

Ray Bagshaw
Mayor

Ben Pierce
Council Member

Susan Fortini
Council Member

REVISED

CITY COUNCIL AGENDA
Regular Meeting
City Hall – Council Chamber
405 Larue Avenue, Edgewood, Florida
Tuesday, June 19, 2018
6:30 p.m.

John Dowless
Council President

Lee Chotas
Council Member

Richard Alan Horn
Council Member

WELCOME! We are very glad you have joined us for today's Council meeting. If you are not on the agenda, please complete an appearance form and hand it to the City Clerk. When you are recognized, state your name and address. The Council is pleased to hear relevant comments; however a five-minute limit has been set by Council. Large groups are asked to name a spokesperson. Robert's Rules of Order guide the conduct of the meeting. PLEASE SILENCE ALL CELLULAR PHONES AND PAGERS DURING THE MEETING. "THANK YOU" for participating in your City Government.

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. PRESENTATION

- Nick Lepp, AICP CTP – MetroPlan Orlando – Update Regarding the Orange Avenue Corridor Study

E. CONSENT AGENDA

1. Review and Approval of Minutes

- **(Pgs. 1-5)** May 15, 2018 City Council Meeting Minutes
- **(Pgs. 6-9)** 92nd Annual FLC Conference – Voting Delegate Information

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

F. ORDINANCES

1. **(Pgs. 10-25) 2018-07** - AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, RELATING TO SIGNS; AMENDING CHAPTER 122 OF THE CITY OF EDGEWOOD CODE OF ORDINANCES TO ALLOW AND REGULATE ELECTRONIC CHANGEABLE MESSAGE SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND EFFECTIVE DATE.
2. **(Pgs. 26-28) 2018-08** - AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA AMENDING CHAPTER 134, "ZONING," SECTION 134-606 OF THE CODE OF ORDINANCES RELATED TO THE USE OF OFF-SITE PARKING SPACES TOWARD REQUIRED OFF-STREET PARKING CALCULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND EFFECTIVE DATE.
3. **(Pgs. 29-69) 2018-09** - AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING CHAPTER 134 OF THE CODE OF ORDINANCES TO CREATE A NEW ZONING DISTRICT; PROVIDING FOR PERMITTED, CONDITIONAL, AND PROHIBITED USES WITHIN THE NEW ZONING DISTRICT; PROVIDING FOR DEVELOPMENT STANDARDS AND REGULATIONS WITHIN THE NEW ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND EFFECTIVE DATE.
4. **(Pgs. 70 -72) 2018-10** - AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING CHAPTER XIV, SECTION 1.D. OF THE CITY'S PERSONNEL POLICIES TO REQUIRE A DOCTOR'S NOTE DESCRIBING ANY RELEVANT RESTRICTIONS TO BE PROVIDED TO THE CITY WHEN AN EMPLOYEE MISSES THREE OR MORE CONSECUTIVE DAYS DUE TO ILLNESS, INJURY, OR MEDICAL PROCEDURE AND PROVIDING FOR AN EFFECTIVE DATE.

G. PUBLIC HEARINGS (ORDINANCES – SECOND READINGS & RELATED ACTION)**H. UNFINISHED BUSINESS****I. NEW BUSINESS**

1. **(Pgs. 73-81)** Consideration for an Administrative Variance Ordinance - City Attorney Drew Smith

J. GENERAL INFORMATION (No action required)**K. CITIZEN COMMENTS**

L. BOARDS & COMMITTEES

- 1. **(Pgs. 82-102)** Variance 2018-05 – 1400 Windsong Road (Dan Phillips, Applicant)

M. STAFF REPORTS

City Attorney Smith:

Police Chief Freeburg:

- **(Pg. 103)** Monthly Report

City Clerk Meeks:

N. MAYOR & COUNCIL REPORTS

- **Mayor Bagshaw**
- **Council President Dowless**
- **Council Member Chotas**
- **Council Member Fortini**
- **Council Member Horn**
- **Council Member Pierce**

O. ADJOURNMENT

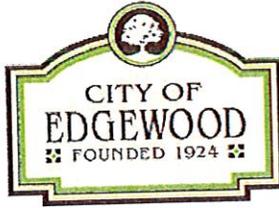
UPCOMING MEETINGS:

Monday, July 9, 2018.....Planning & Zoning Board Meeting (6:30 p.m.)
 Tuesday, July 17, 2018.....Regular City Council Meeting (6:30 p.m.)

UPCOMING EVENT(s)

Friday, June 15, 2018.....Edgewood Eats Third Truck Friday (6 p.m. – 9 p.m.)

You are welcome to attend and express your opinion. Please be advised that Section 286.0105, Florida Statutes state that if you decide to appeal a decision made with respect to any matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made. 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.



CITY COUNCIL MINUTES
Tuesday, May 15, 2018 - 6:30 p.m.

CALL TO ORDER

Council President Dowless opened the Edgewood City Council meeting at 6:30 p.m. Council President Dowless asked for a moment of silence followed by the Pledge of Allegiance.

City Clerk Meeks announced a quorum, with the Mayor and all Council Members present.

The following attendance is noted:

Attendees

Ray Bagshaw, Mayor
John Dowless, Council President
Richard Horn, Council Member
Lee Chotas, Council Member
Susan Fortini, Council Member
Ben Pierce, Council Member

Staff

Bea L. Meeks, City Clerk
John Freeburg, Police Chief
City Attorney Drew Smith
Engineer David Mahler
Ellen Hardgrove, AICP
Shannon Patterson, PD Office Manager

PRESENTATION

None.

CONSENT AGENDA

1. Review and Approval of Minutes
 - April 17, 2018 City Council Meeting Minutes

City Clerk Meeks noted clerical errors provided by Council Member Horn prior to the Council meeting.

Council Member Horn made the Motion to accept the Minutes with corrections; Second by Council Member Fortini. Approved (5/0).

ORDINANCES

City Attorney Smith confirmed that the Orange County Public School's Planned Development application has been withdrawn; therefore, there is nothing pending before Council related to this application. Council President Dowless read the email confirming the withdrawal.

PUBLIC HEARINGS (ORDINANCES – SECOND READINGS & RELATED ACTION)

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

1. Non-Ad Valorem Assessment

City Clerk Meeks referred to her memo provided in the agenda packet. In response to Council President Dowless, Mayor Bagshaw suggested a 2% increase. Council Member Chotas stated that he was inclined to keep the same assessment.

Council Member Chotas made the Motion to keep the non-ad valorem assessment the same (\$292.92); Second by Council Member Pierce. Approved (5/0).

GENERAL INFORMATION (No action required)

None.

CITIZEN COMMENTS

None.

L. BOARDS & COMMITTEES

1. VAR 2018-02 5160 Stratemyer (Proposed boat dock exceeds 1000 sq.ft.)

Council Member Fortini asked why these items cannot be on the consent agenda when the Engineer and Planner recommend approval. City Attorney Smith said he prefers it not be on the consent agenda; however, Code allows for this item to be on the consent agenda under certain circumstances..

Engineer Mahler presented his report. With the aid of an aerial view of the property, Engineer Mahler was able to show Council the location of the proposed docks along with the adjacent boat dock. He was also able to show the depth of the water. He said the applicant has all the documents needed to move forward except for Council approval.

Applicant Marc Miller responded to questions regarding vegetative plant life being removed. It was noted that this information is included in the Department of Environmental Protection's report. Mr. Miller said that currently there is no vegetation. Mr. Miller said there is about ten feet of dock, four feet

wide that goes over vegetation. He said the issue of extending out is the depth, which also includes three feet of muck. Mr. Miller said he is one of the last property owners that do not have a dock.

Public Comments

Resident Bill Crooks said his dock was constructed last year. He said last year there were dead fish and noted his concerns. City Attorney Smith Drew said one of the criteria staff would check, as part of their approval, is the environmental protection of the lake. Staff would not recommend approval if there was an environmental compromise.

Council Member Fortini made the Motion to approve Variance 2018-02; Second by Council Member Pierce.

The Motion was approved by the following roll call vote (5/0):

<i>Council Member Chotas</i>	<i>Favor</i>
<i>Council Member Fortini</i>	<i>Favor</i>
<i>Council President Dowless</i>	<i>Favor</i>
<i>Council Member Horn</i>	<i>Favor</i>
<i>Council Member Pierce</i>	<i>Favor</i>

2. VAR 2018-03 –(Revised Application) 5160 Stratemyer (Proposed boat dock exceeds 65' in length)

Engineer Mahler said the length and size go hand- in-hand. There was no discussion.

No public comments.

Council Member Pierce made the Motion to approve Variance 2018-03; Second by Council Member Fortini.

The Motion was approved by the following roll call vote (5/0):

<i>Council Member Pierce</i>	<i>Favor</i>
<i>Council Member Horn</i>	<i>Favor</i>
<i>Council Member Fortini</i>	<i>Favor</i>
<i>Council President Dowless</i>	<i>Favor</i>
<i>Council Member Chotas</i>	<i>Favor</i>

3. VAR 2018-04- 673 Lake Harbor (to allow a building and deck to remain within the lake setback)

Planner Hardgrove said this is a post-construction situation, and explained the request is a result of a porch and deck being left off of the survey. She said the criteria of a variance have been met. Peter Schroeder, applicant/owner explained how he found out about the omission while looking at the house for hurricane damage. Mr. Schroeder said he is not proposing any changes; he is just trying to clear the title.

No public comments.

Council Member Fortini made the Motion to approve Variance 2018-04; Second by Council President Dowless.

The Motion was approved by the following roll call vote (5/0):

<i>Council Member Fortini</i>	<i>Favor</i>
<i>Council Member Horn</i>	<i>Favor</i>
<i>Council Member Chotas</i>	<i>Favor</i>
<i>Council President Dowless</i>	<i>Favor</i>
<i>Council Member Pierce</i>	<i>Favor</i>

STAFF REPORTS

City Attorney Smith:

City Attorney Smith said that in the May 14, 2018 Planning & Zoning Board meeting there was a question regarding all the variances. The Board asked consideration in having an administrative variance. Council Member Chotas said he has no problems if the Planning & Zoning Board approves and then place the variance on the consent agenda. Council President Dowless asked the City Attorney to bring information back in the June City Council meeting.

Business owner Sue Fulford asked for the status of the moratorium. City Attorney Smith said the Planning & Zoning Board set a workshop for June 4, 2018.

Police Chief Freeburg:

- Monthly Report

Chief Freeburg referred to his report and asked if there were any questions; there were none. He said the Police Department has changed their response procedures and as a result, arrest warrants have been increasing. Chief Freeburg explained why the process has made a difference.

City Clerk Meeks:

- TRIM Calendar

City Clerk Meeks explained the TRIM calendar and it was accepted by City Council. City Clerk Meeks said she will send out calendar requests for the budget workshops and hearing dates. Mayor Bagshaw said he hopes to have a preliminary budget ready for Council in early June.

- 2020 Local Update of Census Addresses' Project

City Clerk Meeks referred to her memo provided in Council packets regarding her update on the 2020 Census.

MAYOR & COUNCIL REPORTS

- **Mayor Bagshaw-**

Mayor Bagshaw said he is still getting positive comments about the work done at Holden/Orange and Gatlin Avenue. He reported on his meeting with “Rasheed”, the new owner of Ft. Gatlin and Water’s Edge plazas. Mayor Bagshaw said the Wells Fargo Bank will be moving inside the shopping center and the bank building will be removed to create more parking. Mayor Bagshaw noted several businesses that have renewed their lease. He said Cornerstone will be having an art exhibit and tribute to the Pulse Nightclub on June 15, 2018 at the Edgewood Eats Third Friday Truck event.

- **Council President Dowless –**

Council President Dowless said he would like to bring someone in from MetroPlan for a presentation in the June City Council meeting regarding the Orange Avenue Corridor Study.

- **Council Member Chotas-**

Council Member Chotas noted his appreciation of Mayor Bagshaw for staying on top of everything.

- **Council Member Fortini –**

Council Member Fortini confirmed with Mayor Bagshaw that the third Friday food truck event is scheduled this week. She said she was concerned it might rain. Mayor Bagshaw said he checks weather in advance of events and plans accordingly.

- **Council Member Horn-**

No report.

- **Council Member Pierce-**

No report.

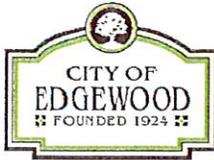
ADJOURNMENT

Having no further business or discussion, Council President Dowless made a Motion to adjourn; Second by Council Member Horn. The City Council meeting adjourned at 7:33 p.m.

John Dowless
Council President

Bea L. Meeks, MMC, CPM, CBTO
City Clerk

Approved on



From the desk of the City Clerk....

B

Bea L. Meeks, MMC, CPM, CBTO

TO: Mayor Bagshaw, Council President Dowless, Council Members Pierce, Chotas, Fortini and Horn

DATE: June 4, 2018

RE: 92nd Annual FLC Conference – Voting Delegate

In your packet you will find information regarding the Florida League of Cities annual conference. The conference will be held in Orlando, Florida on August 16 – 18. You will note that the League is asking for a voting delegate at the conference. Mayor Bagshaw has confirmed that he will be attending the conference. Council approved funds for Council travel/training in the current budget.

Given the aforementioned information, I am requesting Council’s approval for Mayor Bagshaw to be the City’s voting delegate at the 92nd Annual Florida League of Cities Conference.



TO: Municipal Key Official

FROM: Michael Sittig, Executive Director

DATE: May 7, 2018

SUBJECT: 92nd Annual FLC Conference
VOTING DELEGATE INFORMATION
August 16-18, 2018 – The Diplomat Beach Resort, Hollywood

The Florida League of Cities' Annual Conference will be held at The Diplomat Beach Resort, Hollywood, Florida on August 16-18. This conference will provide valuable educational opportunities to help Florida's municipal officials serve their citizenry more effectively.

It is important that each municipality designate one official to be the voting delegate. Election of League leadership and adoption of resolutions are undertaken during the business meeting. One official from each municipality will make decisions that determine the direction of the League.

In accordance with the League's by-laws, each municipality's vote is determined by population, and the League will use the Estimates of Population from the University of Florida for 2017.

Conference registration materials will be sent to each municipality in the month of June. Materials will also be posted on-line. Call us if you need additional copies.

If you have any questions on voting delegates, please call Gail Dennard at the League (850) 701-3619 or (800) 616-1513, extension 3619. **Voting delegate forms must be received by the League no later than August 10, 2018.**

Attachments: Form Designating Voting Delegate

**92nd Annual Conference
Florida League of Cities, Inc.
August 16-18, 2018
Hollywood, Florida**

It is important that each member municipality sending delegates to the Annual Conference of the Florida League of Cities, designate one of their officials to cast their votes at the Annual Business Session. League By-Laws requires that each municipality select one person to serve as the municipalities voting delegate. *Municipalities do not need to adopt a resolution to designate a voting delegate.*

Please fill out this form and return it to the League office so that your voting delegate may be properly identified.

Designation of Voting Delegate

Name of Voting Delegate: _____

Title: _____

Municipality of: _____

AUTHORIZED BY:

Name

Title

Return this form to:

Gail Dennard
Florida League of Cities, Inc.
Post Office Box 1757
Tallahassee, FL 32302-1757
Fax to Gail Dennard at (850) 222-3806 or email gdennard@flcities.com

Important Dates

May 2018

Notice to Local and Regional League Presidents and Municipal Associations
regarding the Resolutions Committee

June 2018

Appointment of Resolutions Committee Members

July 10th

Deadline for Submitting Resolutions to the League office

August 16th

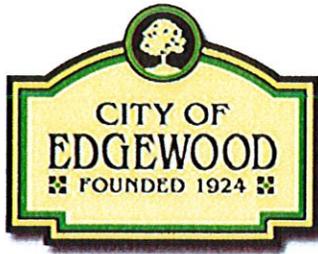
Policy Committee Meetings
Voting Delegates Registration

August 16th

Resolutions Committee Meeting

August 18th

Immediately Following Breakfast – Pick Up Voting Delegate Credentials
Followed by Annual Business Session



TO: Bea Meeks, City Clerk
CC: City Council
FROM: Sandy Repp, Deputy City Clerk
Date: June 12, 2018
SUBJECT: Ordinance 2018-07

- Ordinance No 2018-07 Electronic Changeable Message Signs
**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, RELATING TO SIGNS;
AMENDING CHAPTER 122 OF THE CITY OF EDGEWOOD CODE OF ORDINANCES
TO ALLOW AND REGULATE ELECTRONIC CHANGEABLE MESSAGE SIGNS;
PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS,
AND EFFECTIVE DATE.**

Board Member Rader made the motion to recommend that City Council deny Ordinance 2018-07, based on the belief that electronic changeable message signage is not consistent with character of the City of Edgewood and the contemplated Edgewood District. In the event that City Council considers the ordinance further, the Planning and Zoning Board recommends that the changes encapsulated by staff are made; seconded by Chairwoman Dunay. The motion was unanimously approved (5/0).

47 instantaneous change intervals between displays, prohibition of visual or special effects
48 between displays, prohibition of message sequencing, and spacing between digital
49 outdoor signs can reduce driver distraction and safety concerns and can minimize the
50 potential for adverse effects posed by the unique attributes of such digital signs [J.
51 Wachtel pp. 5, 134, 145-149; *Memorandum re: Guidance on Off-Premise Changeable*
52 *Message Signs*, Federal Highway Administration, September 25, 2007]; and
53

54 **WHEREAS**, a policy espoused in a memorandum issued by the U.S. Department
55 of Transportation Federal Highway Administration dated July 17, 1996, was premised
56 upon the concept that electronic changeable messages that are fixed for a reasonable time
57 period do not constitute “moving” signs [*Memorandum re: Guidance on Off-Premise*
58 *Changeable Message Signs*, Federal Highway Administration, September 25, 2007]; and
59

60 **WHEREAS**, the City Council finds that this Ordinance is concerned with the
61 secondary effects of speech including but not limited to aesthetics and traffic safety, and
62 are not intended to regulate viewpoints or censor speech, and for those and other reasons
63 that the foregoing provisions are not subject to, or would not fail, a “prior restraint”
64 analysis.

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

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

69 **SECTION TWO.** Chapter 122, “Signs,” of the City of Edgewood Code of
70 Ordinances is hereby amended as follows (Note: additions are indicated by underline,
71 deletions are indicated by ~~strikethrough~~, and portions of the Code that remain unchanged
72 and which are not reprinted here are indicated by ellipses (***):

73 **Sec. 122-2. Definitions.**

74 *Abandoned sign:* A sign which for a period of a least 90 days no longer correctly relates
75 to a bona fide business, lessee, owner, or activity conducted on the premises where the
76 sign is displayed; and/or a sign that has been damaged when repairs and restoration are
77 not started within 90 days of the date the damage occurred, or when repairs are not
78 diligently pursued, once started.

79 *Alter:* To make a change to a sign or sign structure, including but not limited to, changes
80 in size, sign copy area to signs other than manual changeable copy signs, height,
81 projection, illumination, shape, materials, placement and location on a site. Altering a
82 sign does not include ordinary maintenance, repair or repainting an existing sign surface
83 provided the sign copy area is not increased.

84 *Anchor tenant:* the major store(s) upon a multiple-occupant parcel that occupies building
85 square footage on-site with a minimum area of ten thousand (10,000) square feet.

86 *Animated sign:* A sign which has any visible moving part, color change, Flashing or
87 oscillating lights, visible mechanical movement of any description, or other apparent
88 visible movement achieved by any means that move, change, flash, oscillate or visibly
89 alters in appearance. The term may include, but is not limited to, electronic changeable

90 signs with optical illusion of movement, color change, or change of lighting, to depict
91 action or create a special effect or scene; and signs using electronic ink, signs set in
92 motion by wind or other movement of the atmosphere, any sign set in motion by
93 intentional movement by a person, any type of screen using animated or Scrolling
94 displays, such as an LED (light emitting diode) screen or any other type of video display.

95 *Attached sign:* A sign permanently attached to a building or structure.

96 *Awning:* A shelter projecting from and supported by the exterior wall of a building
97 constructed of rigid or non-rigid materials on a supporting Framework that may include a
98 type that can be retracted, folded or collapsed against the wall of a supporting building.

99 *Awning sign:* A sign incorporated into an awning.

100 *Banner:* A sign applied to cloth, plastic, paper, fabric or other light pliable material of
101 any kind either with or without Frames; and which is suspended, mounted or attached
102 across its longest side to buildings or attached at two ends to building, poles or natural
103 elements.

104 *Beacon:* A stationary or revolving light which flashes or projects illumination, single
105 color or multicolored, in any manner which has the effect of attracting or diverting
106 attention, except, however, this term does not include any kind of lighting device which
107 is required or necessary under the safety regulations of the Federal Aviation
108 Administration or other similar agency. This definition does not apply to any similar
109 type of lighting device contained entirely within a structure and which does not project
110 light to the exterior of the structure.

111 *Bench sign:* A sign on an outdoor bench.

112 *Billboard:* Any off-site sign or sign structure.

113 *Building frontage:* The vertical side of a building which faces a public right-of-way and
114 is built to the principle plane.

115 *Changeable copy sign:* A non-electronic sign, or portion thereof, that is designed so that
116 characters, letters or illustrations can be manually changed or rearranged without altering
117 the sign face.

118 *Clearance:* The distance between the finished grade to the lowermost portion of the sign
119 cabinet or face.

120 *Cold air inflatable sign:* A balloon-type sign with a blower (fan) system which runs to
121 keep the sign inflated.

122 *Commercial message:* Any sign wording, logo, or other representation or image that
123 directly or indirectly names, advertises, or calls attention to a product, service, sale or
124 sales event or other commercial activity.

125 *Construction sign:* A temporary on-site sign identifying the ongoing construction activity
126 during the time that a building permit is active and prior to completion of the work for
127 which the permit was issued, and containing sign copy that is limited to the ongoing
128 construction activity and identifying the contractor, professionals and/or any
129 subcontractor engaged to perform construction activity on the site.

130 *Copy*: The combination of individual letters, numbers, symbols, depictions and the like,
131 which are intended to inform, direct or otherwise transmit information.

132 *Copy area*: the entire area of the sign occupied by copy. Copy area is measured by
133 enclosing by one continuous perimeter line the extreme limits of the sign which contains
134 copy, including all ornamental attachments, insignias, symbols, logos, trademarks,
135 interconnecting links and the like, and any stripe, Frame or border. Copy area does not
136 include the main support structure of the sign unless it contains copy. The calculation for
137 a double faced sign shall be the area of one (1) face only. When signs are enclosed in a
138 cabinet or border, the internal perimeter of such cabinet or border will be used to
139 calculate copy area.

140 *Display Time*: the time interval that a static message or frame remains on an Electronic
141 Changeable Message Sign before transitioning to the next message or frame.

142

143 *Dissolve*: a mode of message transition on an Electronic Changeable Message Sign
144 accomplished by varying the light intensity or pattern, where the first message gradually
145 appears to dissipate and lose legibility simultaneously with the gradual appearance and
146 legibility of the second message.

147 *Electronic Changeable Message Sign*: A sign that uses changing lights or an electronic
148 medium to form an image, picture, or message of any kind, whether the image, picture, or
149 message is moving or stationary, wherein the sequence of the messages and the rate of
150 change are electronically programmed and can be modified by electronic processes.
151 Electronic changeable signs include LED signs (light emitting diode technology or other
152 similar semiconductor technology), OLED signs (transmissive, organic light emitting
153 diodes), LEP signs (light emitting polymer), OEL signs (organic electro luminescence),
154 or any similar technology.

155 *Erect*: To construct, assemble, attach, hang, place, suspend, affix or alter a sign. Does not
156 include ordinary maintenance, repair or repainting of an existing sign surface provided
157 the copy area is not increased.

158 *Fade*: a mode of message transition on an Electronic Changeable Message Sign
159 accomplished by varying the light intensity, where the first message gradually reduces
160 intensity to the point of not being legible and the subsequent message gradually increases
161 intensity to the point of legibility.

162

163 *Flashing*: a rapid on and off display of messages, also defined as a message being
164 displayed for less than the identified Display Time in the regulation.

165 *Fuel pump sign*: A sign located upon or integrated into a fuel pump.

166 *Flag*: A piece of fabric of distinctive design that is displayed hanging free from a staff,
167 halyard, structure, or flag pole. Flags are not banners.

168 *Frame*: a complete, static display screen on an Electronic Changeable Message Sign.

169 *Freestanding sign*: Any sign supported by structures or supports that are placed on or
170 anchored in the ground and that are independent of any building or other structure.

171 *Governmental right-of-way signs*: a sign erected by a governmental agency upon a public
172 right-of-way.

173 *Ground sign*: a free-standing sign placed in or upon the ground.

174 *Hanging sign*: An attached sign that hangs or projects below the underside of an
175 awning, canopy, arcade, eave, overhang, or other covering that projects outward from
176 the face of a building.

177 *Illuminance*: the amount of light striking a lit object at a given distance (in this case a
178 passersby eye). measured in foot candles.

179 *Illuminated sign*: A sign illuminated by an internal light source or an external light
180 source primarily designed to illuminate the sign.

181 *Interactive Sign*: A sign that has the ability to change the display based on the person or
182 vehicle passing by.

183 *Large parcel sign*: a freestanding sign with sign height no greater than sixteen feet with a
184 solid appearing base located on the ground with no airspace between the base and the
185 sign cabinet. Large parcel signs are only allowed upon multi-occupant parcels at least
186 five acres in size that have a parcel depth of at least 375 feet measured from the front
187 property line to the rear property line.

