

Regina Dunay
Chairwoman

Chris Rader
Co-Chair

David Gragg
Board Member

Marion Rayburn
Board Member

Dr. Aileen Trivedi
Board Member

PUBLIC NOTICE
PLANNING AND ZONING BOARD MEETING – June 11, 2018

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

The Planning and Zoning Board as the Local Planning Agency for the City of Edgewood will meet at 405 Larue Avenue, Edgewood, Florida, to consider the items of business listed herein at the time and date indicated below.

Monday, June 11, 2018 at 6:30 pm

- Call To Order
- Pledge of Allegiance
- Roll Call and Determination of Quorum
- Approval of Minutes
 - April 9, 2018 revisions– Regular P&Z Meeting
 - April 21, 2018 – P&Z Workshop
 - May 2, 2018 – P&Z Workshop
 - May 14, 2018 – Regular P&Z Meeting
 - June 4, 2018 – P&Z Workshop
- New Business
 - 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.

- 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.

- 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.

- Comments/Announcements

FUTURE MEETINGS: *(SCHEDULE CONTINGENT UPON SUBMITTAL OF ITEMS THAT REQUIRE CONSIDERATION OF THE PLANNING & ZONING BOARD AS THE LOCAL PLANNING AGENCY FOR THE CITY OF EDGEWOOD)*

- July 9, 2018
- August 13, 2018

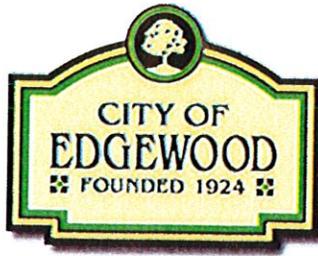
GENERAL RULES OF ORDER

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

WE ASK THAT ALL ELECTRONIC DEVICES (IE. CELL PHONES, PAGERS) BE SILENCED DURING OUR MEETING!

Thank you for participating in your government!

APPEALS: According to Edgewood City Code Section 26-24 (2), “any person aggrieved by any recommendation of the Board acting either under its general powers or as a Board of Adjustment may file a notice of appeal to the City Council within seven (7) days after such recommendation is filed with the City Clerk.



PLANNING & ZONING BOARD REVISED DRAFT MINUTES
April 9, 2018

Planning and Zoning Board Members:

Regina Dunay, Chairperson (Quorum)
Chris Rader, Co-Chair
David Gragg, Board Member
Marion Rayburn, Board Member
Aileen Trivedi, Board Member

Staff:

Drew Smith, City Attorney
Ellen Hardgrove, City Planner
David Mahler, City Engineer
John Freeburg, Police Chief
Sandra Repp, Deputy City Clerk
Mark Hardgrove, Transportation Consultant (City of Edgewood)

Applicants for Variances:

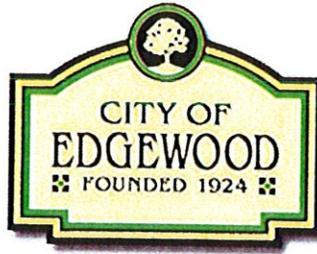
Marc Miller (boat dock variance applicant)
Chris Schroeder (structure variance applicant)

Orange County Public Schools (OCPS) Applicants:

Harold Jenkins, OCPS
Laura Kelly, OCPS
Jessma Lambert, OCPS
Dr. Carol McGowin, OCPS
Woody Rodriguez, OCPS
Tyrone Smith, OCPS
Robert Stagliano, OCPS PM Team
Mohammed Abdallah, Traffic and Mobility Consultants/OCPS
Jeremy Anderson, Hanlex Civil, LLC
Beth Love, Orange Reporting OCPS
Chris Wilson, Marchena and Graham P.A./OCPS
Kal Hussein (property owner)

CALL TO ORDER

Chairwoman Dunay called the Planning & Zoning Board meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Deputy City Clerk, Sandy Repp, announced that there was a quorum with all members present.



APPROVAL OF MINUTES

- February 12, 2018

The following changes were submitted by Chairwoman Dunay and Board Member Gragg.

Page 2, New Business, paragraph 2 finish the sentence with “ zoning chair”; Page 3, 2nd paragraph needs a period at the end of the last sentence; page 4, 4th paragraph should read “they” instead of “the”; page 6, 5th paragraph should read “how” rather than “now”; page 6, 7th paragraph, line 2, change “to” to “for”, line 3 change comma to semicolon; page 7, 3rd paragraph, line 2, change “qualify” to “quality”; page 9, 1st paragraph, line 2, delete “to”;

The last line of paragraph 2, page 4 was changed to: The school has a residential low density zoning by a policy that says a school is allowed in every future land use designation. A school is allowed in a low density residential category.

Chairwoman Dunay asked for a motion to approve minutes with changes.

Board Member Rader made the Motion to approve the February 12, 2018 minutes with changes; second by Board Member Gragg. The motion was unanimously approved (5/0).

NEW BUSINESS

- **Variance 2018-02 for a boat dock exceeding 1, 000 square feet and Variance 2018-03 for a boat dock exceeding 65 feet in length for 5160 Stratemeyer Drive.**

Engineer Mahler introduced Variance applications 2018-VAR-02 and 2018-VAR-03. The applicant is requesting a variance for additional length and square footage. The survey and the letter address the necessity for a variance and provide documentation for the minimum length needed. The additional length impacted the square footage.

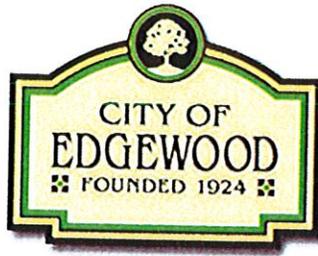
Chairwoman Dunay asked for public comments; there were none. Chairwoman Dunay requested a motion for Variance 2018-02 for length exceeding 65 feet.

