



# PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Monday, March 13, 2023 at 6:30 PM

Ryan Santurri  
Chair

David Nelson  
Vice-Chair

Melissa Gibson  
Board Member

David Gragg  
Board Member

Todd Nolan  
Board Member

---

## MINUTES

---

### CALL TO ORDER & PLEDGE OF ALLEGIANCE

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

### ROLL CALL AND DETERMINATION OF QUORUM

Administrative and Permitting Manager Sollazzo confirmed there was a quorum with four board members present; Board Member Gragg was absent.

### BOARD MEMBERS PRESENT

Chair Ryan Santurri  
Vice Chair David Nelson  
Board Member Melissa Gibson  
Board Member Todd Nolan

### STAFF PRESENT

Brett Sollazzo, Administrative & Permitting Manager  
Adam LaFan, Police Officer  
Drew Smith, City Attorney  
Allen Lane, City Engineer

### BOARD MEMBERS ABSENT

Board Member David Gragg

### APPROVAL OF MINUTES

February 13, 2023 Planning & Zoning Meeting Minutes

*Vice-Chair Nelson made a motion to approve the February 13, 2023 Planning and Zoning meeting minutes as presented. The motion was seconded by Chair Santurri. Approved (4/0).*

### NEW BUSINESS

#### 1. Haven Oaks Final Plat Approval

Engineer Lane began by explaining that the plat has gone through multiple revisions, and been reviewed by multiple entities including himself, CPH's plat reviewer/surveyor Randy Roberts, Orange County Property Appraiser (OCPA), and Orange County Utilities (OCU). He confirmed that as of the meeting, all Civil comments have been answered and that both CPH and OCPA have provided their final approval.

Administrative and Permitting Manager Sollazzo confirmed Engineer Lane's statement. He explained that as of the meeting OCU had not provided final approval, but their review would be completed prior to the March City Council Meeting.

### Public Comment

Sandra DePorter, an Edgewood resident adjacent to the Haven Oaks development, stated her concern regarding the gap between her property and the wall surrounding the Haven Oaks development. At previous City Council meetings, it was stated her fence would be replaced and the gap closed, but she requested confirmation.

Engineer Lane stated that the gap between the wall and her property will be used to provide access for maintenance purposes. He also stated that at previous meetings, the contractor has made the commitment to replace the resident’s fence impacted by construction.

Stuart McDonald of Toll Brothers explained they are planning to replace the fence. When it was removed, it was deemed to be on the Haven Oaks property. A new fence will be installed on Ms. DePorter’s property, running along the entire property line from North to South, closing off her entire property.

***Chair Santurri made a motion to recommend approval of the Haven Oaks Final Plat with the condition that any comments made by OCU be revised on the Final Plat before recording; seconded by Vice-Chair Nelson. Approved (4/0).***

The motion was approved with a roll call vote.

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

**2. Haven Oaks Final Subdivision Plans Approval**

Engineer Lane began by explaining that per City Code, the Final Subdivision Plans must be approved by the Planning and Zoning Board and City Council. In September 2022, CPH completed their review of the Final Subdivision Plans and approved all of the plans including construction, landscaping, hardscape, arbor, irrigation, and stormwater, stating they were consistent with the approved Preliminary Site Plan.

Engineer Lane said he was unsure if the overhead power lines were removed as required. He confirmed to Chair Santurri that the removal of the overhead power lines would not delay any construction but he needs an update.

Vice-Chair Nelson followed up by asking a question regarding the sign along Holden stating that roadwork is coming. He wanted confirmation that the sign is in fact for the Haven Oaks Development and the roadwork is theirs.

Stuart McDonald of Toll Brothers confirmed that the overhead power lines were removed and placed underground and that they were waiting for the poles to be removed. Mr. McDonald also stated he is not sure about the signage on Holden, but would assume it is theirs as a ten-day notice of construction is required. He will confirm with the construction team and let City Hall know.

**Public Comment**

Jim Worthen, an Edgewood resident approached the dais with six questions for the applicant to answer.

- 1) The wall has a five-foot setback. What is the intention/reason for this setback?
- 2) Plans show drainage pipes from the north side to be removed. How will the drainage be handled?
- 3) The power lines were removed and placed underground. What about the cable lines? Will they be underground as well, or moved to the North side of Holden?
- 4) What is the final outfall for the stormwater ponds?
- 5) What side will the lift station be pumping to?

- 6) There isn't any signage on the property indicating "No Trespassing" or Construction Site. The property itself is not secure and has been vandalized already. When will the signage be posted, and what are the laws for that requirement?

Bradley Elwell of Avcon Engineering approached the Dais to answer Mr. Worthen's questions 2, 4, and 5.

- 2) The existing pipes on the north side are under the driveway. They will be removed and replaced on the east side of the property and water will continue to flow where it is currently going.
- 4) The majority of the stormwater ponds' outfalls will be on site. Pond one's emergency outflow will go east towards the lake. The southwest pond will flow to the retention pond.
- 5) The lift station will ultimately be determined by OCU. However, current plans have it pumping north instead of west.

Stuart McDonald of Toll Brothers approached the dais to answer Mr. Worthen's questions 1, 3, and 6.

- 1) The 5ft setback will be used for property maintenance, which the HOA will maintain.
- 3) Overhead cable lines were removed and buried at the same time as the power lines.
- 6) Mr. McDonald was not sure if the property sign was being posted, but will look into it. They have placed security cameras on the property, and once the pre-cast wall is up, the gates will be installed to help with security issues.

Mr. Worthen followed up by asking for confirmation that the HOA will maintain the 5ft setback between the wall and adjacent properties, and what the maintenance will include. Mr. McDonald stated that the HOA will be required to maintain the setback, and maintenance would include weeding, landscaping, and other general maintenance.

Sandra DePorter, an Edgewood resident adjacent to the Haven Oaks development wanted to know why two trees were red-tagged but not removed. Mr. McDonald stated that due to tree mitigation, they had to switch out some trees. Trees they had planned to save were dead, so had to replace them with others they originally planned to remove.

***Chair Santurri made a motion to recommend approval of the Haven Oaks Final Subdivision Plans as presented and approved by CPH.; seconded by Board Member Gibson. Approved (4/0).***

The motion was approved with a roll call vote.

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

**ADJOURNMENT**

The meeting was adjourned at 6:59 PM.