188 *Low-profile sign*: A freestanding sign with a sign height no greater than eight and one
189 half (8 ½) feet that either has 1) a solid appearing base located on the ground with no
190 more than two feet of airspace between the base and the sign cabinet or sign face or 2) is
191 supported by one or more vertical supports with no more than two feet of airspace
192 between the ground or base and the bottom of the sign cabinet or sign face.

193 *Maintenance*: The repairing or repainting of a portion of a sign or sign structure when
194 neither the sign size nor copy area are altered; or manually changing changeable copy or
195 renewing the copy for signs which have been made unusable by ordinary wear provided
196 neither the sign size nor copy area are altered.

197 *Multi-occupant parcel*: A tax parcel that contains two or more distinct occupants
198 internally separated by firewalls or demising walls, or in separate buildings.

199 *Non-commercial message*: Any message that is not a commercial message.

200 *Nonconforming sign*: Any sign that was lawful when it was erected but does not meet the
201 requirements of this Chapter at the time of its effective date.

202 *Off-site sign*: A sign that identifies activities conducted or products or services that are
203 not available on the premises on which the sign is located.

204 *On-site sign*: A sign that (1) is located on the premises to which the sign pertains (2)
205 identifies an activity conducted or products or services available on the premises where
206 the sign is located, (3) displays a non-commercial message or (4) is any combination of
207 the first 3.

208 *Permanent sign*: Any sign which, when installed, is intended for permanent use. For the
209 purposes of this Chapter, any sign with an intended use in excess of 90 days from the date

210 of installation shall be deemed a permanent sign unless otherwise indicated elsewhere in
211 this Chapter.

212 *Person:* Any person or persons, individual or groups of individuals, company, firm,
213 corporation, partnership, organization or association.

214 *Pole sign:* A freestanding sign that is supported from the ground up by one or more
215 vertical supports and which does not meet the definition of a low-profile sign or tall-
216 profile sign. The definition of pole sign does not include flags, traffic control device
217 signs, or parking space identifications signs.

218 *Portable sign:* a sign that is not permanently affixed to or planted in the ground or
219 permanently affixed to a permanent structure utilizing standard construction procedures
220 and materials that will not deteriorate.

221 *Premises:* A lot together with all buildings and structures if any.

222 *Projecting sign:* An attached sign permanently affixed to a building or other structure in
223 such a manner that the sign face is not parallel with the wall or structural component to
224 which it is attached.

225 *Roof signs:* Any sign erected, constructed and maintained wholly upon or above the edge
226 of the roof eave of any building with the principal support along or atop the roof
227 structure.

228 *Safety sign:* See Warning signs.

229 *Scrolling:* a mode of message transition on an Electronic Changeable Message Sign
230 where the message appears to move vertically down or up the display surface.

231 *Sign:* Any surface, fabric, device or display which bears lettered, pictorial or sculptured
232 matter, including forms shaped to resemble any human, animal or product designed to
233 convey information to the public and is visible from an abutting property, from a public
234 street, sidewalk or right-of-way, or from a body of water. For the purpose of this
235 development code, the term "sign" shall include all structural members including the
236 base. A sign shall be construed to form a single unit. In cases where matter is displayed in
237 a random or unconnected manner without organized relationship of the components, each
238 such component shall be considered a single sign. The term sign shall not include:
239 holiday or seasonal decorations, merchandise displays located within a building,
240 cemetery markers, or machinery or equipment signs.

241 *Sign cabinet:* a Frame or external structure that encloses the edges of one or more sign
242 panels.

243 *Sign face:* The part of the sign that is or can be used to identify, display, advertise,
244 communicate information, or for visual representation which attracts or intends to attract
245 the attention of the public for any purpose.

246 *Sign height:* The vertical distance measured from the natural contour of the parcel to the
247 topmost point of the sign structure.

248 *Sign panel:* A single surface upon which copy is printed which can be installed in a sign
249 cabinet or attached to a sign structure.

250 *Sign structure*: Any structure which is designed specifically for the purpose of supporting
251 a sign, has supported, or is capable of supporting a sign. This definition shall include any
252 decorative covers, braces, wires, supports, or components attached to or placed around
253 the sign structure.

254 *Snipe sign*: Any sign tacked, nailed, fastened, affixed to, painted, posted, pasted, glued or
255 otherwise attached to trees or other vegetation (living or dead), telephone poles, utility
256 poles, or fences, with the message appearing thereon not applicable to the owner of utility
257 poles or present use of the premises upon which the sign is located.

258 *Static*: Motionless.

259 *Statutory sign*: A sign required by any statute of the State of Florida or the United States.

260 *Street address sign*: Any sign denoting the street address of the premises on which it is
261 attached or located.

262 *Tall-profile sign*: a freestanding sign that has a sign height no greater than sixteen (16)
263 feet and the bottom of the sign cabinet or sign face no lower than seven (7) feet above
264 ground and which has the appearance of a single vertical support that is at least twelve
265 (12) inches in width and no more than one third (1/3) of the width of the sign face.
266 Vertical supports or support casings shall be constructed of durable non-corrosive
267 material, permanently affixed to the ground and sign face or sign cabinet and shall be
268 either be monotone or utilize brick or stone of a single color.

269 *Temporary sign*: a sign which is not designed, constructed, or intended to be placed for a
270 period of sixty days or fewer.

271 *Traffic control device sign*: Any sign located within the right-of-way that is used as a
272 traffic control device and that is described and identified in the Manual on Uniform
273 Traffic Control Devices (MUTCD) and approved by the Federal Highway Administrator
274 as the National Standard. A traffic control device sign includes those signs that are
275 classified and defined by their function as regulatory signs (that give notice of traffic laws
276 or regulations), warning signs (that give notice of a situation that might not readily be
277 apparent), and guide signs (that show route designations, directions, distances, services,
278 points of interest, and other geographical, recreational, or cultural information). Some
279 traffic control device signs may be portable.

280 *Transition*: A visual effect used on an Electronic Changeable Message Sign to change
281 from one message to another.

282

283 *Traveling*: A mode of message transition on an Electronic Changeable Message Sign
284 where the message appears to move horizontally across the display surface.

285

286 *Vehicle sign*: One or more signs on any vehicle or trailer which have a total sign area in
287 excess of ten square feet, when the vehicle or trailer is not regularly used in the conduct
288 of the business or activity advertised on the vehicle, and (a) is visible from a street right-
289 of-way within 100 feet of the vehicle, and (b) is parked for more than five consecutive
290 hours within 100 feet of any street right-of-way; for the purposes of this definition, a
291 vehicle shall not be considered "regularly used in the conduct of the business or activity"
292 if the vehicle is used primarily for advertising.

293 *Wall sign:* An attached sign permanently affixed to a building or other structure in such
294 a manner that the sign face is flush against and parallel with the wall or structural
295 component to which it is attached.

296 *Warning sign or safety sign:* A sign that provides warning of a dangerous condition or
297 situation that might not be readily apparent or that poses a threat of serious injury (e.g.,
298 gas line, high voltage, condemned building, etc.) or that provides warning of a violation
299 of law (e.g., no trespassing, no hunting allowed, etc.).

300 *Window sign:* Any sign attached to, suspended behind, placed or painted upon, the
301 window or glass door of a building, which is intended for viewing from the exterior of
302 the building.

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304 * * *

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306 **Sec. 122-10. Prohibited Signs.**

307 The following types of signs are prohibited:

308 A. Abandoned signs

309 B. Balloons, cold air inflatables, streamers, and pennants.

310 C. Banner signs except as expressly allowed in Section 122-12 herein.

311 D. Bench signs, other than the identification of the transit company or its route schedule.

312 E. Billboards.

313 ~~F. Electronic changeable message signs unless otherwise specifically allowed herein.~~

314 ~~GF.~~ Pavement markings, except street addresses and vehicle directional arrows.

315 ~~HG.~~ Portable signs except as expressly authorized in Section 122-12 herein.

316 ~~H.~~ Pole signs.

317 ~~I.~~ Roof signs.

318 ~~KJ.~~ Signs in or upon any lake or other body of water.

319 ~~LK.~~ Signs erected by other than a governmental entity on or extending into publicly-
320 owned land, easements or rights-of-way.

321 ~~ML.~~ Signs that emit sound, vapor, smoke, odor, particles, or gaseous matter.

322 ~~NM.~~ Signs that have unshielded illuminating devices or which reflect lighting onto
323 public rights-of-way thereby creating a potential traffic or pedestrian hazard.

324 ~~ON.~~ Animated signs or signs that appear to display motion in any way whatsoever,
325 including beacons.

326 ~~PO.~~ Signs that obstruct, conceal, hide, or otherwise obscure from view any traffic control
327 device sign or official traffic signal.

328 ~~QP.~~ Snipe signs.

- 329 RQ. Obscene signs.
- 330 SR. Hazardous signs.
- 331 TS. Vehicle signs.
- 332 UT. Any sign that is not specifically described or enumerated as permitted.
- 333 VU. Signs attached to temporary structures.

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337 **Sec. 122-13. Signs Subject to Permitting.**

338 * * *
339 B. Non-residential.

340 1. Unless otherwise specified, a maximum total copy area of two square feet for
341 each linear foot of building frontage or 100 square feet, whichever is less, shall be
342 allowed per parcel.

343 2. Multi-occupant parcels at least five acres in size with at least 375 feet of parcel
344 depth measured from the front property line to the rear property line shall be
345 allowed a maximum total copy area of two square feet for each linear foot of
346 building frontage or 200 square feet, whichever is less.

347 3. For parcels abutting multiple rights-of-way, an additional maximum total copy
348 area of one square foot for each linear foot of building frontage along each
349 additional right-of-way or 100 square feet, whichever is less, shall be allowed.
350 Any additional copy area allowed pursuant to this paragraph must be utilized
351 along and directed toward the additional public rights-of-way.

352 4. Subject to the maximum total copy area, the following signs shall be permitted
353 in all non-residential zoning districts:

354 a. Ground signs. Ground signs shall be permitted pursuant to the
355 following:

356 i. One low-profile sign, ~~or~~ one tall-profile sign, consistent with the
357 definitions for same, or one Electronic Changeable Message Sign
358 consistent with the requirements in Section 122-13 B. 4. A. v. shall
359 be allowed along each public road right-of-way the parcel abuts.

360 ii. On multi-occupant parcels at least five acres in size with at least
361 375 feet of parcel depth measured from the front property line to
362 the rear property line, one large parcel sign, consistent with the
363 definition for same, shall be allowed in lieu of a low-profile, ~~or~~
364 tall-profile, or Electronic Changeable Message Sign.

365 iii. On parcels abutting multiple public road rights-of-way, one
366 additional ground sign shall be allowed per secondary road
367 frontage. The sign location along the secondary frontage shall be at

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least one hundred feet from the point of road intersection with the primary road, as measured along the right-of-way. The secondary frontage shall be the road with the lowest traffic count.

iv. With the exception of Electronic Changeable Message Signs, Ground signs may include multiple sign panels subject to the following:

1. No airspace shall exist between sign panels or sign cabinets;
2. Sign panels located on the same horizontal plane shall be of the same height and configured so that the top and bottom edge of each panel is aligned; and
3. When multiple sign panels are located on the same horizontal plane immediately above or below another row of multiple sign panels, all sign panels in such rows shall be of equal width and aligned so that the left and right edge of each panel is aligned.

v. Electronic Changeable Message Signs shall be subject to the following requirements:

1. Location. The Electronic Changeable Message Sign shall only be located along Orange or Hansel Avenues. An Electronic Changeable Message Sign will not be permitted in other locations. Electronic Changeable Message Signs shall comply with all applicable setback and spacing requirements.
2. Pre-existing signs shall not be modified or expanded to incorporate Electronic Changeable Message Signs.
3. The maximum sign surface area of the Electronic Changeable Message Sign sign panel shall be one-quarter (1/4) square foot per linear foot of building facade facing Orange or Hansel Avenue, excluding parking garages, with the maximum limit 16 square feet; Only one Electronic Changeable Message Sign sign panel shall be allowed.
4. The maximum height of the sign structure shall be 6.5 feet.
5. The maximum width of the sign structure shall be 9 feet.
6. The Electronic Changeable Message Sign shall have a solid appearing base of two (2) feet in height, located on the ground (i.e., no airspace from the sign face), that is at least 75 percent of the width of the sign's face, based on the

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greatest horizontal dimension of the sign face. The sign base shall not be used for copy.

7. The sign incorporating the Electronic Changeable Message Sign sign panel shall be consistent with the architectural theme of the principal buildings proposed or developed on the parcel and shall be constructed of materials and colors which are similar to the materials and colors utilized in the principal buildings.

8. Additional sign copy is prohibited on the sign with the exception of the address and/or name of the business, building, or property.

9. The Electronic Changeable Message Sign shall be incorporated into a mulched, and irrigated landscaped area extending four feet in all directions from the sign base and filled with a continuous hedge of plants or ornamental grasses, not exceeding three feet in height at maturity. Sodded or seeded areas shall not qualify as such landscaped area

10. Operational Limitations.

a. The Electronic Changeable Message Sign shall only contain static messages. Movement, or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination or the flashing, scrolling, traveling, or scintillating or varying of light intensity shall be prohibited.

b. The Electronic Changeable Message Sign shall not emit noise or use sound.

c. The Electronic Changeable Message Sign shall not have lighting that would resemble, compete with, or distract from traffic signal lighting.

d. Interactive signs are prohibited.

e. The hours of digital display operation shall be between 6:00 a.m. and 10:00 p.m. The digital display shall be turned off outside of these hours.

f. Minimum Display Time. Each message on the sign must be displayed for a minimum of 10 seconds.

g. The change of messages must be accomplished instantaneously; only static

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transitions shall be allowed. Messages changed by fade, dissolve, scrolling, traveling, or similar animated images that appear to move or change in size. Lashing and video are prohibited.

h. The Electronic Changeable Message Sign shall be equipped with an automatic shut off or contain a default design to freeze the display in one position if a malfunction occurs.

i. The illumination of an Electronic Message Sign shall conform to the criteria below.

i. The illuminance of an Electronic Message Sign shall be measured with an illuminance meter set to measure footcandles accurate to at least two decimals. Illuminance shall be measured with the Electronic Message Sign off, and again with the Electronic Message Sign displaying a white image. All measurements shall be taken perpendicular to the face of the Electronic Message Sign at the distance determined by the total square footage of the Electronic Message Sign as set forth in the accompanying Sign Area Versus Measurement Distance table (below).

SIGN AREA VERSUS MEASUREMENT DISTANCE

AREA OF SIGN sq. ft.	MEASUREMENT Distance (ft.)
10	32
15	39
20	45
25	50
30	55
35	59
40	63
45	67
50	71
55	74
60	77
65	81
70	84
75	87
80	89
85	92
90	95
95	97
100	100
110	105
120	110
130	114
140	118
150	122
160	126
170	130
180	134
190	138
200	141
220	148
240	155
260	161
280	167
300	173

* For signs with an area in square feet other than those specifically listed in the table (i.e., 12 sq ft, 400 sq ft, etc), the measurement distance may be calculated with the following formula: Measurement Distance = $\sqrt{\text{Area of Sign Sq. Ft.} \times 100}$

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ii. The difference between the off and white screen measurements shall not exceed 0.3 footcandles.

iii. All permitted Electronic Changeable Message Signs shall be equipped with a sensor that automatically determines the ambient illumination and that is

483 programmed to automatically dim according
484 to ambient light conditions to ensure
485 compliance with the 0.3 footcandle limit in
486 all light conditions.

487 iv. Prior to operational approval, the
488 owner of the sign shall provide certification
489 from the manufacturer that the brightness
490 settings are pre-set to abide by the standards
491 of this regulation.

492 j. Affidavit required. Prior to approval of the
493 sign permit by the City, the property owner shall
494 sign an affidavit attesting to understanding the
495 requirements relating to Electronic Changeable
496 Message Signs. The affidavit shall remain on file
497 with the City Clerk.

498 k. The owner or operator of an Electronic
499 Changeable Message Sign shall immediately turn
500 off the display of any Electronic Changeable
501 Message Sign upon receipt of notification from the
502 City that the sign is not complying with the
503 standards of this chapter and shall keep the Display
504 turned off until the nonconformance is corrected.

505

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

512

513 **SECTION FOUR. Codification.** It is the intent of the City Council of the
514 City of Edgewood that the provisions of this Ordinance shall be codified. The codifier is
515 granted broad and liberal authority in codifying the provisions of this Ordinance.

516

517 **SECTION FIVE. Effective date.** This Ordinance shall take effect immediately
518 upon adoption as provided by the Charter of the City of Edgewood.

519

520 PASSED ON FIRST READING THIS _____ DAY OF _____, 2018.

521

522 PASSED AND ADOPTED THIS _____ DAY OF _____, 2018.

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CITY OF EDGEWOOD, FLORIDA

526

CITY COUNCIL

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John Dowless, Council President

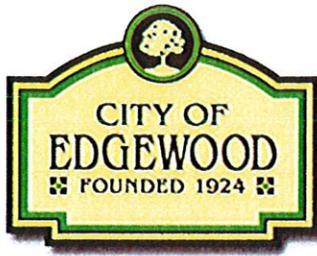
530 ATTEST:

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532

533

Bea Meeks, City Clerk



TO: Bea Meeks, City Clerk
CC: City Council
FROM: Sandy Repp, Deputy City Clerk
Date: June 12, 2018
SUBJECT: Ordinance 2018-08

Ordinance No 2018-08 Off-Site Parking

AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA AMENDING CHAPTER 134, "ZONING," SECTION 134-606 OF THE CODE OF ORDINANCES RELATED TO THE USE OF OFF-SITE PARKING SPACES TOWARD REQUIRED OFF-STREET PARKING CALCULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND EFFECTIVE DATE.

Board Member Rader moved to recommend approval of Ordinance 2018-08 for further consideration by City Council; Seconded by Board Member Trivedi. The motion was unanimously approved (5/0).

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ORDINANCE NO. 2018-08

AN ORDINANCE OF THE CITY OF EDGEWOOD,
ORANGE COUNTY, FLORIDA AMENDING CHAPTER
134, "ZONING," SECTION 134-606 OF THE CODE OF
ORDINANCES RELATED TO THE USE OF OFF-SITE
PARKING SPACES TOWARD REQUIRED OFF-STREET
PARKING CALCULATIONS; PROVIDING FOR
SEVERABILITY; PROVIDING FOR CODIFICATION,
CONFLICTS, AND EFFECTIVE DATE.

WHEREAS, Section 134-606 of the Code of Ordinances provides that required off-street parking spaces must be provided on the same lot where the principal use is located or within 300 feet from the pedestrian entrance as measured along the most direct pedestrian route; and

WHEREAS, the City Council of the City of Edgewood finds that off-site off-street parking spaces provided across an arterial road from the lot upon which the principal use is conducted cause traffic and pedestrian hazards; and

WHEREAS, specifically, due to the amount of traffic, speed limits, and infrequency of pedestrian crossings, off-site off-street parking spaces across an arterial road from the lot upon which the principal use is conducted create a situation where pedestrians cannot safely cross from the required parking spaces to their destination; and

WHEREAS, in addition to creating pedestrian and traffic hazards, pedestrians attempting to cross arterial roads from on an off-site off-street parking area to their intended destination impact the efficient flow of traffic along such arterial roads further impairing already congested traffic flow; and

WHEREAS, the City Council of the City of Edgewood finds that this Ordinance is in the best interest of the health, safety, and welfare of citizens, businesses, and visitors to the City of Edgewood.

NOW, THEREFORE, BE IT ENACTED by the City Council of the City of Edgewood, Florida as follows:

NOTE: Underlined words constitute additions to the City of Edgewood Code of Ordinances, ~~strikethrough~~ constitutes deletions from the original Code of Ordinances, and asterisks (***) indicate an omission from the existing text which is intended to remain unchanged.

Section 1. Chapter 134, Section 134-606 of the City of Edgewood Code of Ordinances shall be amended as follows:

46 **Sec. 134-606. - Location of off-street parking.**
47

48 The parking spaces provided for herein shall be provided on the
49 same lot where the principal use is located or within 300 feet from the
50 principal entrance as measured along the most direct pedestrian route;
51 provided, however, that parking spaces provided across an arterial road
52 from the lot where the principal use is located shall not be counted toward
53 the parking spaces required herein.
54

55 **Section 2.** The provisions of this Ordinance shall be codified as and become and be
56 made a part of the Code of Ordinances of the City of Edgewood.
57

58 **Section 3.** If any section, sentence, phrase, word or portion of this ordinance is
59 determined to be invalid, unlawful or unconstitutional, said determination shall not be held to
60 invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or
61 portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.
62

63 **Section 4.** All ordinances that are in conflict with this Ordinance are hereby repealed.
64

65 **Section 5.** This Ordinance shall become effective immediately upon its passage and
66 adoption.
67

68 **PASSED AND ADOPTED** this _____ day of _____, 2018, by the City
69 Council of the City of Edgewood, Florida.
70

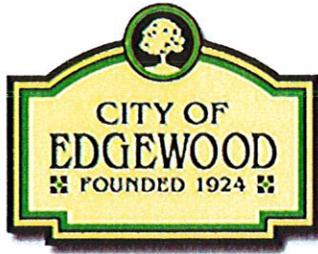
71 PASSED ON FIRST READING: _____
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73 PASSED ON SECOND READING: _____
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75 _____
76 John Dowless, Council President
77

78 *ATTEST:*
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80 _____
81 Bea L. Meeks
82 City Clerk



TO: Bea Meeks, City Clerk
CC: City Council
FROM: Sandy Repp, Deputy City Clerk
Date: June 12, 2018
SUBJECT: Ordinance 2018-09

- Ordinance No 2018-09 New Zoning District

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING CHAPTER 134 OF THE CODE OF ORDINANCES TO CREATE A NEW ZONING DISTRICT; PROVIDING FOR DEFINITIONS; PROVIDING FOR PERMITTED, CONDITIONAL, AND PROHIBITED USES WITHIN THE NEW ZONING DISTRICT; PROVIDING FOR DEVELOPMENT STANDARDS AND REGULATIONS WITHIN THE NEW ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE.

Board Member Rayburn made the Motion to recommend approval of Ordinance 2018-09 with the inclusion of the recommended changes and research items discussed; seconded by Board Member Gragg. The motion was unanimously approved (5/0).

37 WHEREAS, the recommended design guidelines included strategies to improve
38 walking, biking, and transit options, not only for improved mobility, but also for air quality
39 benefits; and

40 WHEREAS, in 2017, the City contracted with Little/LandDesign to assist City staff, its
41 residents, and its business owners in re-validating the vision for the Orange Avenue corridor; and

42 WHEREAS, The Little/LandDesign survey showed the desire for more landscaping
43 along the Orange Avenue corridor, an increase of active/people-oriented commercial (such as
44 retail shops, dining and entertainment), rather than the existing heavy commercial uses, and an
45 increase in the effectiveness of alternative forms of transportation, including an interconnected
46 network of sidewalks and bike lanes, and establishing a commuter rail station in the city; and

47 WHEREAS, The City Council finds that the adoption of this Ordinance furthers the
48 City's longstanding interest in addressing future development along the Orange Avenue corridor;
49 and

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

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

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

57 **SECTION TWO.** Chapter 134, "Zoning," Article I, "In General," Section 134-1
58 "Definitions," is hereby amended as follows:

59 **Sec. 134-1. Definitions.**

60 Except where specific definitions are used within a specific article or section of this
61 chapter, the following terms, phrases, words and their derivation shall have the meanings given
62 herein where not inconsistent with the context. Words used in the present tense include the
63 future, words in the plural number include the singular number and words in the singular
64 number include the plural number. The word "lot" includes the words "plot" and "tract." The
65 word "building" shall include the word "structure." The words "used for" shall include the
66 meaning "designed for." The word "person" shall include the words "firm, association,
67 organization, partnership, trust, company, corporation," as well as "an individual." The word
68 "shall" is mandatory. Whenever in this chapter a term, phrase or word is not defined, then in
69 that event the city council shall define the same.

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72 Alternative Financial Services Business means a check cashing business, payday advance or
73 loan business, money transfer business, motor vehicle title loan business, or a credit
74 access business as defined in this section. The term Alternative Financial Services

75 Business shall not include: a state or federally chartered bank, savings and loan
76 association, credit union, pawnshop, convenience store, supermarket, or other retail
77 establishment where consumer retail sales constitute at least 75% of the total gross
78 revenue.

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83 Art Gallery means an establishment operated for the display or sale of art.

84

85 Art Workshop means an establishment where art or handcrafted goods are produced.

86

87 Artisan Food and Personal Goods Manufacturing means food and personal goods produced by
88 non-industrialized methods, in quantities not intended for mass-output; examples include
89 cheese, charcuterie, coffee roasters, and soaps. This use must include a retail component.

90

91 Assisted Living Housing means housing consisting of multiple dwelling units designed and
92 marketed specifically for the elderly and/or the physically disabled and which does not
93 provide 24-hour nursing care.

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97 Automotive Repair and Services means the repair or servicing of automobiles, noncommercial
98 trucks, motorcycles, motor-homes, recreational vehicles, or boats; Automotive Sales and
99 Services includes muffler shops, oil change shops, auto repair garages, tire sales and
100 installation, wheel and brake shops, body and fender shops, and similar repair and service
101 activities;

102

103 Automotive Sales means the sale or leasing of automobiles, commercial or noncommercial
104 trucks, motorcycles, motor-homes, recreational vehicles, or boats; Automotive Sales
105 includes new and used car, motorcycle, boat, trailer, and recreational vehicle dealerships.