Board Member Trivedi moved to recommend approval of Variance 2018-02; second by Board Member Rayburn. The motion was unanimously approved (5/0).

Chairwoman Dunay asked for a motion for Variance 2018-03 for square footage exceeding 1,000 square feet.

Board member Rader moved to recommend approval of Variance 2018-03; second by Chairwoman Dunay. The motion was unanimously approved (5/0).

- **Variance 2018-04 Variance to allow a structure within the lake setbacks at 673 Lake Harbor Circle**



Planner Hardgrove introduced the variance request to allow a building and deck to remain within the lake setback, instead of code required 50 feet from the Normal High Water Elevation. The single family residence was built in 2003 and the intrusion into the setbacks was created at the time of construction as the house was not built to the specifications. A swale was required at construction and is determined to still be effective. Staff is recommending approval for the patio as it is a de minimis impact with the condition that it not be livable area.

In response to Board Member Rader, Planner Hardgrove said they did receive a Certificate of Occupancy after an inspection. The actual original plans did meet the requirements and this was a builder error. Planner Hardgrove cannot answer why it was built this way. The deck appears to be an add-on and intrudes into the setback approximately 5 feet.

Per Engineer Mahler, the swale is to slow the drainage to the lake and will catch fertilizer and sediment. In response to Chairwoman Dunay this does not appear to be a problem.

Applicant and property owner, Chris Schroeder, came to the podium and stated that the house has not been altered since they moved in. In response to Chairwoman Dunay, he stated that the deck was built by the contractor, who said it was inspected, and it is the same situation as the corner of the house. Planner Hardgrove said that only a portion of the deck falls within the setback.

Chairwoman Dunay asked for questions from the Board. There were none.

Per the Staff Report, the six criteria per Section 134-104 (3)b. of the City's Code have been met for the house subject to establishing conditions to mitigate potential impacts on the lake and ensuring the intent of the regulation is maintained. Consistency with the six criteria has not been met for the deck.

Tina Demostene, Edgewood resident, spoke as a proponent. Demostene said that the deck is pervious and is confused by the setback because it is a wood deck and, unlike a concrete pad, allows water to go through. Engineer Mahler said that he would have to review that information.

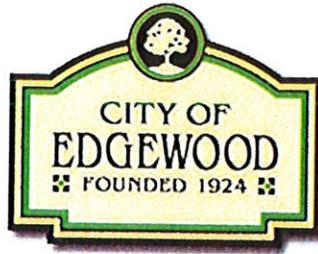
Chairwoman Dunay asked for a motion

Board Member Rayburn moved to recommend that City Council approve Variance 2018-04; second by Chairwoman Dunay; approved 5/0.

UNFINISHED BUSINESS

- **Orange County Public Schools (OCPS) Discussion – 2018-RZ-01**

Mr. Rodriguez and Ms. Kelly from OCPS came to the podium and distributed materials to the Planning and Zoning Board. OCPS has narrowed the model down to one option and described the site plan for a two-story, 830 student prototype model with proposed setbacks, buffers, landscaping and fencing. Discussion also included transportation and open space.



Mr. Rodriguez introduced OCPS Director of Student Enrollment, Dr. Carol McGowin, to share enrollment information, which is a separate process. Dr. McGowin discussed policy of rezoning and the process of rezoning in 2019 for opening in 2020.

Mr. Abdullah came to podium and discussed the flow of traffic on Holden Ave and queue storage area within the school.

Attorney Wilson came to the podium and said that development must be consistent with the Comprehensive Plan. Per Attorney Wilson, according to Section 1.1.8, Edgewood adopted school board standards, a school "shall be allowed" if it meets OCPS standards. Denial of the application is a violation of the statutes and the Edgewood Comprehensive Plan.

Attorney Smith replied that OCPS cannot impose rules upon Edgewood or say that Edgewood has to give them a rezoning.

Attorney Smith asked if OCPS wants to pull the application. Mr. Rodriguez responded that they have exceeded requirements. Attorney Smith said that the P&Z Board has to give an up or down vote if that is what OCPS asks for.

Board Member Rader expressed that neither Edgewood staff nor the board have had adequate time to prepare and that it is wrong to ask staff to give a comprehensive answer without an opportunity to digest the information that has been presented. Board Member Rader continued that OCPS has had two months to prepare compared to the few minutes that the Board has had to review. Board Member Gragg and Chairwoman Dunay concurred with Board Member Rader.

Attorney Smith replied that the Board has to give an up or down vote if that is what the applicant requests.

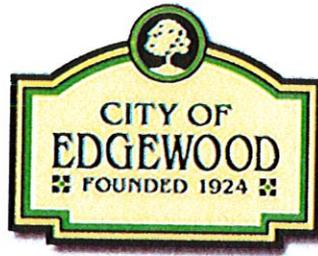
Mr. Rodriguez confirmed that OCPS is requesting an up or down vote and they will explain why OCPS does not want a continuance.

Discussion continued regarding the Comprehensive Plan and land use compatibility. Planner Hardgrove requested the opportunity to review the information and added that Orange County criteria are that the school cannot be on an arterial road. Per Mr. Rodriguez, Holden is a collector road which was confirmed by Mr. Abdallah. Planner Hardgrove said that it is a minor arterial road.

Planner Hardgrove stated concerns for adequate public utility services and would like more details, particularly the school bus ramp and the existing houses. Per Planner Hardgrove this should have been brought with the Developers' Agreement.

The Board did not meet previous to this meeting to discuss this issue as it would be against Sunshine Laws.

In response to Board Member Rader, Attorney Wilson said they are not required to get a special exception and OCPS was attempting to comply with the City. Attorney Smith asked Planner



Hardgrove if the Special Exception requirement is inconsistent with the Comprehensive plan. Planner Hardgrove said yes with a Special Exception.

Attorney Smith asked Mr. Rodriguez if there is any point in asking about the plan. Rodriguez said there is always room for discussion but it is unlikely that the school would make significant changes.

