



**Planning and Zoning Board Meeting Minutes
September 13, 2021**

Call to Order

Chair Kreidt called the meeting to order at 6:30 pm and led the Pledge of Allegiance.

Roll Call and Determination of Quorum

The following Planning and Zoning and staff members were present.

Board Members: (Quorum)

Steve Kreidt, Chair
Ryan Santurri, Vice-Chair
David Gragg, Board Member
David Nelson, Board Member
Melissa Gibson, Board Member (absent)

Staff:

Sandra Riffle, Deputy City Clerk
John Freeburg, Police Chief
Drew Smith, City Attorney
Ellen Hardgrove, AICP City Planner

DCC Riffle announced a quorum with four members present.

Approval of Minutes

- **August 9, 2021 Planning and Zoning Meeting Minutes**

Board Member Gragg made a motion to approve the August 9, 2021 minutes; second by Board Member Nelson. The motion was approved (4/0).

New Business

- New Business
 - **Ordinance 2021-08 IPMC Update**
AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING SECTION 102-71 OF THE CITY OF EDGEWOOD CODE OF ORDINANCES BY ADOPTING THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, WITH CERTAIN AMENDMENTS, THERETO TO CONFORM TO FLORIDA LAW AND THE CITY'S EXISTING CODE OF ORDINANCES; REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS, AND STRUCTURES TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY, AND FIT FOR OCCUPANCY AND USE; PROVIDING THAT THE

PROVISIONS OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE SHALL BE SUPPLEMENTAL TO ALL OTHER CODES AND ORDINANCES OF THE CITY; PROVIDING FOR CODIFICATION, SEVERABILITY, AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Attorney Smith explained the International Property Maintenance Code (IPMC) provides minimum property maintenance standards. The City adopted IPMC in 2015. It is separate from Florida Building Code; updated versions are adopted as needed.

Vice-Chair Santurri made a motion to recommend approval of Ordinance 2021-08; second by Chair Kreidt. The motion was approved (4/0).

The motion was approved with a roll call vote.

Board Member Gragg	Favor
Vice-Chair Santurri	Favor
Chair Kreidt	Favor
Board Member Nelson	Favor
Board Member Gibson	Absent

○ **Ordinance 2021-09 Fire Impact Fees Repeal**

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA REPEALING THE CITY OF EDGEWOOD FIRE/RESCUE SERVICES IMPACT FEE, PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

Orange County provides Edgewood’s fire and rescue services. Impact fees may only be used for capital improvements. The City has used the funds for radios but does not foresee any purchases for capital improvements in the future.

In response to Chair Kreidt, Attorney Smith explained that developers no longer have to pay this fee.

There was no public comment.

Chair Kreidt made a motion to recommend approval of Ordinance 2021-09; second by Vice-Chair Santurri. The motion was approved (4/0).

The motion was approved with a roll call vote.

Board Member Nelson	Favor
Chair Kreidt	Favor
Vice-Chair Santurri	Favor
Board Member Gragg	Favor
Board Member Gibson	Absent

○ **Ordinance 2021-10 Home-based Businesses**

AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA AMENDING CHAPTER 134, “ZONING,” SECTION 134-518, RELATED TO HOME-BASED BUSINESSES; MAKING THE CODE CONSISTENT WITH RECENT STATE

LEGISLATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND EFFECTIVE DATE.

Attorney Smith explained that due to State legislation, municipalities are restricted from regulating home businesses any more stringently than other businesses. Cities cannot have a list of allowable home businesses.

Attorney Smith confirmed to Chair Kreidt that there has been discussion of the State's overreach. He added that more home rule has been taken away with each legislative session.

In response to Board Member Nelson, Attorney Smith confirmed that municipalities can enforce code compliance. It is permissible for home businesses to have up to two employees that do not reside at the residence.

Attorney Smith confirmed to Board Member Gragg that home businesses must be legitimate with legal uses and consistent with the neighborhood.

There can be no more parking demand than the average for the neighborhood.

There was no public comment.

Board Member Nelson made a motion to recommend approval of Ordinance 2021-10; second by Vice-Chair Santurri. The motion was approved (4/0).

The motion was approved with a roll call vote.

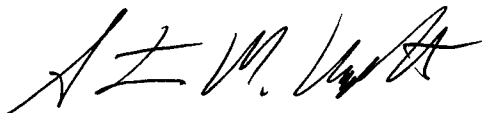
Chair Kreidt	Favor
Board Member Gragg	Favor
Vice-Chair Santurri	Favor
Board Member Nelson	Favor
Board Member Gibson	Absent

Comments/Announcements

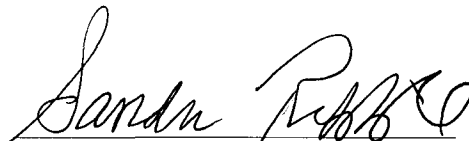
Chief Freeburg said that Stacey Salemi is now the Code Enforcement Officer. She has a beneficial skillset and is good with people. She is doing a good job.

Adjournment

At 6:49 pm, Vice-Chair Santurri made a motion to adjourn the meeting; second by Board Member Gragg.



Steve Kreidt, Chair



Sandra Riffle, Deputy City Clerk