106

107 Automotive Washing and Detailing means the washing and cleaning of passenger vehicles,
108 recreational vehicles, or other light duty equipment by means of automated or manual
109 washing, waxing, polishing, and drying of automobiles by employees and automated or
110 manual vacuuming and cleaning of the interior of automobiles by employees.

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114 Bail Bond Services means an establishment operated by a licensed bail bond surety to provide
115 bail bond services.

116

117 Bars (Alcoholic) means an establishment other than a restaurant, licensed to sell alcoholic
118 beverages for consumption on premises that limits patronage to adults of legal age for the
119 consumption of alcohol and in which food service may be an accessory to the service of
120 alcoholic beverages. A bar may include an area outside of an enclosed building provided

121 the limits of that outdoor area are visually delineated, and such area is included in the
122 licensed premises description in the vendor's license certificate.

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126 Blank Wall means a portion of the exterior facade of the building that does not include windows
127 or doors, columns, pilasters or other articulation greater than 18 inches in depth.

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131 Building Maintenance Services means business providing maintenance, custodial, janitorial,
132 landscape maintenance, or window cleaning services.

133
134 Build Line means a line running parallel to the front property line at which construction of a
135 building facade is required to occur.

136
137 Business or Trade School means a facility providing education or training in business,
138 commerce, language, or other similar activity or occupational pursuit that is not otherwise
139 described as a home occupation, college, university, or public or private educational
140 facility.

141
142 Campground means a site providing camping and related parking areas and incidental services
143 for travelers in recreational vehicles or tents; this term includes recreational vehicle
144 parks.

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148 Club or Lodge means meeting, recreational, or social facilities by a private or nonprofit
149 association, primarily for use by members and guests. This use includes private social
150 clubs and fraternal organizations.

151
152 ~~Club means buildings, facilities and property owned and operated by a corporation or~~
153 ~~association of persons for social or recreational purposes, including those organized~~
154 ~~chiefly to promote friendship and welfare among its members, but not operated~~
155 ~~primarily for profit or to render a service which is customarily carried on as a business.~~

156
157 * * *

158
159 College and University Facilities means an educational institution of higher learning that offers a
160 course of study designed to culminate in the issuance of a degree.

161
162 Community Events means public events sponsored by the City of Edgewood.

163
164 Community Food Services means establishments primarily engaged in the collection,
165 preparation, and delivery of food for the needy; Community Food Services
166 establishments may also distribute clothing and blankets to the poor.

167
168 Communications Services means broadcasting or information relay services through electronic
169 and telephonic mechanisms such as television, film, or sound recording studios, and
170 telecommunication service centers.

171
172 Company Vehicles mean vehicles owned by a business or other commercial entity, bearing
173 commercial markings related to the business operation, and used by employees or
174 principals of the business operation.

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176 * * *

177
178 Consignment Shop means a retail establishment that sells secondhand items (typically clothing
179 and accessories) on behalf of the original owner, who receives a percentage of the selling
180 price.

181
182 Construction Equipment Sales and Services means an establishment providing construction
183 activities, the incidental storage of materials on sites other than construction sites, and the
184 on-site sale of materials used in the construction of buildings or other structures;
185 Construction Equipment Sales and Services shall not include establishments limited to
186 retail sales of paint, hardware and fixtures.

187
188 Consumer Convenience Services means an establishment that provides limited personal
189 convenience services, such as private postal and safety deposit boxes and automated
190 banking machines, to individuals in access-controlled facilities that make 24-hour
191 operation possible.

192
193 Consumer Electronics/Communication Equipment Repair Services means an establishment
194 providing repair services on electronics such as televisions, computers, or smartphones,
195 bought for personal rather than commercial use. Consumer Electronics/Communication
196 Equipment Repair Services does not include large appliance repair services, automotive
197 repair or service stations.

198
199 Convenience Storage means storage services primarily for personal effects and household goods
200 within enclosed storage areas having individual access. This use includes mini-
201 warehouses.

202
203 Craft Distillery means an establishment that is licensed by the Florida Department of Business
204 and Professional Regulation, Division of Alcoholic Beverages and Tobacco to produce
205 distilled spirits; such establishment must include a retail and/or eating/drinking/cafe
206 requirement onsite and may include a tasting room and office establishment or event
207 facility components in addition to the area devoted to production of liquors.

208
209 Detention Facilities means a residential facility operated for housing and care of legally confined
210 individuals.

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Electronics Testing means testing of electrical or electronic components for a computer, computer peripheral, radio, telephone, scientific or medical instrument, or similar equipment: Electronics Testing does not include manufacture or assembly of goods or products.

Emergency Relief Services means an establishment providing immediate financial and/or material support to people in financial crisis; the type of assistance offered will vary but may include: provision of food, transport or pharmaceutical vouchers; part-payment of utility accounts; provision of food parcels or clothing; budgeting assistance; and referrals to other services that help to address underlying causes of financial crisis.

* * *

Exterminating Services means an establishment providing off-site services for the eradication or control of rodents, insects, or other pests.

* * *

Flea Market, Outdoor means an outdoor market selling secondhand goods.

Fleet Vehicles means vehicles owned by a business or other commercial entity and used by employees or principals of the business operation in the delivery of goods or provision of services.

* * *

Funeral Services means the preparation of human dead for burial and arranging or managing funerals; Funeral Services includes funeral homes and mortuaries; Funeral Services does not include crematories.

Furniture Repair means the rebuilding, rehabilitation, renovation, repair and restoration of furniture, including antique furniture and furnishings.

* * *

Garden Center means a retail establishment or portion thereof that sells garden supplies, plants and related products for domestic gardens.

* * *

Heavy Equipment Sales, Repairs, and Servicing means the sale, rental, repair or servicing of non-passenger trucks, tractors, construction equipment, agricultural implements, mobile homes, or similar heavy equipment, including incidental storage; Heavy Equipment Sales, Repairs, and Servicing includes non-passenger truck dealerships, construction equipment dealerships, mobile home sales establishments, non-passenger truck repair

259 garages, tractor and farm implement repair services, machine shops, and dismantling and
260 salvage activity.

261
262 * * *

263
264 Landscape Equipment Storage means the use of a site for outdoor storage of landscaping
265 equipment and of vehicles and trailers used to transport landscaping equipment.

266
267 Liner Building means a building that is placed on the exterior of a parking structure for the
268 purpose of screening the parking structure from view and maintaining an active street
269 frontage instead of the dead space typically found next to a parking garage.

270
271 * * *

272
273 Major Utility Facilities means generating plants, electrical switching facilities or primary
274 substations, refuse collection or disposal facilities, water or wastewater treatment plants,
275 or similar facilities.

276
277 * * *

278
279 Medical Offices means an establishment for consultation, examination, diagnosis, therapeutic,
280 preventative, or corrective personal treatment by doctors, dentists, medical or dental
281 laboratories, or similar State licensed practitioners of medical and healing arts.

282
283 * * *

284
285 Micro-Brewery means an establishment comprising less than 15,000 square feet that is licensed
286 by the Florida Department of Business and Professional Regulation, Division of
287 Alcoholic Beverages and Tobacco to manufacture malt beverages and may include a
288 tasting room and retail space to sell malt beverages produced on the premises along
289 with related retail items and food.

290
291 Micro-Winery means an establishment comprising less than 15,000 square feet that is licensed
292 by the Florida Department of Business and Professional Regulation, Division of
293 Alcoholic Beverages and Tobacco to produce wine and may include a tasting room and
294 retail space to sell wine produced on the premises along with related retail items and
295 food.

296
297 Minimum Lot Frontage means the minimum width of a lot where it adjoins a street.

298
299 Minimum Building Frontage means the minimum width of a building as measured along the
300 building's frontage to a road; Minimum Building Frontage is based on a percentage of
301 the subject lot's road frontage.

302

303 Mixed Use Building means a building where the ground floor is occupied by retail, service,
304 and/or office uses and the upper floors are occupied residential dwelling units or a
305 mixture of residential dwelling units and non-residential uses.

306
307 * * *

308
309 Momument Retail Sales means the retail sale of monuments and markers for placement on graves
310 and includes the sale, storage, and delivery of headstones, footstones, markers, statues,
311 obelisks, cornerstones, and ledgers.

312
313 * * *

314
315 Multi-Dwelling Residential Buildings means non-transient residential buildings consisting of two
316 or more dwelling units; Multi-Dwelling Residential Buildings includes condominium and
317 townhouse residential developments and specifically excludes institutional living
318 facilities providing 24-hour nursing or medical care and Detention Facilities.

319
320 Museum means an enclosed building in which objects of historical, scientific, artistic or cultural
321 interest are stored and exhibited.

322
323 * * *

324
325 Outside Home Equipment means tools and furnishings for home patio, pool, and lawns.

326
327 Pawn Shop Services means an establishment lending money on the security of property pledged
328 in the keeping of the pawnbroker and the incidental sale of property pledged as security.

329
330 * * *

331
332 Personal Improvement Services means the provision of informational, instructional, personal
333 improvement, and similar services of a non-professional nature; Personal Improvement
334 Services includes photography studios, driving schools, health or physical fitness studios,
335 dance studios, and handicraft or hobby instruction.

336
337 Postal Facilities means facilities for the provision of postal services operated by the United
338 States Postal Service and includes post offices, bulk mail processing, and sorting centers.

339
340 Printing and Publishing means the bulk reproduction, printing, cutting, or binding of written or
341 graphic material.

342
343 Professional Office means an establishment for the provision of professional or consulting
344 services in the fields of law, architecture, design, engineering, accounting, or similar
345 professions.

346
347 Recreational Equipment Maintenance and Storage means the maintenance, service, or storage of
348 sports equipment, watercraft, watercraft motors, trailers, motorcycles, or motor-homes.

349
350 Recreation, Sports, and Fitness, Indoor means recreational use conducted within an enclosed
351 building; Recreation, Sports, and Fitness, Indoor includes such activities as bowling
352 alleys, billiard parlors, ice and roller skating rinks, electronic video (non-gambling)
353 arcades, gymnastic instruction, indoor playgrounds, and indoor racquetball courts;
354 Recreation, Sports, and Fitness, Indoor does not include gambling facilities or adult
355 entertainment.

356
357 * * *

358
359 Religious Assembly means organized religious worship or religious education in a permanent or
360 temporary building; Religious Assembly does not include private primary or secondary
361 educational facilities, community recreational facilities or day care facilities; a religious
362 organization tax exemption shall constitute prima facie evidence of a religious assembly
363 use.

364
365 Residential Treatment Facility means a counseling or treatment center with 24-hour monitoring
366 and supervision; Residential Treatment Facility includes alcohol and chemical
367 dependency rehabilitation facilities, facilities to which persons convicted of alcohol or
368 drug-related offenses are ordered to remain under custodial supervision as a condition of
369 probation or parole, and residential care facilities and halfway houses for the emotionally
370 ill.

371
372 Restaurant means any establishment where food is served for consumption off the premises or
373 within an enclosed building. Outdoor seating areas in conjunction with the restaurant
374 shall be considered part of the restaurant.

375
376 * * *

377
378 School means institutions providing a full day program of academic classes, public or private.

379
380 Scientific Research Services means research of a scientific nature such as electronics research
381 laboratories, space research or development firms, and pharmaceutical research labs;
382 Scientific Research Services shall not include animal testing.

383
384 * * *

385
386 Skilled Nursing Facility means a facility for the provision of bed care and in-patient services for
387 persons requiring regular medical attention; Skilled Nursing Facility does not include the
388 provision of surgical or emergency medical services and the provision of care for
389 alcoholism, drug addiction, mental disease, or communicable disease.

390
391 Software Development means the development or testing of computer software and associated
392 operating manuals.

393
394 * * *

395
396 Telecommunication Tower means a structure built exclusively to support one or more antennae
397 for receiving or transmitting electronic data or telephone communications.
398

399 Theater means a site for presentation of plays, motion pictures, or other dramatic performances
400 within a building; Theater does not include adult entertainment establishments.
401

402 Thrift Store means a retail establishment that sells donated secondhand clothes and household
403 goods.
404

405 * * *

406
407 Transitional Housing means residential housing for the supervision or detention of residents who
408 are making the transition from institutional to community living; Transitional Housing
409 includes pre-parole detention facilities and halfway houses for juvenile delinquents and
410 adult offenders, and overnight shelters for the homeless.
411

412 * * *

413
414 Vehicle Storage means the overnight parking or storage of vehicles; Vehicle Storage includes
415 storage of vehicles towed from private parking areas and impound yards; Vehicle Storage
416 does not include dismantling and salvage, or storage of hobby or recreational vehicles.
417

418 Vocational Rehabilitation Counseling means the counseling of persons with functional,
419 psychological, developmental, cognitive and emotional impairments or health disabilities
420 to overcome barriers to accessing, maintaining or returning to employment or other
421 useful occupation; Vocational Rehabilitation Counseling does not include in-patient or
422 overnight treatment.
423

424 * * *

425
426 Warehouse Club means a membership retail store typically selling a wide variety of merchandise
427 in which customers buy wholesale quantities of consumables.
428

429 * * *

430
431 **SECTION THREE.** Chapter 134, "Zoning," Article IV, "District Regulations,"
432 Division 11, "Edgewood Central Zoning District" is hereby created as follows:

433 **Division 11. -Edgewood Central District.**

434 **Sec. 134-456 Intent and purpose.**

435 The underlying purpose in creating the Edgewood Central District centers on the public
436 health, safety and general welfare of the residents, business owners, and visitors to the city.
437 In order to achieve the highest standard of public health, safety and general welfare, the City
438 Council intends to:

- 439 (a) Provide a reliable development framework for public and private development
 440 decision making that will lead to the desired land use character and improve property
 441 values;
- 442 (b) Encourage redevelopment or reuse of the underutilized or poorly maintained
 443 properties, recognizing Edgewood’s advantage of accessibility to downtown Orlando,
 444 the airport, the tourist area, and existing infrastructure;
- 445 (c) Create a sense of civic pride by establishing good order and appearance through
 446 establishing uniform landscape and building placement and design guidelines;
- 447 (d) Recognize that the largest “open space” within the city is the Orange Avenue right-
 448 of-way and the need to make this open space compatible with humans in addition to
 449 vehicles;
- 450 (e) Protect the stability of the existing residential neighborhoods through design
 451 guidelines and only allowing uses which are compatible with the intended
 452 neighborhood character;
- 453 (f) Enliven the community by the requiring development designed to the human scale;
- 454 (g) Improve transportation efficiency in the city by encouraging alternative modes of
 455 transportation, the creation of new travel patterns and live/work/play communities,
 456 and the consolidation of vehicle access points along the major roads; and.
- 457 (h) Encourage a walkable community through the mix of uses and design to create
 458 interest in walking, protecting pedestrians through design guidelines.

459 The district is intended to establish a land use pattern that includes creation of activity nodes,
 460 where the primary focus is a high energy mix of live/work/play uses, around well-designed
 461 public spaces, connected by corridors of new employment and multi-unit residential
 462 buildings at an intensity less than the activity nodes. The parcel configuration along the
 463 Orange Avenue corridor is well suited for this land use pattern, with the current shopping
 464 centers (Fort Gatlin, Water’s Edge, and Edgewood Isle) candidates for the activity nodes
 465 given that their depth and area is sufficient to accommodate a significant redevelopment
 466 effort, and the more shallow depth and individual ownership of parcels along the east and
 467 west sides of the corridor for the less intense uses. Assemblages of parcels on the west side of
 468 the corridor and a future commuter rail station location also have the potential for activity
 469 nodes.

470 The development standards for both the activity nodes and the business/residential corridor
 471 are intended to foster Edgewood’s identity as a great “place.” Making a “place” is not the
 472 same as constructing a building, designing a plaza, or developing a commercial zone. It is a
 473 cohesive plan designed to serve people, with development at a human scale, with attention to
 474 function as well as form.

475 **Section 134-457. Permitted uses within the Edgewood Central District.**

476 The uses allowed within the Edgewood Central District shall be as follows (note, any use not
 477 specifically included herein as permitted or by special exception shall be prohibited):

478

Edgewood Central District Uses Permitted
--

		P= Permitted
		S= Special Exception
		-- = Not Permitted
	*Any outdoor storage of company or fleet vehicles is limited by specific design standards contained herein regardless if not denoted in table.	
Neighborhood Shopping (Retail)		
	Automotive Parts and Accessories Stores, retail (excluding service and installation, and excluding tire dealers)	P
	Automotive Repair and Services	--
	Baked Goods Store, retail	P
	Beer, Wine, and Liquor, retail	P
	Boat and other motorized water craft dealers, Used	--
	Boat and other motorized water craft dealers, New	--
	Book Stores (New and Used)	P
	Building Materials/Home/Hardware Center, Retail only (outside storage or display allowed only when consistent with design standards stated herein)	P
	Clothing, Shoes, Accessories (New) and Consignment) Stores in retail and Consignment Shops	P
	Clothing, Shoes, Accessories, home goods in Consignment Shops	P
	Clothing, Shoes, Accessories, home goods stores in Thrift Shop	--
	Confectionary and/or Nut Stores	P
	Convenience Stores with gas pumps	--
	Convenience Stores without gas pumps	P
	Cosmetics, Beauty Supplies, and Perfume Stores, retail	P
	Electronics Stores	P
	Fish and Seafood Market, retail	P
	Flea market, outdoor	--
	Floor Covering Stores, retail	P
	Florists, retail	P
	Food, specialty stores, retail	P
	Fruit and Vegetable Market retail, Indoor	P
	Fuel Dealers (heating oil, liquefied petroleum (LP) gas, and other fuels)	--
	Furniture Stores, retail	P
	Garden Center ¹	P
	Gasoline Stations	--
	Gift, Novelty and Souvenir Stores, retail	P
	Hardware Stores, retail ¹	P

	Health, Beauty, and Personal Care Stores (can include pharmacy, optician)	P
	Hobby, Toy, and Game Stores	P
	Home Furnishing Stores	P
	Household Appliance (New) Stores	P
	Jewelry Stores	P
	Luggage and Leather Goods Stores	P
	Meat Market, retail	P
	Marijuana, Non-medical sales	--
	Musical Instrument (sales, rental, service) and Supplies Stores	P
	Office Supplies and Stationery Stores	P
	Optical Goods Stores	P
	Outside Home Equipment merchandise, within enclosed building	P
	Paint and Wallpaper Stores	P
	Pet Supplies Stores	P
	Pharmacies	P
	Sewing/Needlework, Fabric, Craft Stores	P
	Seasonal holiday sales (e.g., Christmas trees, Halloween pumpkins, Independence Day fireworks)	--
	Specialty Food Stores	P
	Sporting Goods Stores	P
	Supermarket and Other Grocery Stores,	P
	Tire Dealers	--
	Tobacco and E-cigarettes/vape Shops	--
	Vehicle, Car, Motorcycle, ATV, and All Other Motor Vehicles, Dealers, New or used	--
	Recreational Vehicle Dealers including boat and other water craft, New or Used	--
	Warehouse Clubs	P
	Window Treatment Stores	P
Neighborhood Services		
	Car/Automotive Washing/Detailing, full service only ¹	P
	Banking, Commercial, does not include alternative financing services, drive up facilities are subject to design standards	P
	Banking, Credit Unions, drive up facility subject to design standards	P
	Banking, Savings Institutions, drive up facility subject to design standards	P
	Bar	P
	Barber Shop	P

	Beauty Salon	P
	Carpet and Upholstery cleaning	--
	Civic and Social Organizations	P
	Consumer Convenience Services, e.g. 24hr ATM/Banking Services, Mailbox/USPS stores; drive up facility subject to design standards	P
	Consumer Repair Services	P
	Convenience Storage, e.g. mini-warehouse	--
	Day care, child and adult	P
	Diet and Weight Reducing Centers	P
	Drop off box for charity goods, stand alone	--
	Exam Preparation and Tutoring	P
	Exterminating and Pest Control Services	--
	Fine Arts Schools	P
	Footwear and leather good repair	P
	Formal Wear and Costume Rental	P
	Funeral Services, excludes crematories	P
	Home garden equipment repair and maintenance	--
	Home appliance repair and maintenance	--
	Landscaping Equipment Storage	--
	Laundry, coin operated	--
	Laundry, dry cleaners (drop off only)	P
	Libraries (public)	P
	Locksmiths	P
	Massage Therapist	P
	Medical Offices	P
	Nail Salon	P
	Optometrist/Optician	P
	Personal Improvement Services	P
	Pet Services, without parking of mobile trucks (e.g. grooming, dog training)	P
	Pet kennels and day care indoor runs only	P
	Pet kennels and day care outdoor runs	S
	Pet, Veterinarian Services	P
	Religious Assembly	S
	Restaurant, snack and nonalcoholic drink bars, including coffee shops	P
	Restaurants, Fast food; drive up windows subject to design standards	P
	Restaurants, Full Service (includes grills, cafeterias, buffets)	P
	Seamstress/Tailor	P
	Shipping, postal, printing and business service centers, retail	P

	Adult Entertainment per Chapter 34, Article V	--
	Art Gallery	P
	Club or Lodge	P
	Community Centers	P
	Dance Instruction	P
	Gambling establishments including casinos and internet cafés	--
	Museums	P
	Parks and Playgrounds	P
	Performing Arts companies	P
	Recreation, Sports and Fitness, indoor	P
	Recreation, Sports and Fitness, outdoor except public parks and playgrounds or facilities accessory to an on-site residential use	--
	Recreational Equipment Maintenance and Storage	--
	Theaters, motion picture/live performance, except drive-ins and adult entertainment	P
	Zoos	--
Edgewood Central District Employment		
Accommodation		
	Hotels with structured or shared parking	P
	Motels	--
	RV parks and campgrounds	--
	Rooming and boarding houses	--
Administration/Business Support		
	Building Maintenance Services	--
	Business services such as copy shops	P
	Carpet and upholstery cleaning services	--
	Court Reporting and Stenotype Services	P
	Employment Placement Agencies except for day labor pool offices	P
	Exterminating and Pest Control Services	--
	Industrial launderers	--
	Landscape equipment storage	--
	Linen Supply	--
	Office Administrative Services	P
	Packaging and labeling Services, Retail	P
	Professional Employer Organizations	P
	Real Estate Training	P
	Security Systems Services	P
	Telemarketing	P
	Telephone Answering Services	P

	Tour Operators, without fleet storage	P
	Travel Agencies	P
Agriculture		
	Agriculture	--
	Cannabis farm	--
Automotive		
	Automotive body, paint, and interior repair and maintenance	--
	Automotive glass replacement	--
	Automotive oil change and lubrication	--
	Automotive Repair and Service	--
	Automotive Sales (new or used)	--
	Automotive washing/detailing ¹ , full service only	P
	Parking lots not incidental to primary use onsite	--
	Wrecker, Towing, and Vehicle Recovery Services	--
	Vehicle Storage	--
Construction		
	Building material storage, non-retail	--
	Construction Equipment Sales and Services	--
	Construction and Remodel Design Office	P
Food Services		
	Caterers	P
	Vending Machine Operators	--
Education		
	Driving schools for passenger vehicles only, no courses or vehicle fleet	P
	Business, Vocational, Trade schools, including Cosmetology and Barber Schools	S
	Colleges and Universities	S
	Elementary and Secondary Schools	S
Electronic		
	Commercial and industrial machinery and equipment repair and maintenance	--
	Consumer electronics and communication equipment repair and maintenance, retail	P
	Electronics Testing	--
	Heating and A/C Service	--
Finance and Insurance		
	Credit Card Issuing	P
	Mortgage Brokers	P
	Security Brokerage	P
	Investment Advice, including trust, fiduciary and custody activities	P

	Insurance carriers	P
Health Care and Social Service		
	Ambulance services	--
	Assisted living facilities	S
	Blood, cryo, and organ banks (subject to company vehicle conditions contained herein)	P
	Community food services	--
	Continuing Care Retirement Communities	S
	Diagnostic imaging centers	P
	Emergency Relief Services	--
	Freestanding ambulatory surgical and emergency centers	P
	Home health care services, administration only	P
	Hospitals, general medical and surgical	S
	Kidney Dialysis Centers	P
	Medical laboratories	P
	Skilled nursing facilities (24-hour care)	S
	Pain management clinics	--
	Physical, Occupational, Speech therapists and audiologists	P
	Residential Treatment Facility, Inpatient or Outpatient	--
	Social Service offices, administration only	P
	Social Advocacy organizations, administration only	P
	Temporary shelters	--
	Transitional housing	--
	Vocational rehabilitation counseling	P
Information		
	Motion picture and video production	P
	Music publishers	P
	Printing and Publishing	P
	Software development	P
	Sound recording studios	P
	Communication services, indoor, without antennae or satellite dish	P
	Telecommunications towers and facilities consistent with Article VI, Edgewood Code	S
Manufacturing		
	Art workshop	P
	Craft breweries, distilleries, wineries, coffee roasters, must include a retail and/or restaurant component. ¹	P
	Artisan food production (e.g., candy, pasta), must include a retail and/or	P

	restaurant component ¹	
	Monument Sales	--
	Re-upholsterer and furniture repair	P
	Other Manufacturing	--
Mining		
	Mining	--
Professional, Scientific and Technical Services		
	Accounting/CPA	P
	Advertising Agencies	P
	Agents and managers for artists, athletes, entertainers	P
	Architectural Services	P
	Building Inspection Services	P
	Computer Systems Design Services	P
	Custom Computer Programming Services	P
	Direct Mail Advertising	P
	Drafting services	P
	Engineering services	P
	Environmental Consulting Services	P
	Graphic Design Services	P
	Human Resources Consulting Services	P
	Industrial Design Services	P
	Interior Design Services	P
	Investigation Services	P
	Land Planning Services	P
	Landscape Architects	P
	Lawyers	P
	Management Consulting Services	P
	Market Research and Public Opinion Polling	P
	Marketing Consulting Services	P
	Media Buying Agencies	P
	Notaries	P
	Photography Studios	P
	Process, Physical Distribution, and Logistics Consulting Services	P
	Promoters of Performing Arts, Sports, and Similar Events without facilities	P
	Public Relations Agencies	P
	Scientific Research Services, indoor only	S
	Surveying and Mapping services	P
	Tax preparation service	P
	Title abstract and settlement offices	P
	Translation and Interpretation Service	P
	Other similar professional offices with Council approval	P
Real Estate Rental and Leasing		