Kal Hussein came to the podium and referred to the previous application for a housing Planned Development (PD) and said that he is making a fraction of what he would have made with that. Delaying this does not serve a purpose and details can be worked out.

Chairwoman Dunay moved the discussion to traffic. Mr. Abdallah said that they received the P&Z Board's memo and will go down the list.

Mr. Hardgrove came to podium with Mr. Abdallah. Mr. Hardgrove spoke on behalf of the City and said he has conducted traffic studies since 1983. Discussion of the traffic study continued including existing and projected conditions, including the widening of the lanes on the west side, which was not taken into account. Mr. Abdallah said the analysis was completed in October and data is consistent with the 9th edition, which was the latest edition of the ITE. Board members Dunay and Rader stated their concerns that Holden Avenue is at capacity.

Per Mr. Rodriguez, Edgewood is not going to be different from other schools. The school is consistent with other schools and how they look at the issues.

Mr. Hardgrove said there are a lot of things that cannot be determined right now, particularly as the prototype changed. Mr. Rodriguez responded that they are focusing on prototype A.

Chairwoman Dunay asked for public comment.

Attorney Miranda Fitzgerald spoke as a proponent on behalf of the sellers. Board Member Rader responded that this is a negotiated process for a new zoning. Attorney Fitzgerald asked if the board approves or recommends approval of the Developers Agreement. Attorney Smith responded that in the normal process that would be ideal as part of the ordinance which incorporated the Developer's Agreement.

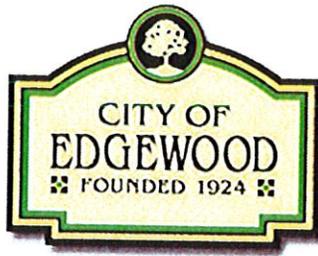
Sandy DePorter, Edgewood resident, spoke as an opponent and cited traffic concerns.

Janelle Horn, Edgewood resident, spoke as an opponent, is concerned about traffic.

Philip Weis, Edgewood resident, spoke as an opponent and spoke about traffic and other locations for the school.

Patrick Bozeman, Edgewood resident, spoke as an opponent and spoke about traffic.

Richard Fawcett, Edgewood resident, spoke as an opponent and is concerned about traffic and crime near Orange Blossom Trail.



Emily Gibson , Edgewood resident, spoke as an opponent and stated concerns about the scope of the school and the portables.

Jim Worthen, spoke for HAINC as an opponent, and said the proposal is inconsistent with the Comprehensive Plan.

Brett Barner, Edgewood resident, spoke and said a school is not a PD and is concerned about Edgewood input.

Mike Teague, Edgewood resident, spoke as an opponent regarding traffic and the lost tax base. He suggested that the Board vote it down and send it to Council.

Jon McCormick, Edgewood resident, spoke about the traffic study being obsolete.

Linda Unger-Baldwin, Edgewood resident, spoke as an opponent and discussed traffic and portables.

Claire Smith, Edgewood resident, spoke as an opponent and questioned the location and traffic implications.

Bethanne Baer, Orlando resident and realtor, agrees with the other concerns and discussed making the school a positive for the community.

Tina Demostene , Edgewood resident, spoke as an opponent and rebutted OCPS information and said the application should have been found insufficient and not allowed to proceed to P&Z. She discussed consistency with the comprehensive plan, and OCPS consistency with regulations.

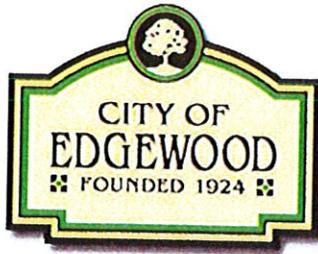
Chairwoman Dunay added an email to the public comment that was received from Edgewood resident, Karen Varney who strongly opposes the school.

As there was no further public comment, Mr. Rodriguez returned to the podium. He said that OCPS' function is to look at the immediate impact on traffic. They do not know the population of the school, or where the students will come from. Mr. Rodriguez apologized to those who felt OCPS is arrogant but they feel entitled by the law and their perspective and will look for an appellate resolution.

Board Member Gragg said it doesn't feel as if the standards for approval have been met. February's presentation was vague and with more material at this meeting, it is not unreasonable to ask for more time. He would say no if they have to vote. Chairwoman Dunay agreed with Board Member Gragg.

Board Member Rader said that they have asked for time to rely on staff experts and were told they need an up or down vote. Based on information previously submitted and presented tonight, there is not enough information to determine compatibility. This does not meet intent and purpose of a PD.

Chairwoman Dunay asked for motion.



Board Member Rader made a motion that the Board recommend to City Council to reject the School Board's application for rezoning to a PD on the basis that, based on the information presented, it does not meet the intent and purpose of a PD nor is it compatible, consistent or compliant with Edgewood's Comprehensive Plan and Implementing Regulations; Second by Board Member Gragg. The motion was unanimously approved (5/0).

This will be heard in City Council on May 15, 2018 or June 12, 2018.

COMMENTS/ANNOUNCEMENTS

The Board will meet at City Hall on Saturday, April 21, 2018 from 9 am to Noon to continue discussion of uses and design elements for the new Edgewood District.

Planner Hardgrove said to expect an ordinance for digital signs. She will send a link for electronic messaging to the P&Z Board.

Chairwoman Dunay asked Deputy City Clerk, Sandy Repp for the next meetings who confirmed that the next Planning and Zoning dates would be:

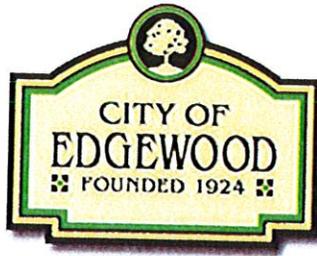
- May 14, 2018
- June 11, 2018

ADJOURNMENT:

With no further business or discussion, Board Member Trivedi made the Motion to adjourn the Planning and Zoning Board meeting; second by Chairwoman Dunay; motion unanimously approved (5/0). The meeting adjourned at 10:20 p.m.

