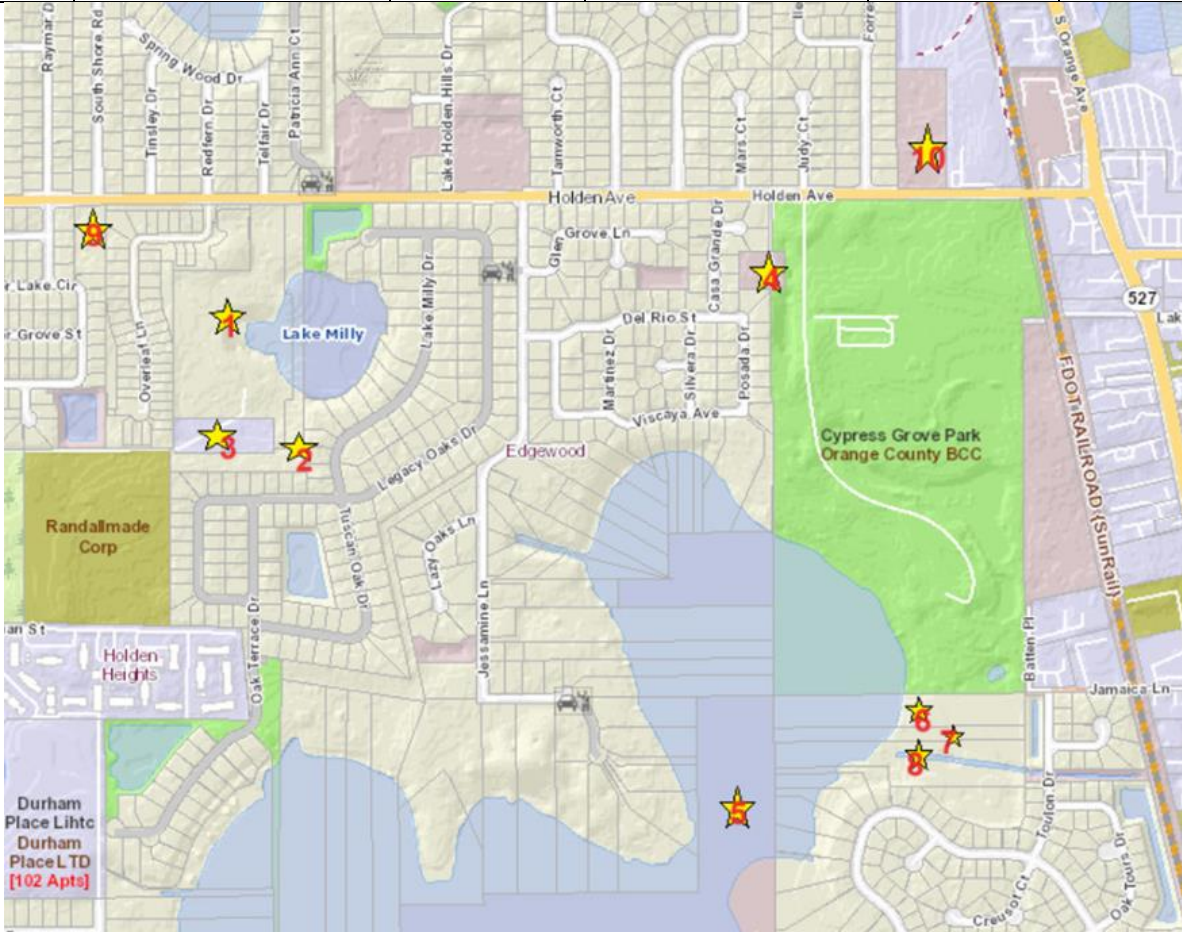
ATTEST:

\_\_\_\_\_  
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





# UNFINISHED BUSINESS

# COMMENTS & ANNOUNCEMENTS

# ADJOURNMENT