	Property Managers	P
	Real Estate Agents and Brokers	P
	Real Estate Appraisers	P
Merchandise/Equipment Rental and Leasing		
	Construction and industrial machinery and equipment rental and leasing	--
	Consumer Electronics and Appliance Rental	--
	General rental centers	--
	Home equipment rental	--
	Office machinery and equipment rental and leasing	--
	Non-vehicular recreational goods rental	--
	Automotive rental or leasing, all (including but not limited to passenger, truck, utility trailer, recreational vehicles), does not include passenger vehicle rental agency	--
	Passenger vehicle rental agency Urban Prototype ¹	P
Transportation		
	Courier and Express Delivery Service without fleet storage	P
	Electronic/Mail Order Shopping/Order taking	P
	Freight companies, dispatch only no storage of vehicles	P
	Local messenger and local delivery service, no fleet parking	P
	Moving companies, dispatch only no storage of vehicles	P
	Taxi, pedicab, and limo service, dispatch only no storage of vehicles	P
	Vehicle towing	--
	Vehicle storage	--
Warehousing		
	Warehousing and storage (except as allowed with artisan manufacturing and production)	--
	Warehousing, mini/personal storage	--
Waste Collection and Disposal		
	Hazardous Waste Collection	--
	Hazardous Waste treatment and disposal	--
	Materials Recovery facilities	--
	Remediation services	--
	Scrap and Salvage Services	--
	Septic Tank and Portable Toilets	--

	Related Services	
	Solid Waste Collection	--
	Solid waste combustors and incinerators	--
	Solid waste landfill	--
Wholesale trade		
	Micro-brewery, craft distillery, micro winery (requires retail component) ¹	P
	Art Workshop (requires retail component)	P
	Wholesale Trade except as allowed in Artisan Food/Product Manufacturing	--
Other		
	Adult Establishments as stated in Chapter 34, Article V	--
	Alternative financial services such as check cashing, payday advance or similar businesses	--
	Auction	--
	Bail Bonds Services	--
	Crematory	--
	Day labor pool offices	--
	Manufactured/Mobile Home Dealers	--
	Fortunetelling	--
	Heavy Equipment Sales, Repairs and serving	--
	Pawn Shop services	--
	Tattoo and/or body piercing	--
	Other uses which are similar or compatible to the uses permitted herein, which would promote the intent and purposes of this district; determination made by authority of city council, without public notice or public hearing. Approval may include conditions, restrictions or requirement for Special Exception processing.	P
Edgewood Central District Residential		
	Assisted living facilities	S
	Detention facilities, jails, or other similar uses	--
	Multi-Dwelling Residential Buildings when included as one component of a mixed use master development plan submitted with the application, either horizontal or vertical mix, (minimum 3 uses, e.g., office, retail and residential)	P
	Residential dwellings above first floor non-residential	P
	Multi-Dwelling Residential Buildings (not mixed use)	S
	Single family dwellings (conventional	--

	or manufactured)	
	Homeless, runaway, emergency shelters	--
Edgewood Central District Public/Quasi Public/Government Administration/Infrastructure		
	Government Administration	P
	Cemetery	--
	Community Events	P
	Major Utility Facilities	S
	Postal Facilities, subject to company vehicle conditions	P
	Power Generation and Distribution	S
	Telecommunications towers and facilities located on private property.	--

479 Footnotes: ¹ Specific design standards apply

480

481 **Sec. 134-458. Site Design**

482 (a) The goals of these standards include:

483 (1) creation of a cohesive development pattern along the road;

484 (2) transformation of the Orange Avenue corridor into a "open space" designed for
485 pedestrians and bicyclists in addition to vehicles;

486 (3) creation of a sense of place that has physical appeal and coordinated
487 functionality and is safe for pedestrians in order to protect, promote, and improve
488 public health, safety, comfort, order, convenience, prosperity and general welfare;

489 (4) improvement of mobility along the corridor for vehicles and pedestrians;

490 (5) ensuring connectivity of uses and travel paths;

491 (6) mitigation of the appearance of certain uses so as to ensure these uses/buildings
492 are aesthetically integrated, harmonious, and compatible with the surrounding
493 neighborhood and community; and,

494 (7) creation of economic opportunities for redevelopment and assemblage of parcels.

495 (b) For the purpose of design and review, the development site consists of two areas: the
496 Road View Area and the Rear Area. The Road View Area shall consist of the front 100
497 feet of the property, and the Rear Area shall consist of the remainder of the property.

498 (c) Minimum Lot Width.

499 (1) Non-corner lots within the Edgewood Central District shall have a minimum lot width
500 of 80 feet.

501 (2) Corner lots within the Edgewood Central District shall have a minimum lot width of
502 100 feet.

503 (d) Maximum Allowed Impervious Surface Ratio.

504 Except as otherwise provided herein, the maximum allowed impervious surface ratio of
 505 any lot shall be 60%.

506 (e) Minimum Percentage of Lot Width Occupied by Building at the Build Line.

507 Buildings located within the Road View Area shall meet the following building façade
 508 width to lot width ratio.

509

<i>Lot Width</i>	<i>Minimum % of Lot Width occupied by Building Façade</i>
<i>< 100</i>	<i>50</i>
<i>100 < 150</i>	<i>60</i>
<i>150 +</i>	<i>70</i>

510

511 For the purpose of this standard, the following features shall be included in the
 512 calculation of Building Façade Width:

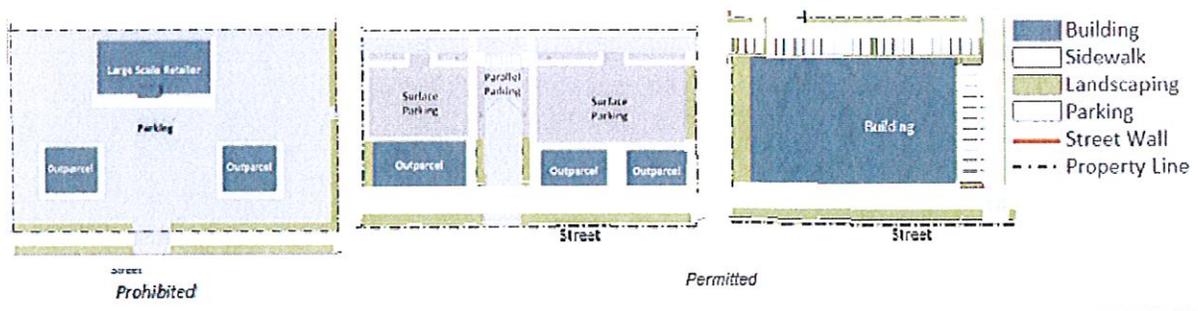
513 (1) Uncovered recessed courtyards between portions of the building, provided that the
 514 width of such courtyards shall not be more than 50% of the total building frontage
 515 and that the courtyard is paved and enhanced with landscaping;

516 (2) Restaurant outdoor seating areas, provided that such seating areas are less than 30%
 517 of the actual building frontage width;

518 (3) Pedestrian access ways to rear parking areas, provided such pedestrian access ways
 519 are located between buildings and not adjacent to driveways; and

520 (4) A gallery-type of building with the use of columns to create a covered arcade, with
 521 upper stories above the arcade provided a minimum 13-foot ground clearance in the
 522 arcade is provided.

523 (5) Full height wall recesses up to 4 feet in depth and a maximum of 40 feet in length.



524

525

526 (f) Building Placement.

527

528 (1) Building Placement Applicable to All Development

529

530 a. Minimum Rear Yard/Rear Building Setback Width and Use.

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Buildings shall be setback a minimum of 30 feet from the rear property line. The rear yard of properties located between Holden Avenue and Stratemeyer Drive on the west side of Orange Avenue and those between Lake Jennie Jewel and Lake Conway Drive on the east side of Orange Avenue shall be maintained open for the cross access easement required by Section 134-142. The cross access easement shall include two, 11-foot wide lanes and a 5-foot wide pervious strip placed abutting the rear property line, with the pervious strip along the property line. Achievement of cross access on properties outside the above identified areas will be reviewed during the site plan approval process.

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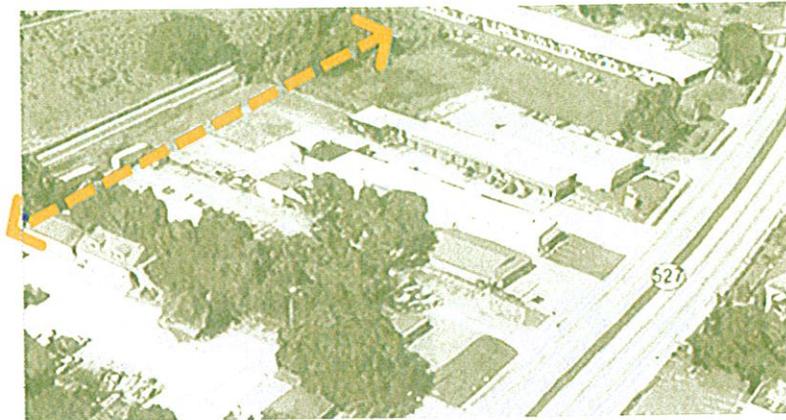
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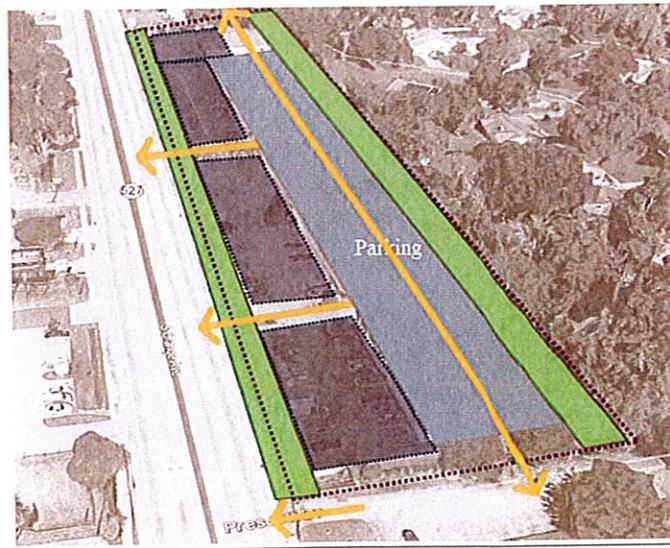
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550 West Side Designated Parcels

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552

East Side Designated Parcels

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554

555

b. Minimum Side Yard/Building Setback Width and Use

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561

1. The minimum side building setback is zero unless adjacent to a single family residential district or abutting a side street or natural surface water body. If zero setback is used, a plan for side building maintenance shall be presented with the development application and roof slopes shall be away from the zero setback property line to avoid a negative impact to the abutting property.

562

563

2. The minimum side building setback for properties abutting a single family residential district shall be 25 feet.

564

565

566

3. On lots abutting a side street, development within the side yard shall conform to the Road View site standards: Pedestrian Path and Tree/Furnishing/Sign Areas.

567

568

4. Buildings shall be setback from every natural surface water body a minimum of 50 feet, measured from the normal high water elevation.

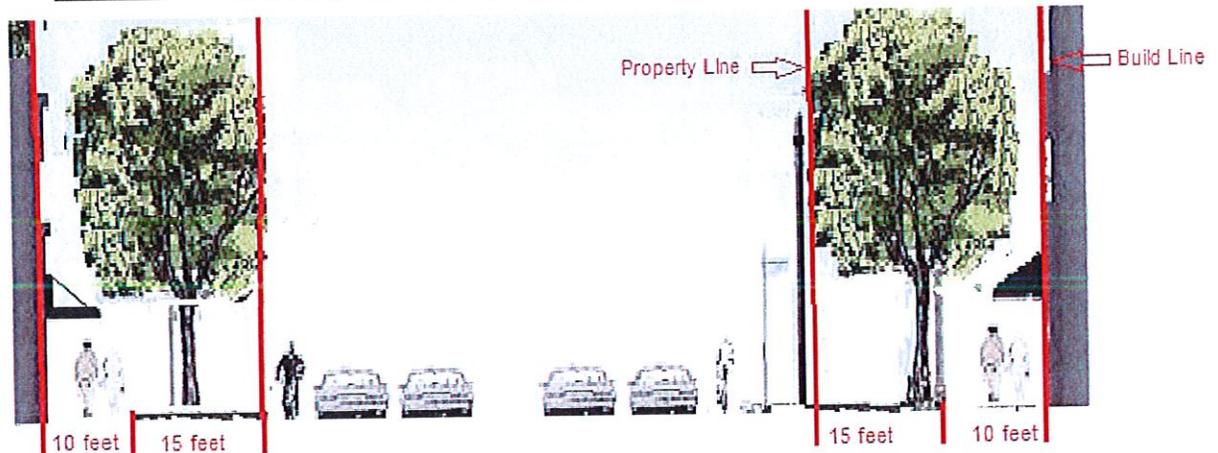
569

(2) Building Placement in the Road View Area:

570

571

a. The front elevation of all buildings located within the Road View Area shall be built at a build-to line, the Build Line, located 25 feet from the front property line.



572

573

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575

576

b. Provided that buildings consistent with the provisions of this Ordinance are constructed within the Road View Area, such buildings may extend into the Rear Area of the property and separate buildings complying with all other site standards and regulations may be constructed in the Rear Area of the Property.

577

(3) Rear Building Alternative.

578

579

Site plan approval may be granted for development where all buildings are located outside of the Road View Area only when the followings standards are met.

580

581

a. Lot depth must permit the buildings to be located entirely outside of the Road View Area and meet all required setbacks.

- 582 b. The site plan application must show how the proposed development pattern
 583 satisfies the intent and purposes of the Edgewood Central District.
- 584 c. Conformance with the Pedestrian Area and Tree/Furnishings/Sign Area must be
 585 met.

586 (g) Tree/Furnishings/Sign Area

587 (1) The Tree/Furnishings/Sign Area shall be located along the front property line of the
 588 property and extend 15 feet inward toward the Build Line.

589 (2) Trees shall be provided in the Tree/Furnishings/Sign Area according to the following
 590 standards: provided, however, alternative species may be approved during the site plan
 591 review process when the proposed species of tree can fulfill the intended design intent,
 592 and at the same time achieve full growth and form. Alternating more than two species is
 593 strongly discouraged as it will detract from the goal of a recognizable, cohesive
 594 development pattern:

595 a. Tree Choice:

596

<u>Street Trees</u>	<u>Characteristics</u>	<u>Minimum Requirements</u>
<u>Highrise Live Oak</u> <u>Quercus virginiana</u>	<u>Once established, Live Oak will thrive in almost any location including narrow spaces and sidewalk to street applications</u> <u>Once established a live oak will grow about 2-4 feet and 1 inch of caliper per year.</u> <u>Semi-evergreen</u> <u>Mature Height: 30-40'</u> <u>Mature Spread: 16-25'</u>	<u>Minimum 5" caliper (16-18 foot tall)</u>

597 b. Tree Location:

598

<u>Street Tree Standards (as measured to center of tree)</u>	
	<u>Large Stature Shade Trees</u>
<u>On-center spacing*</u>	<u>25 feet</u>
<u>Offset from Sidewalk</u>	<u>Minimum 2'-6"</u>
<u>Offset (Horizontal) from Overhead Wires Utility Pole (as measured from the center of the pole)</u>	<u>Minimum 12.5'-0"</u>
<u>Offset from Underground Utilities</u>	<u>10'-0"</u>
<u>Offset from Light Poles</u>	<u>15'-0"</u>
<u>Offset from Driveways, Fire Hydrants</u>	<u>10'-0"</u>

*Staff has the ability to modify on-center spacing to allow conformance with the remaining spacing standards.

- 599
- 600 (3) Trees shall be planted in a shallow pervious swale (no pervious pavers) comprising at
601 least 100 square feet, that will ensure the capture of rainwater and runoff in order to
602 promote deep root growth.
- 603 (4) Tree limbs must be maintained to hang no lower than 13 feet above any public street,
604 alleyway, driveway, and no less than 8 feet over sidewalks.
- 605 (5) In addition to street trees, street furnishings, including, but not limited to, seating,
606 lighting, and bike racks, may be allowed within the Tree/Furnishings/Sign Area subject
607 to site plan approval.
- 608 (6) All street furnishings shall be permanently fixed to the ground through mechanical
609 fasteners or through the use of concrete footings.
- 610 (7) Unless specifically approved through the site plan review process, all street furnishing
611 shall have a black finish.
- 612 (8) Details for all furnishings, including specifications, installation, colors and material
613 shall be provided as part of the site plan review process.
- 614 (9) Any unpaved area in the Tree/Furnishings/Sign Area shall, at a minimum, be planted
615 with a low-maintenance, drought tolerant ground cover.
- 616 (10) If pavement is used within the Tree/Furnishings/Sign Area, ADA compliant
617 pervious pavers shall be used to promote the survival of the trees and other landscaping.
618 Pavement differentiation from the sidewalk is also encouraged to indicate that the
619 Tree/Furnishings/Sign Area is a place separate from the location of through pedestrian
620 travel.
- 621 (11) Pedestrian lighting is required to be placed every 50 feet on center. Developers shall
622 work with the local energy provider to obtain street lights which are Dark Sky
623 compliant, i.e., a fixture designed to reduce the amount of light pollution by emitting no
624 light above the horizontal plane (“90°” line) above the luminaire similar in form to the
625 following illustration:



626

627 (12) Unfenced stormwater management may be allowed to be aesthetically incorporated
628 into the Tree/Furnishings/Sign Area, subject to site plan approval. The design of such
629 incorporation shall demonstrate that there will be no adverse impacts to the street trees.

630 (13) Ground Signs shall be allowed to be placed within the Tree/Furnishings/Sign Area
631 provided such signs comply with all other provisions of the City Code.

632 (h) Pedestrian Path Area.

633 (1) The Pedestrian Path Area shall be located along the inward boundary of the
634 Tree/Furnishings/Sign Area and extend ten feet toward the Build Line.

635 (2) A sidewalk 10 feet in width shall be constructed within the Pedestrian Path Area,
636 however, flexibility in the sidewalk's location shall be allowed such that the sidewalk
637 may meander into the Tree/Furnishings/Sign area to allow for outdoor cafes/seating and
638 landscaping adjacent to the building provided there is no detrimental impact to the tree's
639 viability

640 (3) The sidewalk shall be connected to the sidewalks on adjacent properties. If the
641 adjacent parcel has yet to redevelop in accordance with these district regulations,
642 transition between the sidewalk in the Pedestrian Path Area and existing off-site
643 sidewalk will be required and such transition shall not be counted toward maximum
644 impervious surface area.

645 (4) A direct connection between the sidewalk and any existing bus stop adjacent to the
646 property shall be provided and such connection shall not be counted toward maximum
647 impervious surface area.

648 (5) The Pedestrian Path Area shall be kept clear of obstacles, except as otherwise
649 provided herein.

650 (6) For consistency throughout the district, the sidewalk surface shall be natural colored
651 cement constructed in accordance with Section 126-398 of the city's code.

- 652 (7) The sidewalk shall be pitched toward the Tree/Furnishings/Sign Area.
- 653 (8) The property owner shall dedicate to the City and record in Orange County Official
654 Records a non-exclusive pedestrian easement over the Pedestrian Path. It shall be the
655 property owners' responsibility to ensure proper maintenance of the sidewalks.
- 656 (9) The city will endeavor to work with FDOT to remove any existing sidewalks within
657 the right-of-way once the sidewalk within the Pedestrian Zone is constructed.
- 658 (10) In addition to the sidewalk, the following improvements shall be allowed within the
659 Pedestrian Path Zone.
- 660 a. Building mounted and/or cantilevered architectural building elements such as
661 awnings and canopies meeting the following requirements:
- 662 1. Hung 13 to 15 feet above the adjacent sidewalk grade;
- 663 2. Extending 2 to 8 feet from the wall;
- 664 3. A clear height distance of at least 80 inches, as required by accessibility
665 standards;
- 666 b. Bay windows with a maximum width of 8 feet not extending greater than 18
667 inches from the building wall;
- 668 c. Articulated wall projections of a minimum depth of 8 inches and maximum depth
669 of 1.5 feet and maximum width of 4 feet in length;
- 670 d. Attached Signs, as provided in Chapter 122 of this Code of Ordinances; and
- 671 e. One Temporary Sign no taller than 36 inches and no wider than 24 inches that
672 does not block or impair pedestrian traffic and is displayed only during the
673 business hours of any business located on the property.

674 **Sec. 134.459. Building Design.**

675 The intent of these design standards is to avoid long uninterrupted, monolithic appearance of
676 façade planes, thus enhancing the visual appearance of development within the City and
677 creating a human scale building, which in turn encourages pedestrian activity. The façade
678 design is intended to give the appearance of a series of buildings having varied sizes and
679 volumes vs. a single massive structure.

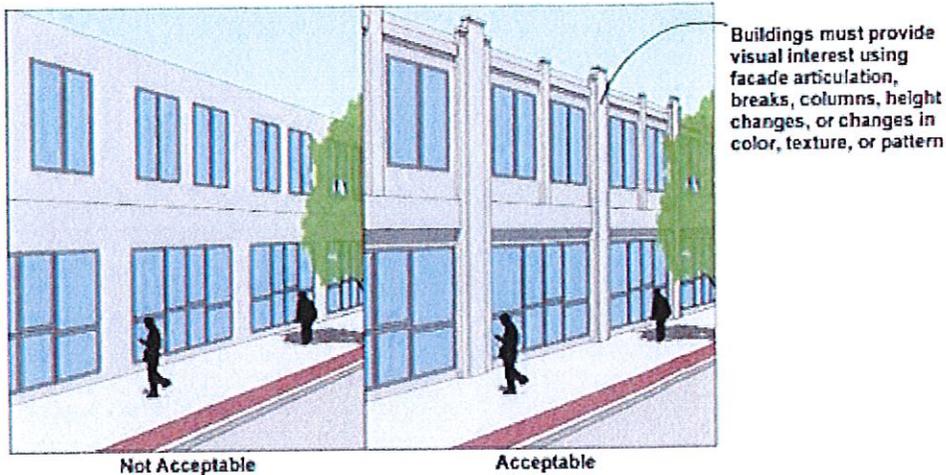
680 (a) Design of Buildings within the Road View Portion of the Site

- 681 (1) Primary Entrance: The building façade facing the front property line shall include a
682 primary entrance to the building. This entrance can be placed at an angle not more
683 than 45 degrees to the road if oriented to a road intersection.
- 684 (2) First Floor Façade Transparency: At least 60% of the width of the ground floor road
685 frontage façade shall contain clear (transparent) or spectrally selective glazings
686 (minimum VLT of 60%) considered as "non-reflective" glass. This requirement
687 includes doors and windows affording views into the interior areas. Opaque,
688 translucent or reflective glass cannot be counted towards the transparency ratio.
689 Window placement shall be incorporated to create a horizontal and/or vertical
690 rhythm. The windows are encouraged to be full height of the ground floor, but in no

691 instance shall the sill be more than 3 feet above grade, with the window height
692 extending to at least the top height of the primary entrance door.

693 (3) Facade Horizontal Variation: Building façade design shall vary horizontally at least
694 every 40 feet by incorporating two or more of the following techniques:

695 a. Articulation (wall projections or recesses) of a minimum of 8 inches in depth and
696 maximum 4 feet in width, for the full height of the building. A wall projection
697 less than or equal to 18 inches is allowed to extend into Pedestrian Path Zone.



698

699 b. A full height material change; e.g., stucco to brick with varying roof heights
700 (paint color is not considered a material change).

701 c. Full height wall recesses of up to 4 feet in depth, and maximum 40 feet in length
702 with varying roof height.

703 d. Non-continuous cantilevered window treatments no more than 40 feet wide,
704 occupying 50-70% of the building's length, placed 13-15 feet above the adjacent
705 sidewalk grade, with a minimum 8 feet clear height.

706 e. Uncovered recessed courtyards between portions of the building, provided that
707 the width of such courtyards shall not be more than 50% of the total building
708 frontage and that the courtyard is paved and enhanced with landscaping;

709

710 (4) Building Height: The minimum building height shall be 20 feet. For multi-story
711 buildings, except for stand-alone residential uses, the finished first floor shall be a
712 minimum of 13 feet in height and at least 8 feet in height for every story above the
713 first.

714 a. Maximum building height shall be as follows:

715 1. Outside an Activity Node: 4 stories/55 feet unless within 100 feet of a single
716 family residential zoning district, then 3 stories/45 feet.