Regina Dunay, Chairwoman

Sandra Repp, Deputy City Clerk



PLANNING & ZONING BOARD WORKSHOP DRAFT MINUTES
April 21, 2018

Planning and Zoning Board Members:

Regina Dunay, Chairperson (Quorum)
Chris Rader, Co-Chair
David Gragg, Board Member
Marion Rayburn, Board Member (absent)
Aileen Trivedi, Board Member

Staff:

Drew Smith, City Attorney
Ellen Hardgrove, City Planner
Ray Bagshaw, Mayor
Bea Meeks, City Clerk
Officer Chris Meade
Sandra Repp, Deputy City Clerk

Chairwoman Dunay opened the workshop at 9:03 a.m. and dispensed with the formalities. A quorum was announced with Board Member Rayburn absent.

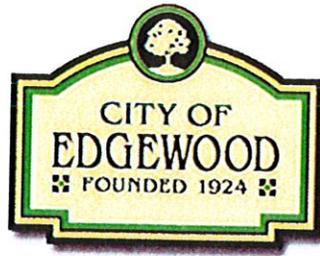
DISCUSSION – ORANGE AVENUE/EDGEWOOD DISTRICT

Planner Hardgrove explained that this workshop is for the discussion and sharing of ideas.

Mayor Bagshaw spoke to the P&Z Board expressed his respect for the Planning and Zoning Board and appreciation for their work that includes tough issues and that this is critical work with the development that is coming in. Mayor Bagshaw also discussed potential development along the corridor and the importance of these meetings to determine permanent land use rather than a moratorium. Mayor Bagshaw left the meeting.

The following comments/discussions are noted:

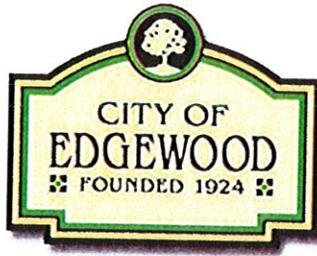
- Planner Hardgrove explained the purpose of the workshop which is to work on intent and purpose of the Edgewood District. The Board agreed on the intent and purpose of the proposed Edgewood District as shown.
- Discussion of Basic Site Standards, including front yard and rear yard
 - The Board discussed the purpose of the front yard with the components of safety, storefront, pedestrian path, landscaping/tree furnishing zone, and Right-of-Way (ROW).



- Discussed establishment of easements with maintenance requirements and acquisition from the businesses in that area. Agreed to maintain two cross sections on east and west sides of Orange Avenue.
- Discussion about design features with walkability and creating interest and adding mixed-use applications, encouraging Planned Developments (PDs) with financial incentives that encourage a high quality design.

City Clerk Meeks left the meeting.

- Per Planner Hardgrove, The Department of Transportation (DOT) and Duke Energy want understory trees but they are not substitutes for shade trees. Chairwoman Dunay provided input regarding tree varieties. Shade trees will be required on both sides of the street with consideration for leaf drop and utilities for stormwater and palms as a decorative element.
- The Board discussed bringing utilities underground, which per Attorney Smith may be impractical as parcels redevelop one by one. Board Members Gragg and Trivedi questioned if they want to focus on this while there is an opportunity and get new options; not just for underground. Board Member Gragg asked what a municipality does to get this in the budget.
- The purpose of the side yard is to continue the interest of walking along. Also discussed if the City wants parking on the side lots. Board Member Rader stated concerns about having to walk from lot to lot.
- The rear yard would create cross access for the parcels. Discussed if there are concerns in the rear if the purpose is to beautify Orange Avenue.
- Discussion of how much of Orange Avenue should be auto-oriented or if it should have the look of a pedestrian corridor all the way. Board Member Gragg suggested the south part be more auto-oriented and discussed tying the area together at Holden Avenue and Ft. Gatlin Center to do away with Holden emptying onto Orange Avenue.
- Discussed density and whether to allow standard or mixed-use residential and considered the sustainability of over a mile of commercial property. Planner Hardgrove suggested having flex space that can be converted, such as retail and services. Discussed standalone residential as a Special Exception or as a PD, which encourages development to be held to design standards and keeping walkability.
- Decided to limit building height to 3 stories along the corridor by right with the ability to build to 4 stories with a special exception. Anything higher than 20 feet is considered to be 2 stories from a design perspective such as seen with supermarkets, gyms, or movie theatre.
- Decided that parking should be allowed behind the buildings rather than the side yards for walkability. In response to Board Member Gragg questioning about if there would be a disadvantage in pushing the parking to the rear with respect to crime, Officer Meade said that it would depend on the situation, but that the police department is proactive.
- Attorney Smith said that he can be working on an ordinance while P&Z is still working on the vision. The two steps in the process are to create the district and then rezone. The moratorium may not be in place while rezoning is in progress.
- Planner Hardgrove said the goal is to rezone the entire corridor and all new development shall fully comply. If a footprint is changed, the use must comply with design standards.



- Three meetings will be needed to accomplish the creation of the district with recommendation from P&Z. P&Z will meet in June to make a recommendation to Council and then Council will have the 1st reading in June and the 2nd reading will be in the July Council meeting. Attorney Smith said that he and Planner Hardgrove can get the mechanisms in place for meeting. Planner Hardgrove said the design standards are the most important thing for discussion. Particularly for the larger meetings.
 - The next workshop is scheduled for Wednesday May 2nd at 6 pm.
 - The Board recommended that the name of the district be called Edgewood Central District for code purposes.

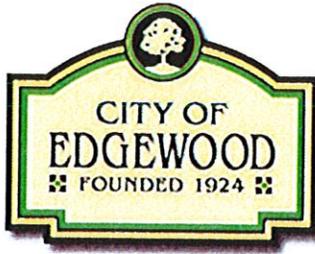
There were no comments from the public.