- 717 2. Inside an Activity Node: 6 stories/75 feet.
- 718 b. Facade Vertical Variation: A building height greater than 20 feet, regardless of
719 the number of stories, shall include a 3-dimensional horizontal change at least 12
720 inches in height across at least 75% of the building, placed between 13 to 15 feet
721 above ground to ensure a human scale, e.g., a material or texture change, or a
722 building offset (building step back or step forward). The use of banding
723 (continuous horizontal stripes) across large areas of the facade is prohibited. An
724 alternative to this standard is a building mounted and/or cantilevered architectural
725 building elements such as awnings and canopies meeting the following
726 requirements:
- 727 1. Hung 13 to 15 feet above the adjacent sidewalk grade.
- 728 2. Extending 2 to 8 feet from the wall.
- 729 3. A clear height distance of at least 80 inches, as required by accessibility
730 standards.
- 731 4. Occupying a total of 50-70 percent of the length of the building facade.
- 732 (5) Decorative Elements: Decorative architectural appendages, embellishments and other
733 architectural features are required. Subject to site plan approval, such architectural
734 appendages, embellishments and other architectural features may extend up to 8 feet
735 beyond the maximum building height provided such appendages are no more than
736 30% of the building roof length and are compatible with adjacent development. Such
737 appendages and architectural embellishments shall be strategically located to draw
738 customers to the primary entrance of the building and or highlight pedestrian passages
739 between buildings.
- 740 (6) Roof Lines: Roof lines shall be varied with a minimum change in height of at least 5
741 feet at least every 80 linear feet in building length. A 3-dimensional cornice, at least
742 2.5 feet in height or as needed to conceal mechanical equipment (whichever is taller),
743 shall be used along all flat (less than 3:12 pitch) or parapet roof portions. Sloped
744 building roofs shall have a minimum 2-foot over hang and include a gutter/downspout
745 system. This roof overhang can extend into the Pedestrian Path Zone.
- 746 (7) Blank Wall Design: Blank walls facing a street that are 10 feet in length or greater
747 shall incorporate one or more of the following design treatments so as to eliminate
748 blank walls more than 10 feet in length:
- 749 a. Design Treatment 1: Evergreen vine wall (trellis or wire/vine system) of at least 5
750 feet in width, contained within a 3 feet minimum width planting bed in front of
751 the wall, at least 13 feet high, placed every 10 feet on center along length of the
752 blank wall surface, with each bed irrigated and planted with climbing vines
753 sufficient to cover the trellis within 3 years;
- 754 b. Design Treatment 2: Small trees of at least 16 feet in height at maturity, planted at
755 a rate of 1 tree for each 15 feet (or part thereof) of blank wall (minimum one tree),
756 with tree height of at least 5 feet at planting, planted at least 3 feet away from the
757 wall, within a planting bed of at least eight feet in width; plus, a hedge of plants

758 the length of the wall that creates a depth of at least 5 feet and maintained at a
759 height at least 3 feet in height;

760 c. Design Treatment 3: Variety or decorative masonry pattern of at least 2 types of
761 materials, color, texture, or architectural feature (such as accents and relief
762 elements), of which the contiguous surface length equals at least 50% of the blank
763 wall surface area; and

764 d. Design Treatment 4: Wall signage of at least 6 feet in length and four feet in
765 height, limited by total sign area allowed by City code.

766 In no case shall a blank wall with these treatments exceed 40 feet in length. A blank
767 wall area means a portion of the exterior facade of the building that does not include
768 windows or doors; or columns, pilasters or other articulation greater than 18 inches in
769 depth). The Blank Wall standard applies to first and upper stories of street-facing
770 facades.

771 (b) Secondary façades, facades not facing a road but within public view, shall be of finished
772 quality, color, and materials that blend with the remainder of road frontage façade. Major
773 architectural treatments on the road frontage building façade, such as cornices, window
774 treatments, and repeating details, shall be continued around all sides of the building that
775 will be visible to the public. Design of Buildings outside the Road View Portion of the Site
776 Buildings outside the Road View portion of the site shall meet the same design standards
777 for buildings in the Road View portion of the site with the exception of façade
778 transparency. At least 30% of the front façade of buildings located outside the Road View
779 portion of the site shall be devoted to transparent windows and/or glass doors affording
780 some view into the interior areas. Blank walls are encouraged to be creatively designed
781 to create an illusion of transparency.

782

783 Sec. 134-460. Other Design Standards

784 (a) Stormwater Management

785 Developers are strongly encouraged to create/connect to a shared stormwater system
786 rather than providing individual on-site facilities. Until such time as a shared system
787 is available, development is subject to the following requirements:

788 (1) Stormwater management shall be incorporated into the overall design of the
789 project so as to be a creative feature/amenity of the development or
790 incorporated into the landscape irrigation system.

791 (2) Except if designed as an exfiltration system, stormwater management shall
792 only be located behind the Road View portion of the site or, if approved
793 during site plan review, where aesthetically incorporated into the
794 Tree/Furnishings/Sign Area.

795 (3) Pond edges should be sloped so as to avoid the necessity of fencing. Where
796 slopes require fencing, only black, ornamental fencing will be allowed.

797 (4) The use of innovative stormwater management methods is encouraged such as
798 green roofs, bio retention areas such as the use of deep gardens and planters,

799 infiltration, permeable paving in parking stalls, cisterns incorporated into the
800 building architecture with the water reused for landscaping.

801 (5) At a minimum, the stormwater management system shall comply with St.
802 Johns River Water Management Standards.

803 (b) Service Areas

804 (1) A trash/waste collection area shall be totally screened by walls with an
805 opaque low maintenance gate constructed of and finished with materials and
806 colors which are similar to the materials and colors utilized in the principal
807 building on site. In no case shall the trash collection area be located within 50
808 feet of a single family residential lot, nor located forward of the rear façade
809 of a Road View building. To the extent possible, the trash collection area,
810 shall be incorporated into the primary building design.

811 (2) Loading areas, satellite dishes, truck parking, and other service support
812 equipment shall be designed to that they cannot be seen from the street and
813 any adjacent single-family properties.

814 (3) Mechanical equipment shall be integrated into the overall mass of a building
815 by screening it behind parapets or by recessing equipment into hips, gables,
816 parapets, or similar features.

817 (c) Fences

818 (1) With the exception of decorative railings for outdoor cafes, fences shall not
819 be allowed in the Road View Area of the property. Decorative railings for
820 cafes shall not exceed 3 feet in height.

821 (2) Fences shall not create a barrier to cross access easements nor the
822 connection of cross access easements to public roads.

823 (3) Maximum height of fences anywhere in the district shall be 48 inches.

824 (d) Corner Sight Clearance Triangle

825 The Corner Triangle, measured as 25 feet along the road curb in each direction with
826 the outer points connected by a straight line, shall be kept clear of all obstructions,
827 including, but not limited to, trees and street furnishings.

828 (e) Underground Utility Installation

829 (1) It is the intent of the city to improve the aesthetic appeal of the city and the
830 reliability of utility service by requiring that utility lines such as electric,
831 telephone, cable TV, fiber optics and other utilities be placed underground in
832 conjunction with the construction of all new buildings, unless it is
833 determined by the City Council that soil, topographical or any other
834 compelling conditions make the installation of such utility lines as
835 prescribed herein unreasonable or impracticable. It shall be the developer's
836 responsibility to make the necessary arrangements with each utility in
837 accordance with the utility's established policies.

838 (2) The underground installation of incidental appurtenances such as
839 transformer boxes, pedestal-mounted terminal boxes for electricity, or
840 similar service hardware necessary for the provision of electric and
841 communication utilities shall not be required.

842 (3) Below ground installation shall not normally be required for bulk electric
843 power supply lines and communication major feeder lines. Nothing in this
844 section shall be construed to prohibit any entity furnishing utility service
845 within the city from collecting, as a condition precedent to the installation of
846 service facilities, any fee, prepayment or contribution in aid of construction
847 which may be required.

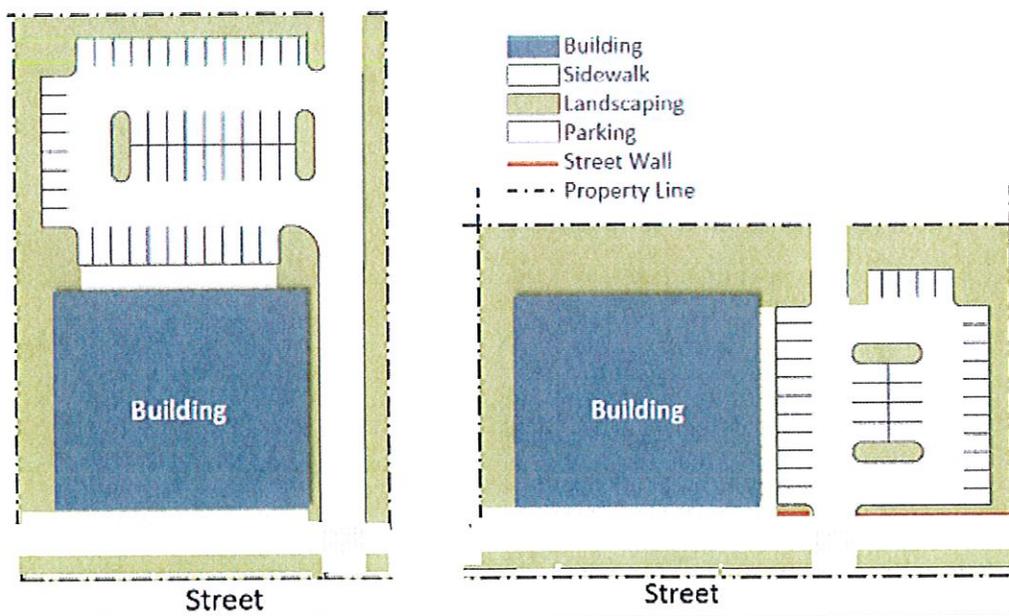
848 (f) Access/Parking Design

849 (1) Direct vehicular ingress and egress connections will be prohibited along Orange
850 Avenue and Hansel Avenue when the city determines that adequate access can be
851 provided from another location, including a side street or an existing available shared
852 driveway/cross access easement.

853 (2) Driveways shall be designed with the pedestrian in mind. This includes provision of
854 at least a 4 feet sidewalk and a minimum 3 feet wide tree zone, between the sidewalk
855 and driveway, on both sides of a driveway connected to a public right-of-way for at
856 least the length of the building, to give the appearance of a roadway.

857 (3) The edge of the driveway adjacent to the tree zone shall be curbed.

858 (4) The preferred location for surface parking lots is behind all buildings located in the
859 Road View Area in order to maximize the building's road frontage and pedestrian
860 interest along the road corridor. Parking lots are allowed to be located on the side of
861 a building, subject to the standards set forth in Section 134-460(f)(5), provided the
862 minimum building frontage percentage is maintained. Pedestrian connections from
863 the parking areas to the public building entrance shall be provided.



864

- 865
- 866 (5) If a parking lot is provided on the side of a building, the vehicular area shall be
867 screened from the road by a street wall, which is intended to screen the vehicle use
868 area and ensure that lights from parked vehicles do not shine into the right-of-way or
869 adjacent pedestrian way. The street wall shall be 3 feet in height above grade of the
870 parking lot. Street walls shall be constructed of materials that complement the finish
871 on the primary building. Chain link, wood and PVC street walls shall be prohibited.
872 The street wall shall be placed at 4 feet behind the Build Line, with landscaping
873 planted between the wall and the sidewalk within the Pedestrian Path zone. Such
874 landscaping shall contain a continuous hedge of shrubs at least 24 inches high at
875 planting of a species capable of growing to 36 inches in height within 18 months. The
876 minimum height that the hedge shall be maintained is 24 inches, with the maximum
877 equal to the height of the wall. If the street wall exceeds 40 feet in length, columns
878 will be required to be incorporated into the wall at a maximum of 20 feet on center,
879 with a small understory tree, in addition to the hedge requirement, planted at a rate of
880 one tree/20 feet, or portion thereof, of wall.
- 881 (6) Inclusion of the Tree/Furnishings/Sign Area and Pedestrian Path Area are required
882 between the surface parking and right-of-way. All surface parking lots shall be
883 landscaped consistent with city code standards.
- 884 (7) Parking structures shall reflect the character, scale and massing of the principal
885 structures they serve and shall not be located along the road frontage or within 100
886 feet from any property used for single family residential uses without a liner building
887 containing businesses and/or residential uses, or a façade designed to resemble a
888 building conforming to the building design standards of the district. Where located
889 along a road frontage, the Pedestrian Path and Tree/Furnishings/Sign Areas shall be
890 provided. Where within one hundred feet of a property used for single family
891 residential uses, one evergreen, shade tree shall be planted along the shared property
892 line of those single family lots, at 50-foot on center intervals. The chosen species of
893 such trees shall be capable of reaching a minimum mature height of 50 feet, with a
894 minimum mature spread of 40. The minimum specifications at installation shall be
895 16-18 feet in height or 4-inch caliper diameter at breast height (dbh) at planting. All
896 internal elements such as plumbing pipes, fans, ducts and lighting, shall be screened
897 from view from the street. Ramping shall be internalized. Exposed spandrels shall be
898 prohibited.
- 899 (8) When any land or building accommodates 2 or more categories of uses (e.g.,
900 residential and commercial), the minimum total number of required parking spaces
901 for each use may be reduced through shared parking as allowed by Section 134-607.
902 Reduction in required parking spaces also may be approved if one of the following is
903 met:
- 904 a. A parking study is submitted demonstrating the amount of parking needed.
905 b. Developments within a one-quarter mile from a transit stop are eligible for the
906 following:

907 i. The minimum number of parking spaces may be reduced by up to 5%
908 for sites where the closest portion of the building on the requested
909 parcel is no more than a 1/4 of a mile (1320 linear feet) from a bus
910 stop.

911 ii. The minimum number of parking spaces may be reduced by up to 20%
912 for sites in which the closest portion of the building on the requested
913 parcel is no more than a 1/4 of a mile (1320 linear feet) radius from a
914 commuter rail or bus transfer station.

915 (9) On-street parking along newly created streets within the district or driveways that are
916 directly connected to a public road may be allowed through the site development
917 process. Only parallel on-street parking may be allowed. Angled or perpendicular
918 parking adjacent to a public street or entrance driveway shall not be allowed.
919 Evergreen, large stature shade trees will be required to separate the parallel spaces
920 into sets of no more than four. On-street parking, if provided, may be counted toward
921 meeting minimum parking requirements.

922 **Sec. 134-461. Use Specific Design Standards.**

923 (a) Car/Automotive Washing and Detailing

924 (1) All washing, waxing, and detailing of automobiles shall be within an enclosed
925 building, with the exception of tunnel entrance and exit doors. Detail bays are
926 prohibited.

927 (2) Tunnel entrance/exits shall not face Orange Avenue, Hansel Avenue, Holden Avenue,
928 Gatlin Avenue, or Hoffner Avenue.

929 (3) Vacuuming and drying of automobiles may be outside the building but shall not
930 encroach upon any setback for the principal structure or intended landscape or
931 pedestrian zone and shall only be located on paved areas.

932 (4) Vacuum stations and related equipment shall be completely screened from all streets
933 or single family residential use or zoning district. Such wall shall meet the street wall
934 criteria, as stated above, including landscaping.

935 (5) There shall be no outside storage, nor outside display of goods offered for sale.

936 (6) No radios, stereos, or other sound amplification devices shall be played when any of
937 the motor vehicles doors or windows are open. Sound from radios, stereos, or other
938 sound amplification devices shall not be audible from anywhere off the site.

939 (7) Before a permit will be issued, the property owner shall sign an affidavit documenting
940 that the property owner understands conditions of operation.

941 (8) Parking or storage of vehicles and portable equipment on the site is not permitted
942 outside a fully enclosed structure when the business is closed.

943 (9) In addition to standard commercial site plan requirements, the proposed site plan
944 must be designed and demonstrate effective ingress/egress to the site, adequate
945 stacking for 5 vehicles per queuing/stacking lane, realistic turning radiuses, and the
946 accommodation of a by-pass lane(s). The site plan shall also include the proposed

947 architectural building rendering. These plans will include the Exterior Elevations and
948 landscaping, and location for any proposed outside activities

949 (b) Drive Up Windows/Facilities

950 (1) Drive up windows shall be designed on the rear of the building.

951 (2) The drive-up aisle shall not be located between the building and Orange Avenue,
952 Hansel Avenue, Gatlin Avenue, Holden Avenue, or Hoffner Avenue.

953 (3) The building façade facing Orange Avenue, Hansel Avenue, Hoffner Avenue, Gatlin
954 Avenue, or Holden Avenue whether such elevation functions as the side or rear of the
955 building, shall be architecturally designed to avoid a “back of building” appearance.

956 (4) Drive up aisles shall have adequate on-site queuing distance to accommodate 6 cars
957 (120 feet) before stopping point (e.g., pick up window, teller window, atm machine).

958 (c) Garden Center

959 Garden Centers are allowed if incorporated/integrated into the primary building onsite
960 with the intent that all merchandise is shielded from view from adjacent properties at
961 ground level and street rights-of-way.

962 (d) Multi-Dwelling Residential Buildings (stand-alone)

963 In addition to the other design standards of the district, approval of a special exception to
964 allow buildings used exclusively for residential purpose shall be based on a finding that
965 the design of the proposed residential furthers the intent of the district, particularly for
966 development to be human scale, encouraging alternative modes of transportation, and
967 protecting the stability of existing residential neighborhoods through design. The building
968 placement and design standards of the district shall apply.

969 (e) Company and Fleet Vehicles

970 (1) Only the following classes of company or fleet vehicles shall be allowed to be parked
971 on the property:

972 a. FHWA Class 2 – Passenger Cars. All sedans, coupes, and station wagons
973 manufactured primarily for the purpose of carrying passengers.

974 b. FHWA Class 3 – Other Two-Axle, Four-Tire Single Unit Vehicles. All two-
975 axle, four tire vehicles, other than passenger cars. Included in this
976 classification are pickups, panels, and vans. Campers, motor homes,
977 ambulances, hearses, carryalls, and minibuses are not included in this class of
978 vehicle.

979 (2) Parking of the permissible company or fleet vehicles shall be on a parking lot located
980 behind the line created by the rear of the Road View building. If only the Rear
981 portion of the lot is developed, the company or fleet vehicles may be parked within
982 the parking area for that portion of the site (i.e., behind the street wall, and a
983 minimum of 100 feet from the front property line).

984 (f) Passenger Car Rental, Urban Prototype
985

- 986 (1) Only rental of Passenger Vehicles, as defined by the Federal Highway
987 Administration, shall be allowed.
- 988 (2) Deliveries containing multiple vehicles from a truck are not permitted.
- 989 (3) No vehicle maintenance and repair, including oil changes, shall occur on-site.
- 990 (4) Wash and vacuum stations must comply with standards listed in Section 134-461(a)
- 991 (5) Detail bays shall not be permitted.
- 992 (6) There shall be no outside storage, other than the rental vehicles, nor outdoor display
993 of goods offered for sale.
- 994 (7) The number of rental cars onsite shall be limited to 15.

995 (g) Micro-Breweries, Craft Distilleries, Micro-Wineries

- 996 (1) No outdoor storage shall be permitted. All malt, vinous or distilled liquor
997 production shall be within completely enclosed structures.
- 998 (2) By-products or waste from the production of the malt, vinous or distilled liquor
999 shall be properly disposed of off the property.
- 1000 (3) Building square footage shall not exceed 15,000 gross square feet without approval
1001 of a special exception.

1002 A minimum of 25% of the building floor area shall be used as a restaurant, tasting room, or
1003 retail operation (or any combination thereof). 134-462. Development Bonuses.

1004 The purpose of the development bonus system is to promote achievement of the goals and vision
1005 of the district that otherwise would not be economically feasible without a bonus in development
1006 intensity. Development sites may receive more than one bonus. All costs associated with
1007 implementation of the bonus categories shall be the responsibility of the developer.

1008 (a) Creation of an Activity Node

1009 Activity nodes shall be allowed an increase in the maximum impervious surface area
1010 ratio to 90%. Activity nodes shall be allowed an increase in the maximum building
1011 height to 75 feet/6 stories. In order to achieve the activity node bonuses the following
1012 design standards must be met:

- 1013 (1) Development sites must be at least 7.5 acres in size.
- 1014 (2) Buildings shall be designed with the pedestrian in mind reflected by, but not limited
1015 to, scale and massing of buildings, walkable blocks, use of arcades and galleries, and
1016 emphasis on active first floor uses oriented to the street. Both residential and
1017 nonresidential uses are included. Building entryways and walkways will incorporate
1018 awnings and/or recessed entrances to provide weather protection for pedestrians.
1019 Such development will include unique architectural features and a comprehensive
1020 sign plan that promotes a cohesive design for the activity node. In addition, public
1021 amenities will be incorporated into the development to include public art, useable
1022 public gathering areas with seating and shade structures, water sculptures, fountains,
1023 or similar public amenities that are accessible to the public.

1024 (3) Parking shall be located behind buildings or in parking structures consistent with all
1025 applicable regulations. On street parallel parking is allowed; on-street angled parking
1026 shall not be allowed.

1027 (4) Include a park/urban plaza meeting the following criteria:

1028 a. The minimum area shall comprise at least one half (0.5) of an acre and the
1029 maximum shall be 2 acres.

1030 b. The area is spatially defined by building frontages and at least 150 feet of
1031 frontage on a two-lane street; incorporation of the lake frontage is strongly
1032 encouraged.

1033 c. Building facades facing the plaza shall have at least 70% of their first
1034 floor's primary façade in transparent windows and/or public entrances and
1035 incorporate a Pedestrian Path Area and Tree/Furnishings/Sign Area as
1036 described in this District

1037 d. The area will consist of paved surfaces with planters and landscaped area
1038 consisting of paths, lawns, and shade trees, seating, and other furnishings,
1039 all formally arranged, and shall include a water feature/fountain as a focal
1040 point.

1041 e. The urban plaza or park shall be privately-owned and maintained, but
1042 open to the public. The applicant shall also be required to prepare a
1043 management plan for the maintenance and ownership of the site.

1044 f. Demonstration of compatibility with adjacent uses.

1045 g. Request for development approval must include elevations and colored
1046 renderings with materials identified in addition to development site plan.

1047 (b) Road Connectivity Improvement

1048 Land set aside for improved public road connectivity within the city, in particularly the
1049 connection of Holden Avenue to Gatlin Avenue, will receive a transfer of development
1050 rights to other areas of the site at 1:1 land area ratio based on the maximum
1051 density/intensity allowed in the comprehensive plan (currently 25 residential units per
1052 acre and 1.0 Floor Area Ratio for non-residential uses. In addition, cost of the road
1053 construction may creditable against any transportation impact fees attributable to
1054 development of the site. Cross access easements are not eligible for this bonus.

1055 Three scenarios were presented by the MPO Study, with "the Grid" being the preferred
1056 option; however, other designs will be considered.

1057

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1060 (c) Consolidation of Access Points/Use of Joint Driveways on Major Roads

1061 Minimizing the number of driveway connections along the corridor is not only important
1062 for efficient through-traffic movements, but will improve pedestrian safety. Minimizing

1063 the number of driveways reduces the number of potential pedestrian/driver conflicts.
1064 Thus, the goal along the road corridor is consolidation of driveways.

1065 The use of a joint use/shared driveway by locating the driveway on a shared property line
1066 and a non-exclusive ingress/egress access easement recorded in Orange County official
1067 public records will be eligible for an impervious surface area bonus equal to the
1068 impervious surface of the shared driveway.

1069

1070

1071 **SECTION FOUR. Severability.** If any section, subsection, sentence, clause, phrase,
1072 word or provision of this Ordinance is for any reason held invalid or unconstitutional by any
1073 court of competent jurisdiction, whether for substantive, procedural, or any other reason, such
1074 portion shall be deemed a separate, distinct and independent provision, and such holding shall
1075 not affect the validity of the remaining portions of this Ordinance.

1076 **SECTION FIVE. Conflicts.** In the event of a conflict or conflicts between this
1077 Ordinance and any other ordinance or provision of law, this Ordinance controls to the extent of
1078 the conflict, as allowable under the law.

1079 **SECTION SIX. Codification.** It is the intent of the City Council of the City of
1080 Edgewood that the provisions of this Ordinance shall be codified. The codifier is granted broad
1081 and liberal authority in codifying the provisions of this Ordinance.

1082 **SECTION SEVEN. Effective date.** This Ordinance shall take effect immediately upon
1083 adoption as provided by the Charter of the City of Edgewood.

1084

1085 PASSED ON FIRST READING THIS _____ DAY OF _____, 2018.

1086

1087 PASSED AND ADOPTED THIS _____ DAY OF _____, 2018.

1088

1089

1090 CITY OF EDGEWOOD, FLORIDA

1091

1092 CITY COUNCIL

1093

1094 _____
John Dowless, Council President

1095 ATTEST:

1096

1097

1098 _____
Bea Meeks, City Clerk

ORDINANCE NO. 2018 - 10

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING CHAPTER XIV, SECTION 1.D. OF THE CITY'S PERSONNEL POLICIES TO REQUIRE A DOCTOR'S NOTE DESCRIBING ANY RELEVANT RESTRICTIONS TO BE PROVIDED TO THE CITY WHEN AN EMPLOYEE MISSES THREE OR MORE CONSECUTIVE DAYS DUE TO ILLNESS, INJURY, OR MEDICAL PROCEDURE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in order to best protect the health and safety of the employees of the City, the City Council finds it appropriate to amend the City's Personnel Policies to require an employee who misses three or more consecutive days due to illness, injury, or medical procedure to provide a doctor's note that describes any restrictions relevant to the employee's job duties.