ADJOURNMENT:

With no further business or discussion, the meeting adjourned at 12:14 p.m.

Regina Dunay, Chairwoman

Sandra Repp, Deputy City Clerk



PLANNING & ZONING BOARD WORKSHOP DRAFT MINUTES
May 2, 2018

Planning and Zoning Board Members:

Regina Dunay, Chairperson (Quorum)
Chris Rader, Co-Chair
David Gragg, Board Member
Marion Rayburn, Board Member
Aileen Trivedi, Board Member (absent)

Staff:

Drew Smith, City Attorney
Ellen Hardgrove, City Planner
Ray Bagshaw, Mayor
Sgt. Fraticelli
Sandra Repp, Deputy City Clerk

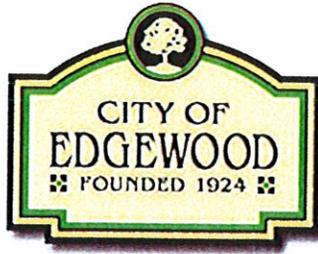
CALL TO ORDER

Chairwoman Dunay opened the workshop at 6:09 p.m. and dispensed with the formalities. A quorum was established with Board Member Trivedi absent.

DISCUSSION – ORANGE AVENUE/EDGEWOOD DISTRICT

The following discussion took place:

- Planner Hardgrove opened discussion beginning with a recap of the tree zone and the three parts of the front yard which are the storefront zone, pedestrian path and tree furnishing zone. Mayor Bagshaw left the meeting at 6:13 pm.
- The Board discussed variety and size of trees for landscaping in the tree furnishing zone. Chairwoman Dunay asked Planner Hardgrove if she can find out what kind of trees they have in Winter Park, which Planner Hargrove believes to be oak trees on 17-92 and Fairbanks. Chairwoman Dunay said any oaks will have surface roots which is a problem for pedestrians. The Board will look into 4 to 6 inch caliper trees.
- Discussed the use of pedestrian lamps to help keep consistency throughout the corridor.
- Added intent resulting from work on exclusive residential multi-unit buildings. “Making Edgewood a walkable community through the mix of uses and design to create interest in walking, protecting pedestrians through design guidelines.”
- Minimum building frontage – Intent of the district is to encourage the pedestrian to walk. The Board preferred to not allow side parking and to have parking only in the rear.



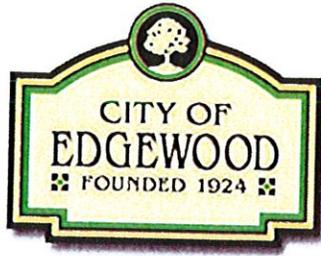
- Planner Hardgrove distributed a spreadsheet with driveway widths with minimum building frontage and resulting minimum building widths. The assumption is that everyone will want a driveway.
 - Planner Hardgrove questioned aesthetics of driveways including how many rows of parking allowed. Board Member Rader said that Edgewood is creating more of a distance than the SODO model.
 - Planner Hardgrove suggested that there be an activity center where people will want to walk with parking behind the buildings. There are few locations where large buildings can come in.
 - The Board looked at renderings of the new development north on Orange Avenue at Pineloch which is using perpendicular parking in the front. The question still remains about allowing side lot parking.
 - Road Frontage Façade Design – classifications are less than or equal to 100 feet of building width and buildings greater than 100 feet wide. Building landscaping will include understory trees and landscaping requirements. There are vertical and horizontal requirements to break up the building fronts.
 - Façades will be required to change every 40 feet or less to make a design change.
 - Discussed standards in the back. Planner Hardgrove will look into transparency requirements.
 - Secondary facades, when in public view must meet the same standards if those sides face a vehicular use or a single family residential district.
 - Equipment and dumpsters should be fully screened.
 - Building height recommended at limit of 35 feet with 13 foot high 1st floor. Eight additional feet in height can be added if there are architectural enhancements.
 - Permitted Use Review - to permit businesses that are resident oriented: a mix of neighborhood shopping, service, and family entertainment establishments
 - to permit places of employment that are compatible with and complement the residential character of Edgewood,
 - to encourage an onsite mix of the intended non-residential with residential uses, and
 - to prohibit businesses that have the need for outdoor storage of merchandise or need for large expanses of onsite parking/paved areas.
 - Discussed allowing no more than 3 company vehicles and branded vehicles must be located in the rear for existing properties.
 - Edgewood does not currently allow residential on Orange Avenue but City would want to allow mixed use properties.
- Mayor Bagshaw returned to the meeting at 9:15 pm.

ANNOUNCEMENTS and PUBLIC COMMENT

None

ADJOURNMENT:

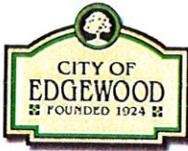
With no further business or discussion, the meeting adjourned at 9:25 p.m.



Regina Dunay, Chairwoman

Sandra Repp, Deputy City Clerk

DRAFT



PLANNING & ZONING BOARD DRAFT MINUTES
May 14, 2018

Planning and Zoning Board Members:

Regina Dunay, Chairperson (Quorum)
Chris Rader, Co-Chair
David Gragg, Board Member
Marion Rayburn, Board Member
Aileen Trivedi, Board Member

Staff:

Drew Smith, City Attorney
Ellen Hardgrove, City Planner
David Mahler, City Engineer
Sergeant David Ireland, Police Officer
Sandra Repp, Deputy City Clerk

Applicants:

Sheila Cichra, Streamline Permitting

CALL TO ORDER

Chairwoman Dunay called the Planning & Zoning Board meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Administrative Assistant, Sandy Repp, announced that there was a quorum with all members present.

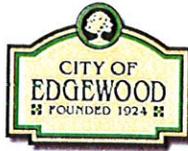
APPROVAL OF MINUTES

- **April 9, 2018**

Board Member Rader requested the following changes to the minutes: page 4, paragraph 4 added "Attorney Smith replied that OCPS cannot impose rules upon Edgewood or say that Edgewood has to give them rezoning" in order to show that OCPS's argument was countered.

Page 4, paragraph 6 added the following language in order to convey the information that the Board requested more time to consider: "Board Member Rader expressed that neither Edgewood staff nor the board have had adequate time to prepare and that it is wrong to ask staff to give a comprehensive answer without an opportunity to digest the information that has been presented. Board Member Rader continued that OCPS has had two months to prepare compared to the few minutes that the Board has had to review. Board Member Gragg and Chairwoman Dunay concurred with Board Member Rader.

Attorney Smith replied that the Board has to give an up or down vote if that is what the applicant requests."



The minutes will be voted upon for approval in the next meeting when the requested revisions by Board Member Rader have been made.

NEW BUSINESS

- **Variance 2018-05** - Variance request for 1400 Windsong Rd. to allow a boat dock length of 102 feet, exceeding allowable 65 feet.

Engineer Mahler referred to the recommendation of approval letter from CPH to approve a boat dock with a length of 102 feet rather than 65 feet, allowable by Code, in order to achieve adequate water depth. The applicant has provided the application with justification criteria and the dock would be less than 1,000 square feet. Engineer Mahler stated that based on the information submitted CPH had no issues to be considered bringing this to P&Z for approval. They did not ask for a separate lake survey because the signed, sealed plans and drawings matched the maps.

Board Member Rader stated his concern about applications boat docks asking for variances and Chairwoman Dunay asked if there is a way to change Code as it appears that there are a lot of requests for this type of variance for water depth. Attorney Smith said that this is not an unusual request because of undulating shore lines and depths. It is difficult to draft a standard ironclad Code, and this is probably the most frequent variance. In response to Chairwoman Dunay regarding future discussion of a simplification of the variance process, Attorney Smith said that can be considered.

Board Member Trivedi asked about potential navigational hazards with the extra distance. Engineer Mahler responded that there is travelable distance on the waterward side of the dock. The Conway chain of lakes has deep water but the slopes are gradual.

In response to Board Member Trivedi's request for the depth with the extra 37 feet of length, Board Member Gragg said it is 4.6 feet which was confirmed by Engineer Mahler. Ms. Cichra presented a signed and sealed version of the proposed dock which was agreeable to the Board.

Ms. Cichra came to the podium on behalf of the property owner and said that they are asking for a length that will bring them to 4.5 feet. Ms. Cichra mentioned Belle Isle code which supports administrative length requirements in lieu of variance requests. Ms. Cichra said they cannot build out 20 feet beyond a neighbors dock because it will be a navigational hazard. An as-built survey will be provided after construction is complete along with an inspection by the City Engineer to verify that the dock was built to the approved specifications.

As there was no further discussion amongst the Board, Board Member Rayburn asked for a motion

Board Member Rayburn made the Motion to recommend approval of Variance 2018-05 to City Council for a boat dock length of 102 feet; seconded by Chairwoman Dunay; motion unanimously approved (5/0).

- **Applications for Waiver – Parking of Recreational Vehicles**
 - Edward and Virginia Rice at 5612 Lake Mary Jess Shores Court



Mr. Doug Spencer spoke on behalf of property owners Edward and Virginia Rice who could not attend the meeting. Mr. Spencer explain that the Rice's request a waiver to store their boat, which has been stored in the front of their house for 23 years. Storage of the boat in the front of the house is a violation of Edgewood City Code Section 62-33 – Parking, storage and use of recreation equipment.

Per Mr. Spencer, at the time the house was built there was no ordinance prohibiting this storage and the (Home Owner's Association) HOA said all restrictions shall remain unchanged. Mr. Spencer said that in this case the boat is behind the front of the house. He said that the City annexed the neighborhood in the 1990's after the house was built and the equipment had been located there.

Attorney Smith said that the Code cannot be changed tonight and current City Code will be applied. Attorney Smith said the Board needs to ask the applicant if they are unable to meet the code or if they would suffer a hardship to do so. Mr. Spencer said that erecting a fence would be awkward looking and storage would be \$40 a month for equipment that was bought a long time ago.

Mr. Spender said that the HOA has a set of rules that is appropriate for the neighborhood and suggested that the City add language to City Code if there is an HOA. Attorney Smith said that the City Code prevails as an HOA cannot allow what City Code does not allow. If Edgewood's code is stricter, then that would prevail over more lenient HOA regulations.

In response to Board Member Gragg regarding an expiration period, Attorney Smith said the Board can specify the time period.

In response to Board Member Trivedi regarding neighborhood opposition to the application, Attorney Smith said the majority of the homeowners must sign the no objection.

Board Member Rader stated his concern about setting a precedent and maintaining the standard of the equipment. Attorney Smith said that approval of the waiver can be conditioned on the specific vessel and the conditions of the vessel. Chairwoman Dunay concurred with Board Member Rader.

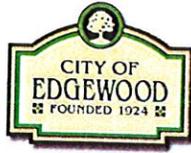
Further discussion included the possibility of erecting a fence or moving equipment to the back yard. Mr. Spencer said that he does not want to look at it in his back yard. Board Member Rader asked Mr. Spencer if okay for the neighbors to see it; Mr. Spencer responded that the neighbors do not object.

Chairwoman Dunay said that she has a problem with granting this as she has neighbors that had to get rid of their boats and store them offsite.

Board Member Gragg said he is inclined to favor the request as the applicant annexed into the City before the ordinance was in place as he does not want to impose a hardship. He would want to place conditions such as the sale of the property. Attorney Smith said that the onus would be on the owner for seller's disclosure. Board Member Gragg added that if not for the annexation, he would be inclined to favor backyard parking.