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

SECTION ONE. Chapter XIV, Section 1.D. of the City's Personnel Policies is amended as follows (note: additions are identified by underline, deletions are identified by ~~striketrough~~, and text that remains unchanged and which is not reprinted here is identified by ellipses (***)):

XIV. PAID TIME OFF AND OTHER LEAVES OF ABSENCE

SECTION 1. PAID TIME OFF

* * *

D. CONDITIONS AND LIMITATIONS

1. Whenever possible, an employee shall submit a written request and have **prior** approval from his or her Department Supervisor to utilize Paid Time Off.
2. Paid Time Off is generally authorized for an entire shift or more. Accrued Paid Time Off may be authorized for extended absence for serious health conditions.
3. Part-time employees may only request leave for normally scheduled hours of work.
4. It is the responsibility of Department Supervisors to verify that the employee has sufficient Paid Time Off for the requested period. Paid Time Off will not be approved in advance of accrual earned.

5. Paid Time Off may be used to supplement workers' compensation wage benefits provided the total income from the wage benefits and Paid Time Off used does not exceed 100% of an employee's regular gross pay.
6. When an employee takes Paid Time Off for three or more consecutive days due to illness, injury, or medical procedure which are not related to an on the job injury or illness and not related to a Family Medical Leave Act absence, the employee shall, prior to or upon returning to work, provide his or her supervisor with a doctor's note describing any restrictions relevant to the employee's job duties or stating that the employee may return to work without restrictions.
67. No Paid Time Off which exceeds ten consecutive work days/work shifts (except when such Paid Time Off is taken in conjunction with an approved Family and Medical Leave) is allowed unless approved in advance by the Department Supervisor.
78. In no event shall an employee be allowed to take Paid Time Off in conjunction with separation; i.e., to extend the separation date.
89. Paid Time Off pay shall be based on the employee's regular hourly rate of pay as of the time the Paid Time Off is taken.
910. The City does not allow Paid Time Off pay advances or advance payment of regular earnings for employees preparing to take Paid Time Off.
1011. Upon approval of his or her Department Supervisor an employee may donate a portion not to exceed fifty percent (50%) of his or her accrued Paid Time Off to another employee who will miss extended periods of work due to the illness of the employee or that of an immediate family member. Provided that Supervisor is aware of the necessity for the receiving employee to miss extended periods of work due to illness of the employee or an immediate family member and that the donating employee has sufficient accrued Paid Time Off to make the requested donation, the Department Supervisor shall approve Paid Time Off donation.

SECTION TWO. Effective date. This Ordinance shall take effect immediately upon adoption.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2018.

ORDINANCE 2018-10²

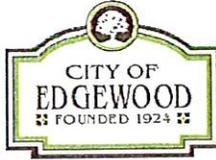
PASSED AND ADOPTED THIS _____ DAY OF _____, 2018.

CITY OF EDGEWOOD, FLORIDA
CITY COUNCIL

John Dowless, Council President

ATTEST:

Bea Meeks, City Clerk



From the desk of the City Clerk....

Bea L. Meeks, MMC, CPM, CBTO

B

TO: Mayor Bagshaw, Council President Dowless, Council Members Pierce, Chotas, Fortini and Horn

DATE: June 8, 2018

RE: Administrative Variance

In the May 15, 2018 City Council meeting, brief discussion was held regarding an administrative variance. City Attorney Smith was asked to be prepared to discuss in the June City Council meeting. In preparation of this discussion, City Attorney Smith has provided the following for your review and consideration:

1. A copy of the City of Cocoa's administrative variance.

City Attorney Smith noted to me that this information is broader than just docks but it gives you an idea of what an effective process would look like.

2. A copy of Belle Isle's Code regarding boat docks.

Sec. 9. - Administrative variances and waivers.

- (A) *AUTHORIZED BY COMMUNITY DEVELOPMENT DIRECTOR.* Variances and waivers to the adopted land development regulations may be authorized administratively by the Community Development Director, subject to the procedures and limitations of this section.
- (B) *VARIANCES AND WAIVERS SUBJECT TO ADMINISTRATIVE REVIEW AND APPROVAL.*
- (1) Administrative variances may be considered for height, area, or size of structure; and/or size of yard and open space of applicable zoning district. Administrative variances shall not exceed twenty percent (20%) of the applicable requirement.
 - (2) Administrative waivers may be considered for the following:
 - (a) Appendix A, Article XIII, section 5—Visual Screens (fences, walls, hedges): increase in maximum permitted fence or wall height not to exceed two feet (2'); and/or change in permitted material and design.
 - (b) Appendix A, Article XII—Off-street Parking and Loading Regulations: decrease in the minimum required parking spaces not to exceed twenty percent (20%); increase in maximum permitted parking area ratio coverage not to exceed twenty percent (20%).
 - (c) Chapter 3, Advertising and Signs: increase in maximum permitted sign area or height not to exceed twenty percent (20%).

The Community Development Director may authorize the administrative review and approval of a variance or waiver from the applicability of specific terms of these land development regulations when such variance or waiver will not be contrary to the public interest. Such variance or waiver shall not be granted if it is deemed to have an adverse effect on the neighborhood or general welfare of the area, or has the effect of nullifying the intent and purpose of these land development regulations.

- (C) *APPLICATION SUBMITTAL AND FEE.*
- (1) Application for an administrative variance or waiver shall be made on a form provided by the Community Development Department and shall include the following supporting documentation and any additional information as deemed necessary:
 - (a) A signed affidavit (submitted on a form prepared by the city) from all abutting property owners indicating no objection to the requested variance or waiver. Failure of the applicant to obtain signatures of all abutting property owners will require a public hearing before the Board of Adjustment for a variance or waiver under the provisions of Article XVII. For the purpose of this section, the term "abutting" shall include those properties directly across a road having a functional classification of "local" or "collector" as indicated on Map M-II-2 "Functional Roadway Classification Map", Transportation Element of the City of Cocoa Comprehensive Plan, from the property requesting the variance or waiver but shall not include lots that touch at only a point. This requirement shall not apply to waivers of Article XII—Off-street Parking and Loading Regulations.
 - (b) The application for an administrative variance or waiver shall be accompanied by an application fee established by resolution of the City Council.
- (D) *CONDITIONS.* In granting any variance or waiver, the Community Development Director may prescribe appropriate conditions and safeguards to ensure that the purposes of these regulations are carried out, and to ensure that the variance or waiver granted is the minimum necessary to allow reasonable use of the land and improvements. The variance or waiver shall not have an adverse effect on the neighborhood or general welfare of the area.
- (E) *FURTHER ACTION.* Denial of a request for an administrative variance or waiver by the Community Development Director pursuant to this section shall not preclude an applicant from requesting a variance or waiver from the Board of Adjustment. In such cases, the applicant shall submit a formal application for a variance or waiver consistent with the requirements set forth in this article.

(Ord. No. 03-2013, § 2, 2-26-2013)

ARTICLE II. - BOAT DOCKS^[2]

Footnotes:

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Editor's note— Ord. No. [17-02](#), § 1, adopted March 21, 2017, amended Art. II in its entirety to read as set out herein. Former Art. II, §§ 48-31—48-34, pertained to similar subject matter and derived from Ord. No. 09-16, § 1, adopted March 2, 2010; Ord. No. 15-03, § 1, adopted July 7, 2015.

Sec. 48-30. - Definitions.

The following words, terms and phrases, when used in this article, will have the following meanings unless the context clearly indicates a different meaning:

Access walkway means that portion of the dock that commences at the normal high water contour (NHWC) and terminates at the junction with the terminal platform.

Boats means all rowboats, sailboats, canoes, kayaks, skiffs, rafts, dugouts, dredges, personal watercraft, and other vehicles of transportation for use on water, including inboard and outboard motorboats, unless otherwise indicated; and any and all objects tied to or connected therewith while being propelled through the water.

Boathouse means a roofed structure constructed over or adjacent to water to provide a covered mooring or storage place for watercraft.

Boathouse lot means a lot that is waterfront and was platted as a "B" lot to a primary "A" lot under the same parcel identification number and serves as a lake access lot for the parcel with the primary "A" lot having a principal structure.

Dock means any permanently fixed or floating structure extending from the upland into the water, capable of use for vessel mooring and other water-dependent recreational activities. The term "dock" also includes any floating structure, boat lift or mooring piling, detached from the land, capable of use for mooring vessels and/or for other water-dependent recreational activities. The term "dock" also includes any area adjacent to the dock designated for mooring purposes. This term does not include any vessel that is not permanently docked, moored, or anchored.

Maintenance means the act of keeping the dock in a safe and useable condition consistent with original design specifications.

Mooring area means the portion of a docking facility used for the mooring of watercraft.

Normal high water contour (NHWC) means the horizontal location of the theoretical shoreline when the lake level is at the normal high water elevation as defined herein. This is more specifically the horizontal location of the surface ground elevation points which match the normal high water elevation as defined herein.

Normal high water elevation (NHWE) means the water surface elevation of Lake Conway and its directly connected water bodies as defined by Orange County. As of December 2016, the NHWE was 85.85, NAVD 88.

NHWE shoreline means the edge of a body of water at the normal high water elevation (NHWE).

Principal structure means the building or structure in which the principal use of the parcel or lot is conducted. A dock shall not be the principal structure on a parcel or lot.

Principal use means a use of the upland parcel for residential, commercial or governmental purposes. At a minimum, a principal use shall be established by the issuance of a building permit for a principal structure.

Private dock means a dock, which may be used by only those persons living on the upland parcel and their usual and customary guests.

Projected property line means a continuation of, and extension to, the upland property line into the waterbody. In cases of privately owned bottomland, that is, non-sovereignty submerged lands underlying a water body, the projected property line is the actual property line.

Public dock means a dock which is subject to public access. Docks associated with governmental and non-governmental institutions, and private organizations are included in the definition of public dock.

Repair means to restore to the permitted design specifications of a dock structure, including the replacement of the entire dock or portions of the dock.

Semi-private dock means a dock, which may be used by a group of residents living in a subdivision or multifamily development and their usual and customary guests.

Slip or boat-slip means a space designed for the mooring or storage of watercraft.

Terminal platform means that portion of a dock beginning at the waterward end of the access walkway.

(Ord. No. 17-02, § 1, 3-21-2017)

Sec. 48-31. - Application process.

- (a) *Permit and review.* Any person desiring to construct a boat dock, regardless of whether it is made of wood or another material, within the city shall first apply for a permit to construct the boat dock. Applications shall be made to the city. Upon receiving the application, a city administrative officer shall perform a site review of the proposed dock location. The city shall review the application and shall contact the applicant if the application fails to meet any of the requirements set forth in this section.
- (1) *City's administrative review fees.* Application fees shall be in accordance with the city fee schedule. The administrative review fee does not include the city building permit's processing fee.
- (2) *Application.* The applicant shall submit a city boat dock application, a survey and five sets of plans showing the proposed dock. These forms shall be available in the city hall office. The plans shall provide accurate information as to all of the following items:
- a. An arrow indicating the northerly direction and an indication of the scale to which the drawing was prepared;
 - b. The dimensions of the property, and the length and location of the proposed dock; as measured from the NHWC to the point most waterward of the NHWC;
 - c. The exact distance between the point where the access walkway to be constructed crosses the NHWC, and two permanent objects (e.g., house, tree) to be used as reference points;
 - d. The exact distance of setbacks from adjacent property lines and projected property lines to the nearest portion of the proposed dock, and an approximation of the distance from the closest dock on each side of the property;
 - e. The floor and roof elevation of the proposed dock, boathouse or other structure connected to the dock;
 - f. The lake bottom elevation at the waterward end of the proposed dock; and
 - g. A copy of a survey of the real property which accurately depicts current conditions.
 - h. The NHWE shoreline, as established herein, indicated on the survey; and
 - i. Location of lifts, hoists, mooring pilings and mooring areas.

- (3) *Building permit.* Following the approval by the city of a boat dock application, the applicant is also required to obtain a building permit from the city building department prior to commencing construction. In the event electricity is run to the boat dock, the proper electrical permit must also be obtained from the city building department.
- (b) *Commencement and completion of construction.* All construction must be commenced, or completed, or both, within the guidelines established by the city building department. The applicant is responsible for all fees associated with the procurement of the necessary permits.

(Ord. No. 17-02, § 1, 3-21-2017)

Sec. 48-32. - Design criteria.

Boat dock applications shall be reviewed under the following design criteria:

- (1) *Setbacks.* Private boat docks shall have a minimum side setback of five feet from the projected property lines of all abutting shoreline properties. Public and Semi-private docks shall have a minimum side setback of twenty-five feet from the projected property lines of all abutting shoreline properties.
- (2) *Length.*
- a. The lakeward end of the terminal platform shall be allowed to project to the greater of:
1. Where the lake bottom has an elevation of 79.5 (NAVD 88); or
 2. Fifteen feet lakeward of the point where the lake bottom has an elevation of 80 (NAVD 88); or
 3. Forty feet from the NHWC shoreline.
- Lake bottom elevations may be measured by the dock builder and the information provided as part of the application. A new survey is not required.
- b. No dock shall be allowed to extend greater than 15 feet lakeward of existing dock within 300 feet of the proposed dock.
- c. For comparison, each dock length will be measured perpendicularly from the NHWC to the most waterward point on the dock. A distance from two fixed objects or structure on each lot shall be referenced on the dock permit application plans.
- (3) *Total area.* A boat slip, platform and any other portion of the dock, covered or uncovered, and including any floating vessel platform(s), collectively may not exceed the square footage of ten times the linear shoreline frontage for the first 75 feet of shoreline and five times the linear shoreline frontage for each foot in excess of 75 feet, not to exceed a maximum of 1,000 square feet. In no case shall the maximum be less than 400 square feet. The linear shoreline frontage shall be measured in a straight line between the two outermost projected property lines and the NHWC or a straight line between the two outermost property corners as shown on a survey, upland of the NHWC, or whichever is greater.
- (4) *Height.* Except for floating docks, the minimum height of boat dock decks shall be one foot above the NHWE of Lake Conway.
- The maximum height, which is to be measured from the top of the structure, shall be 14 feet above the NHWE of Lake Conway..
- (5) *Access walkway.* That portion of the dock lying waterward of the NHWC line of Lake Conway, and extending to the juncture of the slip or terminal platform, whichever is closest to the shore. An access walkway shall be a minimum of four feet and a maximum of five feet in width. The area for a walkway shall not be included as part of the total area for the structure.

- (6) *Number and location of boat docks.*
- a. No boat dock construction permit shall be issued on a lot or combination of lots that does not have a principal structure first located thereon, or building permit issued for a principal structure.
 - b. Only one boat dock per principal building that is located on a lot or combination of lots shall be allowed on any such lot or combination of lots.
 - c. Private boat docks shall only be permitted on lots or combinations of lots zoned or used for residential purposes, and no boat docks shall be permitted on any lot or combination of lots used for, commercial, professional-office and/or industrial purposes.
 - d. Semi-private or public boat docks on public property and/or homeowners' associations lots shall be exempted from provisions of subsections (6)a. and b. of this section. However, only one boat dock per parcel may be located on public property and/or homeowners' association property. The term "parcel" shall mean all contiguous property owned by a homeowners' association or by a public entity.
 - e. All boat docks shall be permanently affixed to the lake bottom and shall be subject to the provisions of this article except where noted.
 - f. A floating structure, unless it is part of a permanent boat dock, shall be considered a separate boat dock subject to all provisions of this article, except subsection (6)e. A floating structure shall be considered to be associated with a permanent boat dock if it is installed within the boat slip area, is attached to the boat dock, or is immediately adjacent to a side of the boat dock. In no case shall any floating structure extend the permitted length of a boat dock according to section 48-32(2).
- (7) *Boathouse lots on canals.* The boathouse lots which exist along the canals interconnecting with Lake Conway within the city were platted and accepted by the city under the premise that these lots would serve as lake access for the residents of the associated parcel and in compliance with subsection (6)c., above.
- (8) *Restrictions.* All boat docks shall adhere to the following restrictions:
- a. No work shall be within areas which constitute easements for ingress or egress, or for drainage.
 - b. No structures having flat roofs will be permitted. The pitch of the roof shall have a minimum slope of 2:12 and a maximum slope of 5:12.
 - c. Except as described in subsection f. of this section, no structure having enclosed sidewalls shall be permitted. The term "enclosed" shall be defined as, by way of example, but not by limitation, to be plastic, canvas and other screening enclosures, chain link and lattice fencing, or any form of paneling.
 - d. Under no circumstances shall a permit for the construction of a boat dock to be utilized for living quarters and other non-water dependent structures be issued.
 - e. Storage lockers shall be limited to a cumulative maximum of 65 cubic feet. Storage lockers shall not be used to store fuel, fueling equipment, and hazardous materials or hazardous wastes. Storage lockers are prohibited on semi-private docks and public docks.
- (9) *[Setback regulations.]* Notwithstanding anything to the contrary, no boat or boats shall be moored, beached, placed, or parked, either permanently or temporarily, within five feet of any side yard setback extending from the projected property lines of all abutting shoreline properties.

(Ord. No. 17-02, § 1, 3-21-2017)

Sec. 48-33. - Variances.

In the event the applicant wishes to construct a boat dock in excess of any of the criteria mentioned in section 48-32, a variance application must be made for hearing by the Belle Isle Planning and Zoning Board. Application fees shall be in accordance with the city fee schedule. The board shall not approve an application for a variance unless and until each of the following criteria have been met:

- (1) The boat dock shall not create conditions hazardous to navigation nor any safety hazards;
- (2) The location and placement of the boat dock shall be compatible with other docks in the area, and the shoreline contour of the lake;
- (3) The current level of the lake shall not be a factor in deciding whether to approve or deny a variance; and
- (4) The requirements of subsection 42-64(1) except for subsection 42-64(1)d.

(Ord. No. [17-02](#), § 1, 3-21-2017)

Sec. 48-34. - Dock maintenance and repair and minor modifications.

- (a) *Dock maintenance and repair, responsibility of property owner.* The owner of property on which a dock is located is responsible for maintaining a dock in safe and useable condition. Every boat dock and associated structures shall remain adequately supported, not create debris or obstructions, and shall be maintained in sound condition and good repair, so as to prevent negative impact on adjacent properties or waterway use and recreation.
- (b) *Maintenance and repair of docks permitted by Belle Isle after December 15, 1992.* When maintenance and repair of docks permitted by Belle Isle after December 15, 1992, involves the repair or replacement of pilings or other portions of the dock at or below the water surface, or of any roofed structure, the permit holder shall submit an application for a permit pursuant to section 48-31 of this article. Maintenance or repair of the deck surface that does not involve activity at or below the water surface, or of any roofed structure, is allowed without notice or permit. All maintenance and repair activities must maintain the original design and original footprint of the dock.
- (c) *Repair of nonconforming "grandfathered" docks constructed on or before December 15, 1992.* The repair of nonconforming docks constructed on or before December 15, 1992, requires a permit issued under this article. It is intended that docks constructed before December 15, 1992, be allowed to remain as constructed; except that a nonconforming dock, that is damaged or in disrepair to the extent of 75 percent or more of its assessed value, shall not be repaired for use except in compliance with the regulations of this article.
- (d) *Maintenance of nonconforming "grandfathered" docks constructed on or before December 15, 1992.* Maintenance activities of nonconforming docks constructed on or before December 15, 1992, do not require a permit under this article if the maintenance activities would not normally require a permit and do not include repair or replacement of pilings, structural components, or other portions of the dock at or below the water surface, or of any roofed structure.
- (e) *Minor modifications to permitted docks.* Minor modifications to all existing docks must be approved by the city. The applicant must submit a request for the proposed deviation change or modification to the original site plan to the city manager for consideration. Additional information may be requested from the applicant in order to complete the review. Minor modifications must comply with the provisions of this article. Any modification that may require a variance or waiver of any provision of this article shall not be considered a minor modification. Any modification that increases the size of the terminal platform shall not be considered a minor modification. The city manager may require notification of abutting shoreline property owners of the application for minor modification. City approval or disapproval shall include a statement regarding requirement or no requirement for a permit.
- (f) *Definitions.* The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, unless the context clearly indicates a different meaning:

Repair means to restore a dock structure that has been damaged as the result of neglect, accident, or act of God to the original design specifications, including the replacement of the entire dock or portions of the dock.

Maintenance means the act of keeping the dock in a safe and useable condition consistent with original design specifications.

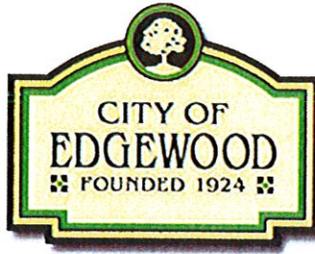
(Ord. No. [17-02](#), § 1, 3-21-2017)

Sec. 48-35. - Violations; penalties; enforcement.

- (a) It shall be unlawful for any person to violate any provision of this article, or any provision of any resolution enacted pursuant to the authority of this article. Any person who violates this article, or any provision of any resolution enacted pursuant to the authority of this article, may be prosecuted in accordance with chapter 14 of the Belle Isle code.
- (b) In addition to the enforcement and penalty provisions provided in chapter 14, the city may avail itself of any other legal or equitable remedy available to it, including without limitation, injunctive relief or revocation of any permit involved.
- (c) Any person violating this article shall be liable for all costs incurred by the city in connection with enforcing this article or any provision of any resolution enacted pursuant to this article, including without limitation, attorneys' fees and investigative and court costs.
- (d) If the code enforcement officer determines that construction is occurring without prior approval or not in accordance with these regulations, the code enforcement officer shall promptly issue a written notice of violation to the applicant and/or designated contractor. The notice of violation shall include a description of the site where the violation has occurred, cite the provisions of these regulations, general or special laws which have been violated, and set forth the remedial action required by the city. Such remedial action may include submittal of revised drawings, reapplication for a permit; quadruple the permit fee, removal of dock, and administrative and civil penalties.

(Ord. No. [17-02](#), § 1, 3-21-2017)

Secs. 48-35—48-60. - Reserved.



TO: Bea Meeks, City Clerk
CC: City Council
FROM: Sandy Repp, Deputy City Clerk
Date: May 17, 2018
SUBJECT: Variance 2018-05

Variance 2018-05 was submitted to allow a proposed boat dock, located at 1400 Windsong Road, to be constructed to a length of 102 feet, which is greater than the allowable 65 feet. The request was made in order to achieve a water depth suitable for boating.

Included in your package, for review, includes the following information:

- Staff Report from CPH, dated April 30, 2018
- Application for Variance, received April 24, 2018
- Boat Dock Application and agent authorization, received April 24, 2018
- Narrative of Justification of Variance Request, received April 25, 2018
- Large sized site plan can be found in the pocket of binder

Board Member Rayburn made the motion to recommend approval of variance request 2018-05; second by Chairwoman Dunay. The motion was unanimously approved (5/0).



1117 East Robinson St.
Orlando, FL 32801
Phone: 407.425.0452
Fax: 407.648.1036

April 30, 2018

Ms. Sandy Repp
Administrative Assistant
City of Edgewood
405 Laure Avenue
Edgewood, FL 32809-3406

**RE: 1400 Windsong Road – boat dock app
CPH project number E7601**

Dear Ms. Repp;

We are in receipt of the revised variance application and supporting documents, including the Variance Justification Letter, for the proposed boat dock at the above listed address. The variance application is updated to April 24, 2018 and is signed by the Applicant.

All of the information we reviewed has been revised. We have no objections to approving the Variance Request Documentation.

Sincerely,
CPH, Inc.

A handwritten signature in cursive script that reads "Allen C. Lane Jr.".

Allen C. Lane, Jr., P.E.
Project Engineer

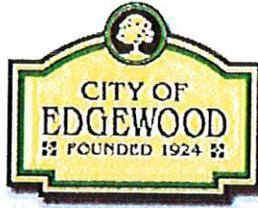
CC: David Mahler, P.E., CPH,
File

J:\E7601\Civil\Documents\Letter\1400 Windsong Road boat dock variance app 4-21-18.docx

RECEIVED

APR 24 2018

CITY OF EDGEWOOD



APPLICATION FOR VARIANCE

2018-VAR-05

Reference: City of Edgewood Code of Ordinances, Section 126-588

REQUIRED FEE: \$350 RESIDENTIAL \$750 COMMERCIAL

(+Applicable Pass-Through Fees - Ordinance 2013-01)

Please note this fee is non-refundable

PLANNING AND ZONING MEETING DATE:	May 14, 2018
CITY COUNCIL MEETING DATE:	June 19, 2018

IMPORTANT: A COMPLETE application with all required attachments and ten (10) copies must be submitted to the City Clerk ____ days before the next Planning & Zoning meetings. No application shall be deemed accepted unless it is complete and paid for.

Notarized letter of authorization from Owner MUST be submitted if application is filed by anyone other than property owner.