Board Member Rader said setting a precedent is the biggest concern and the standards of the City.

Chairwoman Dunay asked Planner Hardgrove if parking is only allowed only on impervious surfaces. Off-street parking in Section 134-608 specifically pertains to vehicles per Planner Hardgrove.



Planner Hardgrove concurred with Chairwoman Dunay that there could be a concrete pad behind the house.

Nancy Crowell came to the podium and said that the Hardgraves and Rathbuns, neighbors, across the street, had no objections and Board Member Trivedi said that the lack of objections could act as a precedent.

Board Member Rader said that he would not want this storage next to his house but this neighborhood already has it. Attorney Smith responded this is part of the HOA development and the lots were developed with the purpose of having these side yards available.

Chairwoman Dunay said that the ordinances are in place to prevent this and she is inclined to vote against it as it does not seem like a hardship to her. Board Member Rayburn agreed with Chairwoman Dunay.

Board Member Trivedi said that she has a concern because the code change was made after the City annexed the properties. Board Member Rader responded that rules do change.

As there was no further discussion, Chairwoman Dunay asked for a motion.

Board Member Trivedi moved to approve the waiver for the Rice property to allow them to keep it with contingency of the sale of the house and then it would have to go back to meet the ordinance. The motion was not seconded. There was no second. The board discussed rephrasing the motion.

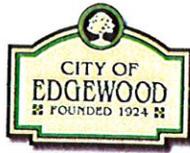
Board Member Trivedi moved to approve the waiver due to the boat storage met intent of the HOA prior to the ordinance passing and in this instance there is an abundance of non-objecting neighbors. There was no second. The board discussed rephrasing the motion.

Board Member Gragg suggested that if they grant the waiver, it could be conditioned to be void upon sale of property. Attorney Smith said it would be a harder sell with a new resident because it would not be the same facts and conditions and referred to seller disclosure. The new owners would have to come into compliance with the ordinance.

In response to Board Member Trivedi, Attorney Smith said that they cannot include a change to the HOA documents in the motion.

Board Member Trivedi moved to approve the waiver of the Rice property at 5612 Lake Mary Jess Shore Court because the boat storage met the intent of the HOA prior to the community annexing into the City and prior to this ordinance coming into place, and also due to the abundance of non-objections from the neighbors. Conditions include that the homeowners must limit the size to 20 feet in length and the condition of the vessel must be good working order appearance, care, and maintenance. This waiver is null and void upon the sale of the house and the new homeowner must come into compliance with the Code.

Chairwoman Dunay said that she would like to add a clarification to the last part about the new owner's coming into compliance with Code. Board Member Gragg added that the Board would not be inclined to provide a waiver because they were not owners when this ordinance came in to effect.



Board Member Rader seconded the motion on the floor with a friendly amendment that approval of the waiver is conditional with the specific finding the owners were in the community and predated the City's Ordinance and that the vessel must maintain proper current registration.

Board Member Trivedi accepted the Friendly Amendments. The motion was approved (3/2) with Chairwoman Dunay and Board Member Rayburn opposed.

- **Doug Spencer at 5604 Lake Mary Jess Shores Court**

Resident Doug Spencer has requested a waiver to park his boat trailer on the side yard behind a fence, where it has been stored for 34 years.

Chairwoman Dunay asked for discussion from the Board.

In response to Board Member Trivedi's question about the function of the trailer, Mr. Spencer said it is used to take the boat somewhere else.

Chairwoman Dunay and Board Member Gragg expressed that he shares Chairwoman Dunay's concerns that the trailer is not on pervious surface. Board Member Gragg said the Board's job is to protect the city and also represent the citizens of the City and that the neighbors do not object to the location of the trailer. He added that he would be inclined to make a motion to approve 5604 Lake Mary Jess Shores Court as well, mirroring the first motion.

In response to Chairwoman Dunay's question on access to the water, Mr. Spencer says he uses the neighbor's property but does not require it. He would need to exit through his front yard and then drive over the septic tank and he would prefer not to damage a curb.

As there was no further discussion, Chairwoman Dunay asked for a motion.

Board Member Gragg made the motion to mirror the first motion for 5604 Lake Mary Jess Shores Court with the same conditions; second by Board Member Trivedi. Motion passed (3/2). Board Member Rayburn and Chairwoman Dunay opposed.

- **Allen and Nancy Crowell at 5550 Lake Mary Jess Shoes Court**

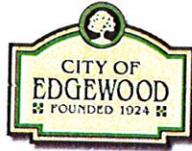
Applicant Nancy Crowell came to the podium and said that her neighbors have no objection to their boat trailer parked at the side of the house and the trail has been there for 26 years. The boat stays on the lake and the trailer is used to pull the boat out if needed.

As there was no further discussion, Chairwoman Dunay asked for a motion.

Board Member Trivedi moved to mirror the motion at 5550 Lake Mary Jess Shores Court with the same conditions; second by Board Member Gragg. The motion was approved (3/2) with Chairwoman Dunay and Board Member Rayburn opposed.

- **Ordinance No 2018-07 Electronic Signs**

Planner Hardgrove introduced the electronic sign ordinance to amend Chapter 122 of the City Code to allow and regulate electronic changeable message signs. Planner Hardgrove showed a brief video



explaining electronic messaging. The three key issues for electronic messaging are: message hold time, message transition, and allowance for digital area.

Discussion included hold time, instantaneous change versus fade time and ability to enforce the conditions. The Board also discussed allowable locations, the percentage of a sign allowed for the digital portion, type of signage, brightness and automatic dimming, and interactive options.

Per Attorney Smith, message content cannot be limited and noncommercial speech is even more protected speech than commercial.

Board Member Rader voiced his concerns that electronic messaging is the noise the City has been trying to clean up and Chairwoman Dunay added that she is concerned that 50% allowance may be too much.

Chairwoman Dunay opened the floor for public comments.