Please type or print. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

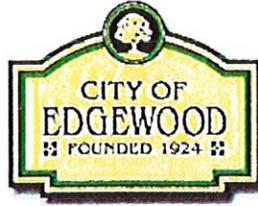
Applicant's Name:	Sheila Cichra	Owner's Name:	Dan Phillips
Address:	2154 Oak Beach Blvd, Sebring, FL 33875	Address:	1400 Windsong Road
Phone Number:	(407) 450-4241	Phone Number:	(407) 448-2281
Fax:		Fax:	
Email:	sheilacichra@gmail.com	Email:	DPhillips@allstatepavingfl.com
Legal Description:	HARBOUR ISLAND SUB 1/131 LOT 1 & LAND LYING SELY THEREOF AS DESC IN OR 1589/640 & 4951/325		
Zoned:	R-1AA		
Location:	rear of sfr at 1400 Windsong Road		
Tract Size:	1.3 acres		
City section of the Zoning Code from which Variance is requested:	14-11.(b)(3) Length of boat docks		
Request:	total length of 102' (including roof overhang) in lieu of 65' allowed		
Existing on Site:	sfr under construction		

The applicant hereby states that this request for Variance does not violate any deed restrictions on the property. Application must be signed by the legal owner, not agent, unless copy of power of attorney is attached.

RECEIVED

APR 24 2018

CITY OF EDGEWOOD



To justify this variance, applicant must demonstrate the following:

1. That special condition and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or building in the same zoning classification
2. the special conditions and circumstances do not result from the action of the applicant
3. literal interpretation or enforcement of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification under the terms of the Ordinance
4. the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible for the regulation at issue
5. the variance sought will not authorize or extend any non-conforming use or other non-conformity with respect to the land or structures in questions
6. the granting of the variance will be in harmony with the general intent and purpose of this Ordinance, will not be injurious to the area involved, or surrounding properties, and will not authorize a use of the property not permitted by its zoning classification
7. the variance sought will be consistent with the Edgewood Comprehensive Plan

Applicant must agree that:

1. In granting any variance, the City may prescribe appropriate conditions and safeguards in conformity with the Ordinances, and any regulations enacted under its authority. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted shall be deemed a violation of Edgewood ordinances.

AGREE:	✓	DISAGREE:	
--------	---	-----------	--

2. The variance recommended by the Planning and Zoning Board and approved by the City Council shall expire in 12 months in accordance with Chapter 134-104 (3) (e).

AGREE:	✓	DISAGREE:	
--------	---	-----------	--

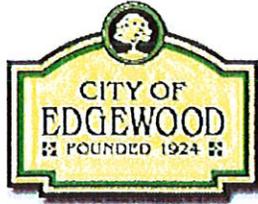
The applicant hereby states that the above request for Variance does not violate any deed restrictions on the property.

Applicant's Signature:	<i>Sheila Cichra</i>	Date:	04/18/2018
Applicant's Printed Name:	Sheila Cichra		
Owner's Signature:		Date:	
Owner's Printed Name:			

RECEIVED

APR 24 2018

CITY OF EDGEWOOD



Please submit your completed application to City Hall via email at bmeeks@edgewood-fl.gov or srepp@edgewood-fl.gov, via facsimile to 407-851-7361, or hand deliver to City Hall located at 405 Larue Ave. For additional questions, please contact City Hall at 407-851-2920.

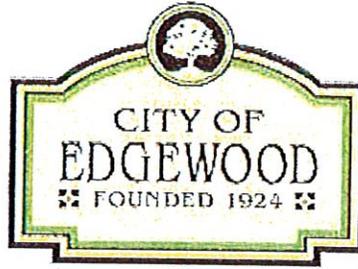
Office Use Only:	
Received Date	4/24/2018
Received By:	Res. Repp
Forwarded To:	CPH
Notes:	

Revised 06/13/2016

Page 4 of 4

405 Larue Avenue, Edgewood, Florida, 32809-3406
Phone: 407-851-2920 / Fax: 407-851-7361
www.edgewood-fl.gov

RECEIVED
 FEB 24 2018
 CITY OF EDGEWOOD



BOAT DOCK APPLICATION

Reference: [City of Edgewood Code of Ordinances, Section 14-11](#)

Please note the fee of \$350 is non refundable

Complete applications must be received by the City on or before 4 P.M. of the posted deadline date.

AN APPLICATION IS CONSIDERED COMPLETE BASED ON THE CITY ENGINEER'S DETERMINATION AND WHEN THE FEE IS PAID AT EDGEWOOD CITY HALL.

APPLICATIONS DEEMED INCOMPLETE AND/OR UNACCOMPANIED BY FEES WILL BE DEFERRED TO THE NEXT POSTED DEADLINE DATE.

NOTE: THE APPLICATION WILL NOT BE CONSIDERED BY THE PLANNING AND ZONING BOARD UNLESS THE APPLICANT OR REPRESENTATIVE IS IN ATTENDANCE.

The applicant is advised that individual board members can only be addressed during board proceedings.

Applicant's Name:	Sheila Cichra	Owner's Name:	Daniel and Traci Lynn Phillips
Address:	2154 Oak Beach Blvd Sebring, FL 33875	Address:	5248 Patch Road Orlando, FL 32822
Telephone:	(863) 314-6711	Telephone:	
Cell:	(407) 450-4241	Cell:	
Fax:		Fax:	
Email:	sheilacichra@gmail.com	Email:	DPhillips@allstatepavingfl.com
Name of Lake or Body of Water:	Lake Conway	NHWE:	86.90
Parcel ID/ Legal description:	13-23-29-3380-00-010	HARBOUR ISLAND SUB 1/131 LOT 1 & LAND LYING SELY THEREOF AS DESC IN OR 589/640 & 4951/325	

Revised 4/1/08

1 of 5

405 Larue Avenue, Edgewood, Florida, 32809-3406
 Phone: 407-851-2920 / Fax: 407-851-7361
www.edgewood-fl.gov

Names and Addresses of adjoining property owners:	
1.	Richard and Kathleen Lee P.O. Box 2113, Orlando, FL 32802
2.	William Morgan 1366 Harbour Island Road, Orlando, FL 32809
3.	
4.	
5.	
6.	
7.	
Notarized consent forms shall be provided from adjoining property owners if the side setback is less than 15 feet	
1. Exact distance of setbacks from adjacent property lines:	
A. (side):	15
B. (side):	72
C. (Rear):	
NOTE: IF REAR SETBACK IS LESS THAN 25 FEET, A VARIANCE IS REQUIRED	
2. Brief description of work to be done (dock and site plans must be attached):	
4' x 81' dock, 11' x 20' deck, 12' x 26' boathouse and 10' x 12' jetski slip	
3. Electric Power to dock:	
Yes:	✓
No:	
If yes, an electrical permit must be obtained by Orange County Building Department	
4. Total area of structure:	
(Area lake ward of NHWL; 1,000 sq. ft. maximum allowed)	
999 including roof O.H.	Square feet
5. Length extending lake ward from NHWE shoreline:	
(65 feet maximum allowed)	
101 + 1' roof O.H. = 10. 2	Feet
6. Depth of water <u>on date of application</u> at end of proposed dock:	
4.5'	
7. Height of structure above NHWE contour:	
13	Feet

APR 24 2018

CITY OF EDGEWOOD

8. Is width of water body less than 200 feet?

Yes:	<input checked="" type="checkbox"/>	No:	<input type="checkbox"/>
------	-------------------------------------	-----	--------------------------

If yes, width of water body (from the NHWL) at proposed dock:

<input type="text"/>	Feet
----------------------	------

9. Type of materials to be used:

P.T. Pine pilings and framing, Pine or composite decking, roofing to match main house

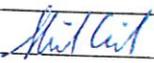
I have complied with all requirements and procedures and proclaim this application to be complete. I understand that an incomplete application will be deferred to the next posted deadline date.

I also understand that following the administrative approval by the City Council (when applicable), an approved building permit from the Orange County Building Department is required **before any construction shall commence.**

The application fees are established by the City Council. The application fee does not, in any way, ensure the applicant a favorable decision. All applications will be reviewed on the merits of the request alone, regardless of the application fee. All fees are non refundable.

Following approval from the City Engineer and the City Council (when applicable), the following must be submitted for zoning stamp approval from the City of Edgewood

- a. Completed building permit application
- b. Recorded notice of commencement
- c. Proof of contractor's worker's compensation, naming the City of Edgewood as certificate holder

Applicant's Signature:		Date:	04/18/2018
Applicant's Printed Name:	Sheila Cichra		
Owner's Signature:		Date:	
Owner's Printed Name:			

RECEIVED

FEB 24 2018

CITY OF EDGEWOOD

BOAT DOCK APPLICATION PROCESS

1. Submit application with
 - a. 3 site plans
 - b. 3 sets of engineered construction plans
2. Application will be forwarded to the City Engineer
3. If a variance from the provisions is requested or required, the City Engineer is not authorized to approve the application
4. Notices will be mailed to the neighboring property owners who have a legal interest in the shoreline within 300' of the property via mail
5. Written comments from neighboring property owners are due within 15 calendar days after mailing
6. If **NO** written objections are received it shall be deemed that property owners have given consent and have waived their right not to object to the construction of the dock. The application is then approved based on recommendation by the City Engineer 15 calendar days from the date notices are sent as long as the application is complete in all other aspects.
7. If one written objection is received or the City Engineer believes the application should be approved by City Council, the Council will consider the application during a regularly scheduled council meeting with
 - a. 9 site plans
 - b. 3 sets of engineered construction plans as submitted by the applicant
8. When City Council must decide the application, it shall approve, deny or approve with conditions taking into consideration comments or objections from all parties who were previously notified and staff's review of the proposed
9. Copies of City Council's decision shall be sent to the applicant and those who filed written objections with the date of the decision
10. If **NO** objections have been filed and City Council approved the application, the application will be effective immediately.
11. Following City Council's action and within 15 days, applicant or parties who have submitted written objections may submit written Notice of Appeal to the City Clerk.
12. If a Notice of Appeal is filed, it shall be heard by City Council during a regular council meeting. Notice of Appeal shall be provided to the applicant and parties who previously objected in writing
13. During Notice of Appeal hearing, City Council may affirm, reverse or modify their previous decision
14. If **NO** Notice of Appeal is received, City Council's ruling is final
15. City Council's decision on appeal is final

RECEIVED

FEB 24 2018

CITY OF EDGEWOOD

BOAT DOCK VARIANCE APPLICATION PROCESS

1. Applicant must apply for a variance to the Edgewood Planning and Zoning Board, simultaneous with the submission of the Boat Dock Application and the required processing fee
2. When a variance is requested the applicant shall submit to the City Clerk's office
 - a. 9 site plans
 - b. 3 sets of engineered construction plans as submitted by the applicant
3. Applications for a variance shall follow the variance procedures as outlined in the Code (See Chapter 126, Section 126-588)
4. Following the approval of a boat dock application, either by the City engineer or by the City Council, the applicant is also required to obtain a building permit prior to commencing construction
5. In the event electricity is run to the boat dock, the proper electrical permit must also be obtained from Orange County.
6. All construction must be commenced, or completed, or both within the guidelines established by the City of Edgewood
7. The applicant is responsible for all fees associated with the procurement of necessary permits
8. Approval of a boat dock permit by the City of Edgewood does not eliminate the applications of any other government requirements or the necessity for required other permits or fees

Please submit your completed application to City Hall via email at cityhallstaff@edgewood-fl.gov, via facsimile to 407-851-7361, or hand deliver to City Hall located at 405 Larue Ave. For additional questions, please contact City Hall at 407-851-2920.

Office Use Only:	
	Three (3) Site Plans
	A survey of the property with the normal high water elevation (NHWE) as established by Orange County and performed by a Florida Registered Surveyor or mapper
	Three (3) sets of engineered construction plans (signed and sealed)
	Non refundable application fee of \$350.00
Rec'd Date:	4/24/2018
Rec'd By:	AG [Signature]
Forwarded to:	CPH
Notes:	

RECEIVED
APR 24 2018
CITY OF EDGEWOOD

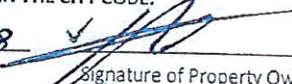


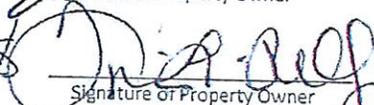
Agent Authorization Form

FOR PROJECTS LOCATED IN THE CITY OF EDGEWOOD

Please type or print in BLACK INK. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

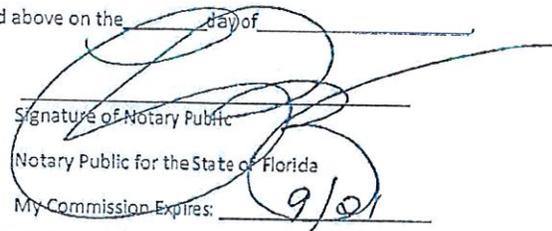
I/WE, (PRINT PROPERTY OWNER NAME) Daniel or Traci Phillips, AS
THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, 1400 Windsong Road
Edgewood, FL 32809, DO HEREBY AUTHORIZE TO ACT AS MY/OUR
AGENT (PRINT AGENT'S NAME) Sheila Cichra, TO EXECUTE ANY PETITIONS OR
OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY
DESCRIBED AS FOLLOWS AND TO APPEAR ON MY /OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN
THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO
THE APPLICATION. BY SIGNING THIS AUTHORIZATION, THE OWNER AGREES TO BE BOUND BY THE ACTIONS OF THE
AUTHORIZED AGENT AND THE PROVISIONS OF CHAPTER 101, ARTICLE I, ENTITLED "PASS-THROUGH FEES" AND
ACKNOWLEDGE AND AGREES THAT A LIEN MAY BE PLACED ON THE PROPERTY FOR NON-PAYMENT OF PASS-THROUGH FEES
AS PROVIDED IN THE CITY CODE.

Date: 3/13/18 
Signature of Property Owner Lendsey Daniel Phillips
Print Name Property Owner

Date: 3/13/18 
Signature of Property Owner Traci L. Phillips
Print Name Property Owner

STATE OF FLORIDA: COUNTY OF Orange
I certify that the foregoing instrument was acknowledged before me this 13th day of March, 2018
by Lendsey Daniel Phillips. He/she is personally known to me
or has produced _____ as identification and did/did not
take an oath.

Witness my hand and official seal in the county and state stated above on the _____ day of _____
in the year _____

(Notary Seal) 
Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires: 9/11

Legal Description(s) or Parcel Identification Number(s) are required:
PARCEL ID#: <u>13-23-29-3380-00-010</u>
LEGAL DESCRIPTION: <u>HARBOUR ISLAND SUB 1/131 LOT 1 & LAND LYING SELY THEREOF AS DESC IN OR 1589/640 & 4951/325</u>

Please hand deliver to Edgewood City Hall at 405 Larue Avenue. For additional questions, please contact Edgewood City Hall at (407) 851-2920, or send email to bmeeks@edgewood-fl.gov or srepp@edgewood-fl.gov. Revised: 10/4/2016

405 Larue Avenue, Edgewood, Florida 32809 Phone: 407.851.2920 / Fax: 407.851.7361
Email: bmeeks@edgewood-fl.gov Website: www.edgewood-fl.gov

Received – 4/25/2018

Justification of Variance Request
1400 Windsong Road
Sec. 14-11 (b)(3) Length of boat docks

Water depth is the reason for the additional dock length.

- a. Average length of other docks in the surrounding 300-foot area;

The dock to the North extends into the lake about 95' and the dock to the South extends into the lake about 86'. Due to the curvature of the shoreline and the location of the NHWE on this parcel, the resulting length is about 101' (102' to the edge of the overhang). (see attached aerial)

- b. The reasonable use of the property by the owner;

The proposed boat dock needs to extend far enough for a water depth so that the boat slip is usable.

- c. The effects the dock will have on navigation and safety of boaters;

The proposed boat dock will not project past the ends of the adjacent docks on either side.

- d. The overall general welfare of the neighborhood;

It is not anticipated that the proposed boat dock will have a negative impact upon the general welfare of the neighborhood, as it will not appear to be any different from the adjacent docks.

- e. Whether special conditions exist such that strict compliance with the provisions of this article would impose a unique and unnecessary hardship on the applicant;

At a length of 65', the water elevation is too low and the boat slip is unusable.

- f. The effect of the proposed variance on abutting shoreline property owners;

There are no anticipated negative impacts to the navigation of or view for the adjacent property owners.

- g. Whether the granting of the variance would be contrary to the intent and purpose and this article;
and

The proposed boat dock needs to extend far enough for a water depth, so that the boat slip is usable.

- h. A variance from the maximum length of 65 feet may be granted if it is necessary to reach a water depth suitable for boating, but in no event shall a dock be extended in length beyond where the water depth will exceed five feet as measured from the normal high water elevation.

At the proposed length, the water depth will be 4.5' at the end of the proposed boathouse, which is a minimal usable depth.

RECEIVED

APR 03 2018

CITY OF EDGEWOOD

BOAT DOCK PLANS

PHILLIPS RESIDENCE
1400 WINDSONG ROAD, EDGEWOOD

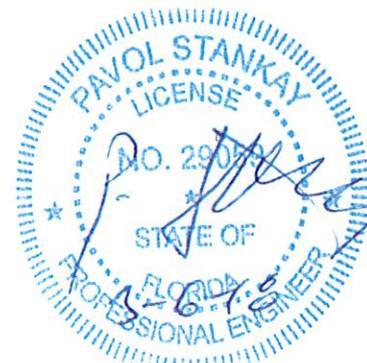
Prepared For

HGA CONSTRUCTION

Prepared By

 Pavol Stankay FL. P.E.: 29059
Stankay Engineering Group, Inc.
2227 Mercator Drive
Orlando, FL 32807
(407) 701-2145

February 2018

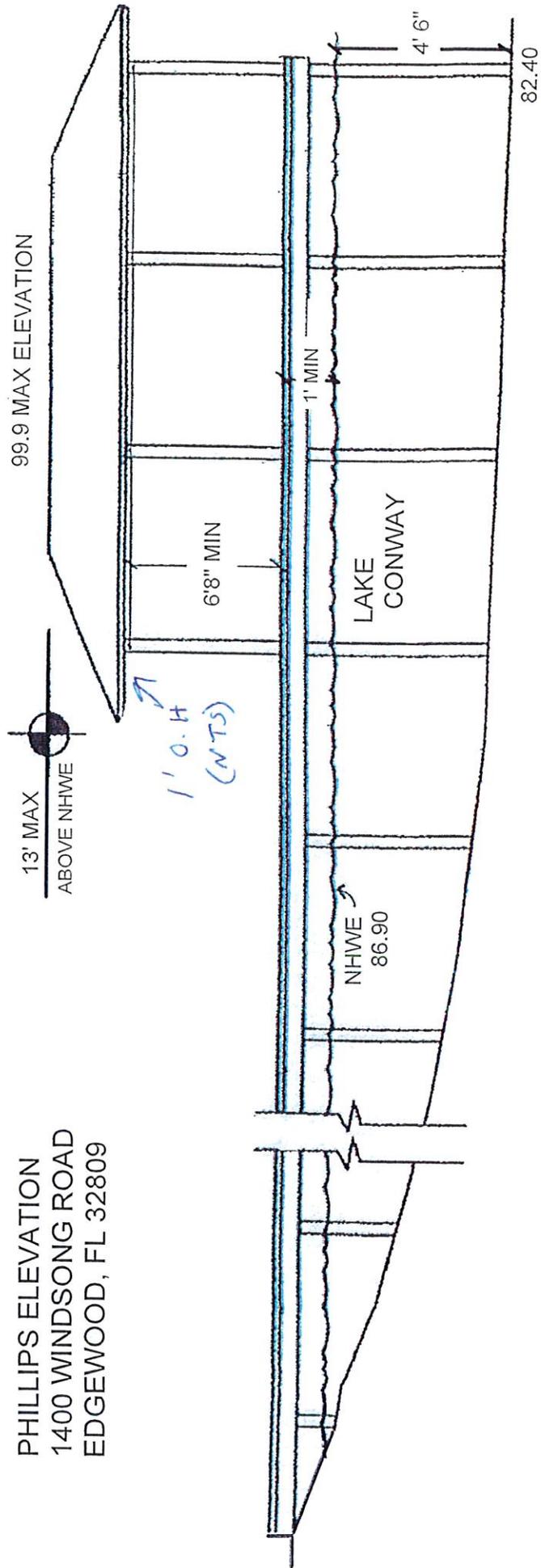


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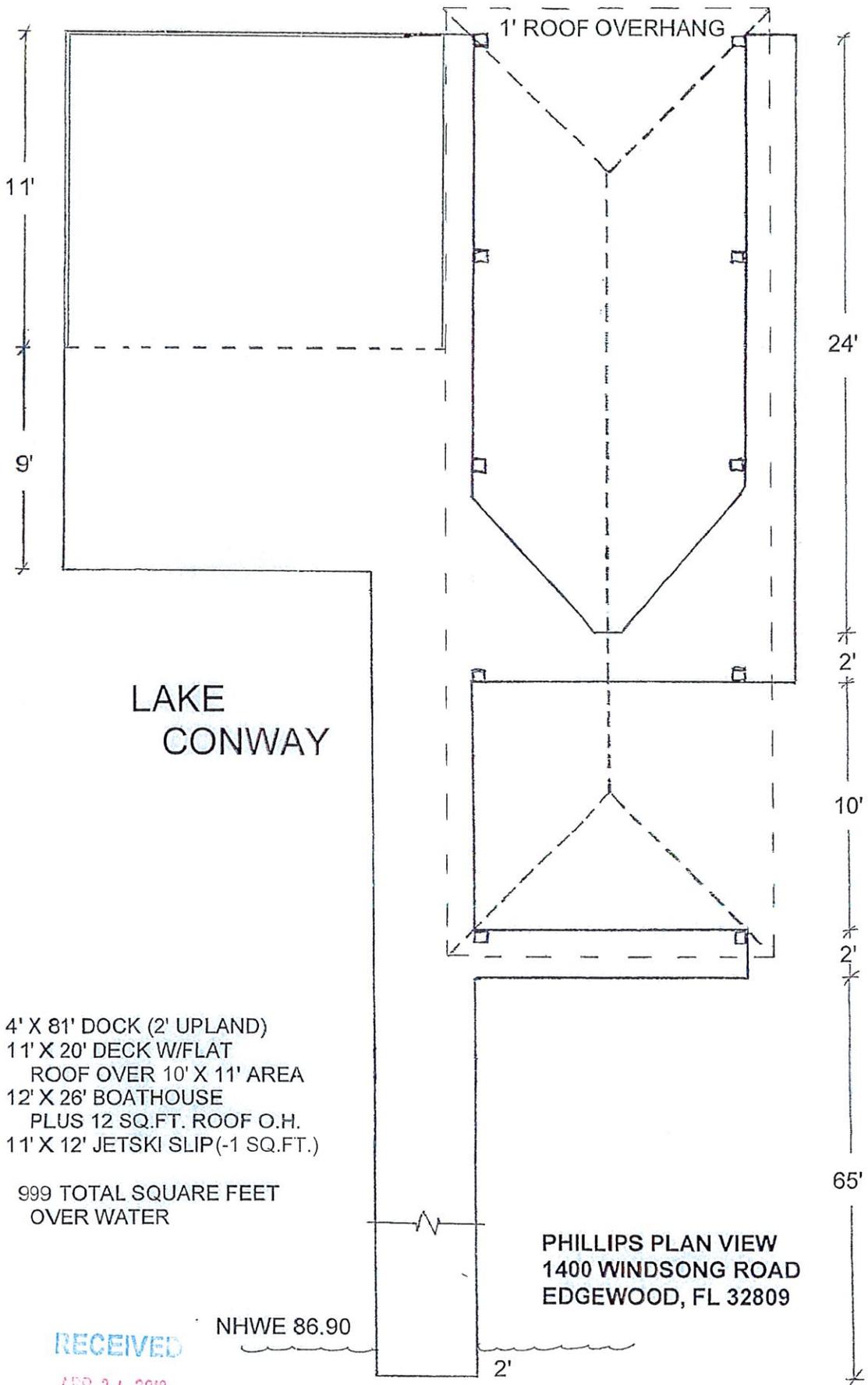
FEB 24 2018

CITY OF EDGEWOOD

PHILLIPS ELEVATION
1400 WINDSONG ROAD
EDGEWOOD, FL 32809



7' 4' 10' 2'



4' X 81' DOCK (2' UPLAND)
 11' X 20' DECK W/FLAT
 ROOF OVER 10' X 11' AREA
 12' X 26' BOATHOUSE
 PLUS 12 SQ.FT. ROOF O.H.
 11' X 12' JETSKI SLIP(-1 SQ.FT.)

999 TOTAL SQUARE FEET
 OVER WATER

PHILLIPS PLAN VIEW
 1400 WINDSONG ROAD
 EDGEWOOD, FL 32809

RECEIVED
 APR 24 2018
 CITY OF EDGEWOOD

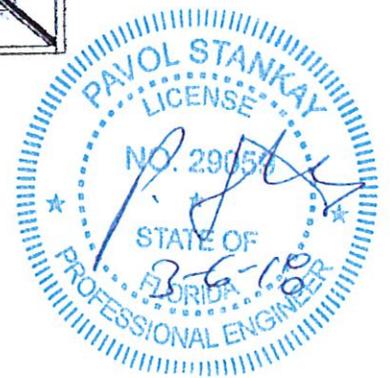
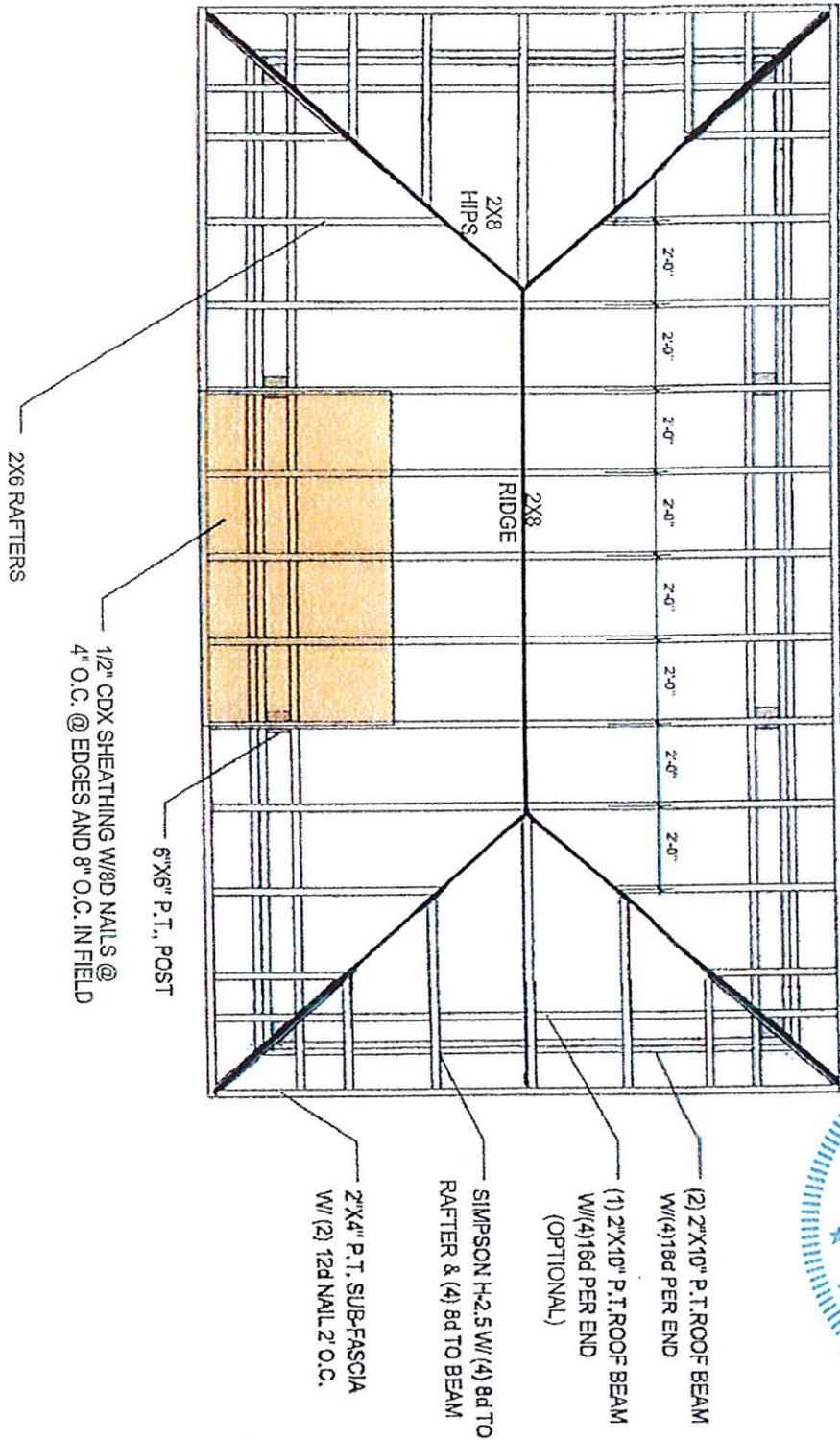
NHWE 86.90

RECEIVED

MAR 03 2018

CITY OF EDGEWOOD

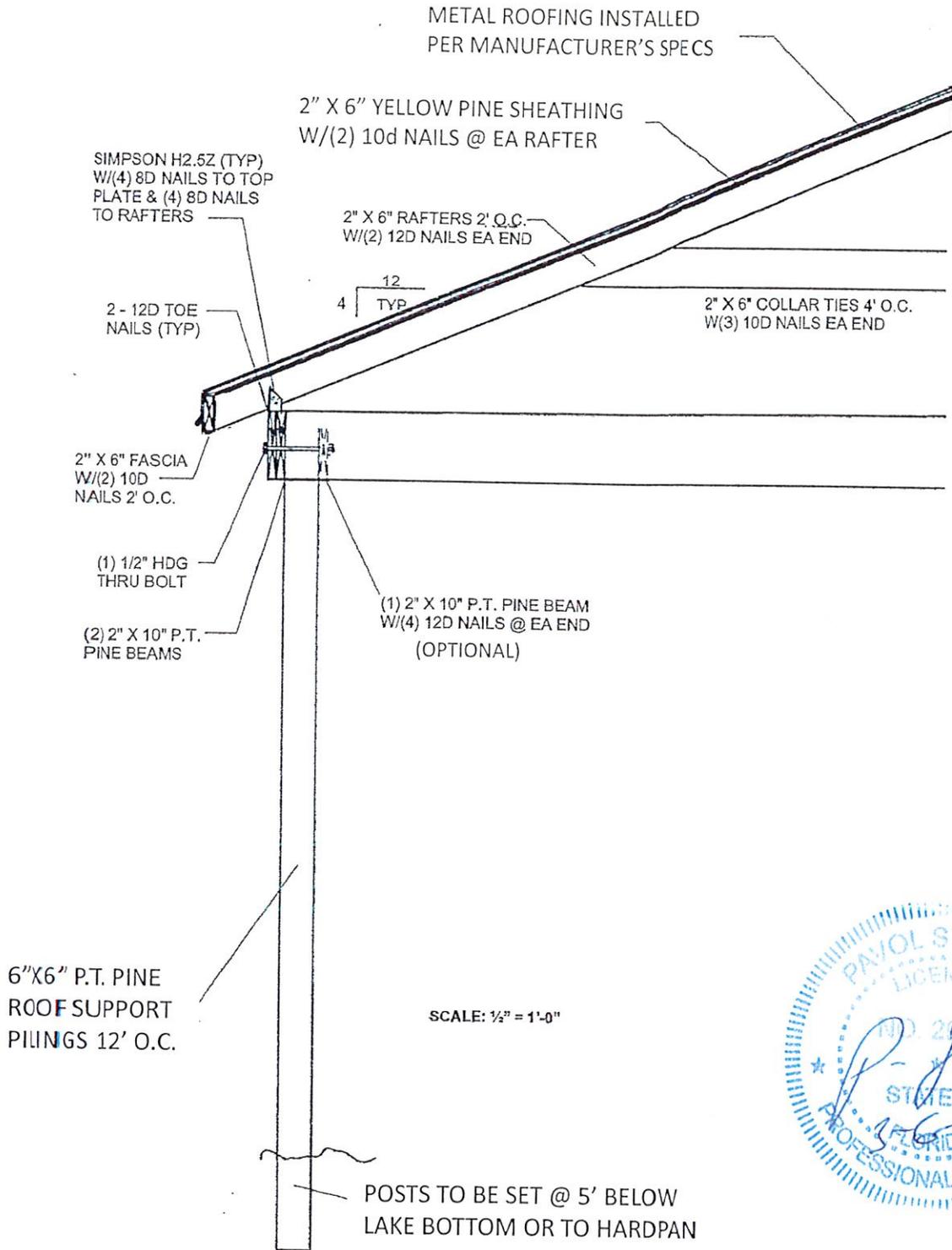
Pitched Roof Framing



Phillips 1400 Windsong Road, Edgewood

Pavol Stankay PE # 29059 2227 Mercator Drive Orlando, FL 32807 (407) 701-2145

Pitched Roof Cross Section



Phillips 1400 Windsong Road, Edgewood

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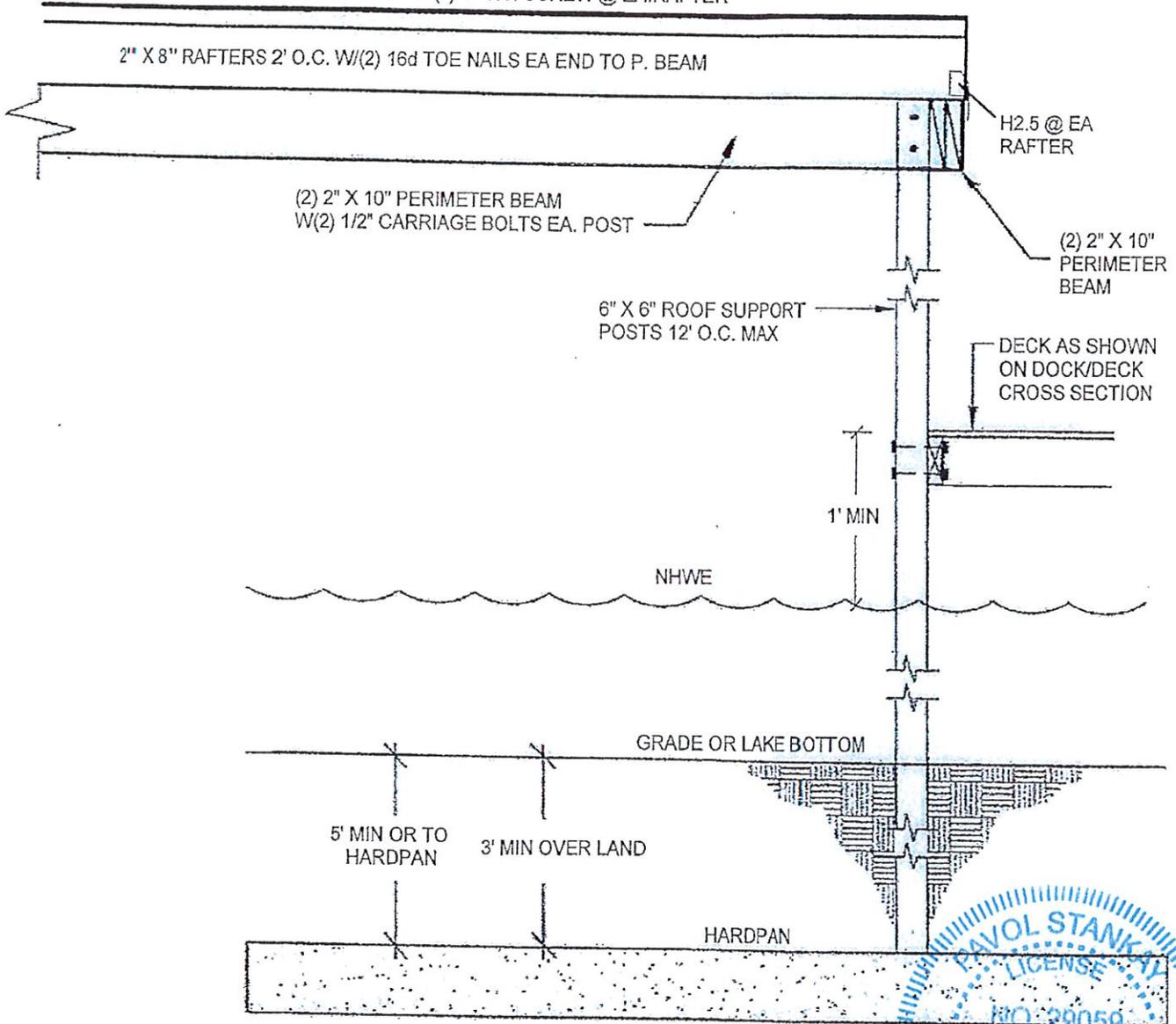
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CITY OF EDGEWOOD

Flat Roof Cross Section

(1" X 6" DECKING MAY BE USED WITH 16" O.C. RAFTER SPACING)
2" X 6" P.T. DECKING W(2) 3" S.S. SCREW @ EA. RAFTER

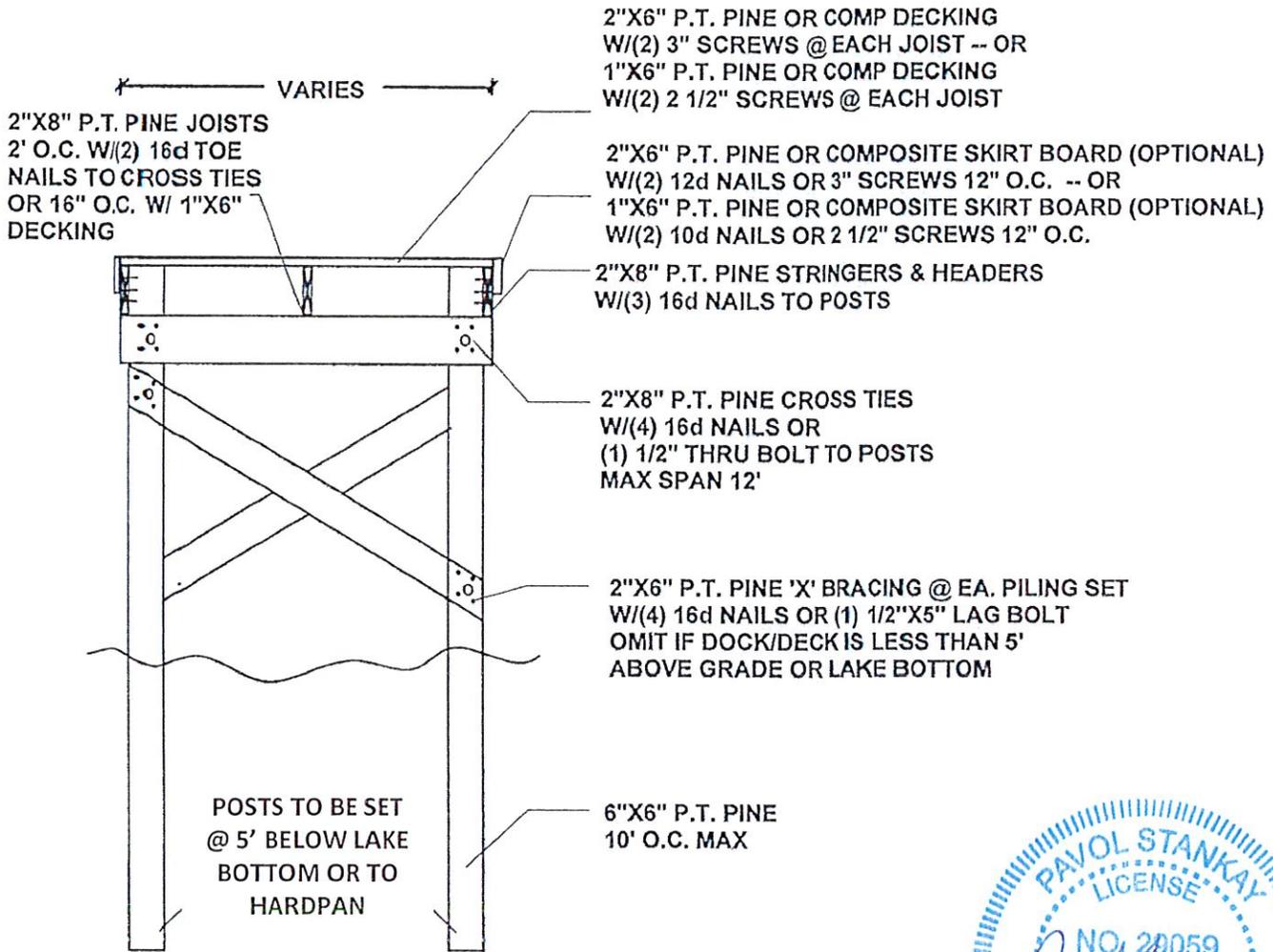
ELEVATION OF TOP OF
FLAT ROOF IS 97.9



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Dock/Deck Framing Detail and Specifications



THIS STRUCTURE HAS BEEN DESIGNED TO MEET THE 2017 FLORIDA BUILDING CODE, 6TH EDITION AND ASCE 7- 10 AND 2014 NATIONAL ELECTRIC CODE.

1. BASIC WIND SPEED (V_{asd}) = 108 MPH, ULTIMATE WIND SPEED (V_{ult}) = 140 MPH
2. CONSTRUCTION TYPE = R-3
3. WIND EXPOSURE = CATEGORY D
4. OPEN STRUCTURE WITH A ZERO PRESSURE COEFFICIENT

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Design Standards

The following are general design standards. More stringent design standards may be noted on the plans.

General Requirements:

Reproductions of contract drawings by contractor in lieu of preparation of shop drawings signifies acceptance of information shown as correct and obligates himself to any expense, real or implied, arising from their use. A change to the structural drawings due to the acceptance of alternates and/or substitutes is the responsibility of the contractor and must be submitted to the engineer for approval. The general contractor and each subcontractor shall verify all existing conditions prior to the start of any work. All inconsistencies shall be reported to the designer and/or structural engineer, if needed. Should contractor construct the premises in a fashion not consistent with the plans prepared by the designer and/or structural engineer, or in any fashion, change the plans and drawing without the review and approval from the designer and/or structural engineer. Then designer and/or structural engineer shall bear no responsibility or liability for the construction of premises and accuracy of the drawings.

Structural Aluminum:

Conform to latest edition of Aluminum Association of Florida standard practice for aluminum design.

All aluminum shall be 6061-T6 (E= 10,000 ksi; Fy= 35 ksi)

Timber:

Design in accordance with the National Design specification for wood construction, with loading in accordance with the Florida Building Code. All graded structural lumber shall be pressure treated and meet the following minimum requirements:

Minimum bending stress = 1250 psi (No. 1 Dense So. Pine)

Young Modulus = 1600 ksi

Maximum of 15% moisture content

Contractor may use Southern Yellow Pine No. 2 or U.O.N.

Lumber sizes shown are nominal sizes. Lumber shall be furnished in finished sizes meeting the requirement of the American Softwood Lumber Standard.

Galvanized Bolts:

All bolts shall be galvanized be ASTM A572, grade 50 threaded round stock with a minimum yield stress of 50,000 psi.

Concrete

Conform to ACI 318, latest edition and ACI 301

Compressive Ultimate Strength (Minimum at 28 days) shall be 3,000 psi

Exposed chamfer edges shall be ¾"

Reinforcing Steel:

Conform to ACI 318 and 315, Latest edition

All reinforcement steel shall be ASTM A615 Grade 60. Min footing cover 3"

Smooth dowels & ties shall be ASTM A185

Design Loads:

Pursuant to Chapter 1609 LL (-Table 1607; WL- Section 1609)

Ultimate Wind: 140 mph at 3 second gust (30 psf minimum)

Risk Category II (Table 1604.5)

Exposure Category: "D" (FBC 1609.4.3 & ASCE 7-10, Section 26.7.2)

Deck Live Load: 60 psf Dead Load: 10 psf

Roof Live Load: 20 psf Guardrails and handrails: 200 psf

Guardrail in fill components: 50psf Stairs: 40psf

Components and cladding, design wind pressures + 38psf/-38psf

Structural Steel:

Conform to latest edition of AISC "Specification for structural steel building" and AISC "Code of standard practice for steel buildings and bridges".

All structural steel shall be ASTM A36, (E= 29,000 ksi; Fy = 36 ksi)

Splicing prohibited without prior approval as to location and type.

Burning of holes in steel members is prohibited. Any member with burned holes must be replaced.

Welding:

Conformed to "code for welding in building construction" by the American Welding Society, latest edition.

Steel Weld IAW AWS D1.1 (latest edition) -E70XX electrodes

Aluminum Weld IAW AWS D1.2 (latest edition)-Filler Alloy 5356 or equal.

Connection welds to be sized for forces and reactions indicated.

All steel welds shall be E70XX low hydrogen, 250 degrees min.

Welds shall be full penetration welds at all points of contact

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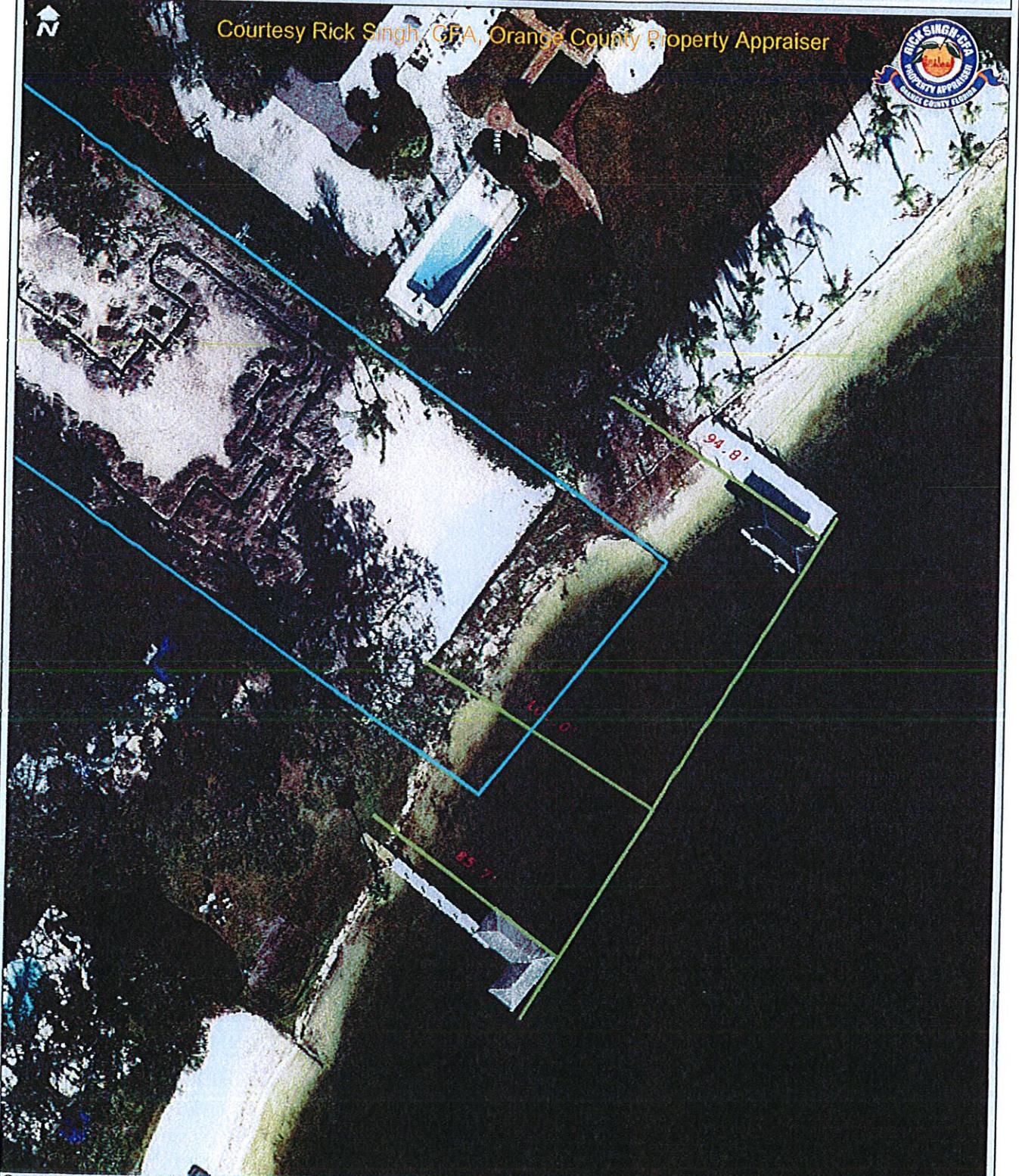
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OCPA Web Map

Major Roads	Proposed Road	Residential	Commercial/Industrial/Vacant Land	Parks	6 Lot Number
Florida Turnpike	Public Roads	Agriculture	Agricultural Curbitage	Lakes and Rivers	06060 Parcel Number
Interstate 4	Galad Roads	Block Line	Hydro	Building	3106 Parcel Address
Toll Road	Road Under Construction	Lot Line	Waste Land	E Block Number	111.9 Parcel Dimension

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: Wed Apr 18 2018 14:00:36 GMT-0400 (Eastern Daylight Time)

This map is for reference only and is not a survey

APR 24 2018

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Edgewood Police Department

City Council Report

May 8, 2018 – June 7, 2018

Residential Burglaries	0
Commercial Burglaries	1
Auto Burglaries	1
Theft	3
Assault/Battery	0
Sexual Battery	0
Homicides	0
Robbery	0
Traffic Accident	8
Traffic Citations	297
Red Light Citations	575
Traffic Warnings	54
Felony Arrests	9
Misdemeanor Arrests	4
Warrant Arrests	4
Traffic Arrests	6
DUI Arrests	3

Department Highlights:

- On May 11, 2018 The Russell Home located in the City of Edgewood held an open house and invited the Edgewood Police Department over for a first look at the newly renovated building.
- On May 17, 2018 members of the Edgewood Police Department Honor Guard attended the Ocoee Police Department Remembrance around the Flagpole ceremony that was held to honor the fallen officers in the Central Florida Community.
- On May 18, 2018 Officer Kane and Sergeant Ireland attended the Orlando VA Hospital Lake Nona Law Enforcement Memorial Program.
- On May 21, 2018 a Husky dog was found roaming in the City of Edgewood without a collar. Thanks to the actions of the Edgewood Police Department, the dog was checked by a local vet where she was found to be in good health and owners were located through the use of social media.
- The Edgewood Police Department participated in “Click it or Ticket” from May 21 to June 3. Sixty one citations for not wearing a seat belt were issued.
- Of the above listed 9 felony arrests the Edgewood Police Department made this month, 4 were warrants written by Detective Cardinal for suspects of solved cases.
- The suspects in the homicide that occurred in the city last year went to trial. One suspect pleaded guilty to murder in the second degree and the second suspect was found guilty of manslaughter.

If you have any additional questions

Contact Chief John Freeburg

jfreeburg@edgewood-fl.gov

Cell phone: 407-467-2433