Steve Kinman of Robson Sign Corp spoke as a proponent and spoke on behalf of Dr. Klein. Mr. Kinman showed the Board an example of the kind of sign that Dr. Klein would like build and that electronic signage assists in disseminating information.

Dr. Bill Klein, owner of Pine Castle Animal Clinic spoke as a proponent and urged the Board to approve the ordinance. He is the business owner of Pine Castle Animal Clinic and has been working on improvements to the property. He believes that electronic signage cleans it up versus signs using channel letters that do not look nice. Both kinds of signs allow free speech.

In response to Attorney Smith, Dr. Klein said he would not object to a compromise situation such as the message changing every 24 hours, but that he would prefer other options.

There was no further public comment and Chairwoman Dunay asked for more discussion amongst the Board.

Board Member Trivedi said that she thinks it would be an extreme case for someone to use their sign politically or to offend.

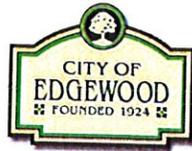
Sue Fulford, Edgewood business owner, spoke as a proponent.

Board Member Rader stated his concerns that if signs are closer to the side of the road, it is the opposite of cleaning up the noise. Planner Hardgrove said that in the proposed Edgewood District there will not be any visibility for businesses in the back.

Attorney Smith suggested that digital signage have a different set of criteria. Planner Hardgrove followed up with a suggestion of making a new category of digital signs.

Planner Hardgrove asked the Board if they would recommend pursuing digital sign. If so, then Attorney Smith and Planner Hardgrove can provide information that the Board is comfortable with.

In response to Board Member Trivedi's concerns about multi-tenant electronic messaging, Planner Hardgrove said that is where they can assist in controlling clutter.



Dr. Klein further commented that this is a classy way to advertise and reducing the size may sound commerce adverse.

In response to Planner Hardgrove prior to moving the Ordinance forward to Council, Board Member Rader said that he would like to see modifications first. Chairwoman Dunay agreed.

- **Edgewood Central District**

Planner Hardgrove distributed information to the Board with changes made to the Intent and Design of the proposed district.

A workshop to continue work on the Edgewood Central District was scheduled for Monday, June 4, 2018 at 6:00 pm.

Sue Fulford returned to the podium and expressed concern about losing her use. Chairwoman Dunay and Board Member Rader responded that she will not lose the use unless the space is abandoned or the use is changed.

COMMENTS/ANNOUNCEMENTS

Chairwoman Dunay asked Deputy City Clerk, Sandy Repp for the next meetings who confirmed that the next Planning and Zoning dates would be

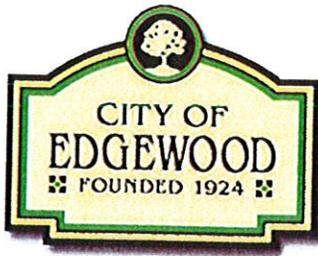
- June 11, 2018
- July 9, 2018

ADJOURNMENT:

With no further business or discussion, Board Member Rader made the Motion to adjourn the Planning and Zoning Board meeting; seconded by Chairwoman Dunay; motion unanimously approved (5/0). The meeting adjourned at 9:40 p.m.

Regina Dunay, Chairwoman

Sandra Repp, Deputy City Clerk



PLANNING & ZONING BOARD DRAFT WORKSHOP MINUTES
June 4, 2018

Planning and Zoning Board Members:

Regina Dunay, Chairperson (Quorum)
Chris Rader, Co-Chair
David Gragg, Board Member
Marion Rayburn, Board Member
Aileen Trivedi, Board Member (absent)

Staff:

Drew Smith, City Attorney
Ellen Hardgrove, City Planner
Chief John Freeburg, Police Department
Sandra Repp, Deputy City Clerk

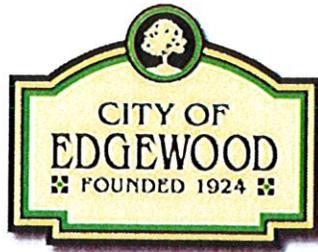
CALL TO ORDER

Chairwoman Dunay opened the workshop at 6:03 pm and dispensed with the formalities. A quorum was announced with Board Member Trivedi absent.

DISCUSSION – ORANGE AVENUE/EDGEWOOD DISTRICT

The following comments/discussions are noted:

- Planner Hardgrove began the meeting with a recap of development standards. All changes have been incorporated into the planner's report.
Board Member Rayburn entered the meeting at 6:07 pm.
- Per Planner Hardgrove, from a logical development perspective, there needs to be some side parking allowed with the majority of parking in the back. Every parcel has a driveway.
- Planner Hardgrove reviewed position of buildings. If buildings are built up front they have to be located at the front build line. Buildings built in the rear portion of the site would be approved if the intent and goals of the Edgewood District are met. Buildings built in the back could have a park-like landscaping feature in the front with the front 100 feet as a public amenity. This would be standard along the whole corridor.
In response to Chairwoman Dunay regarding why someone would opt to do this and how it would be maintained Planner Hardgrove said that it would be to give them flexibility in the size and design of their building. Attorney Smith added that the park feature would not be run by the City and the property owner would maintain it.
- The Board discussed stand-alone, multi-dwelling buildings with a maximum of 4 stories. The decision was that 3 story buildings would be allowed by right and 4 story building would require site

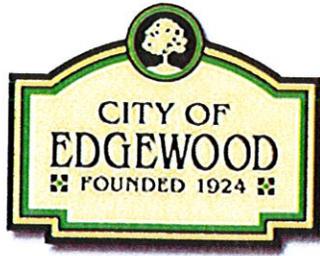


plan criteria standards, such as the distance from residential or on the west side only where there is more depth.

- Discussion of sign placement included that currently the only place for a sign is in the tree furnishing zone. Most builders would put signage on the wall or use projecting signs.
- Planner Hardgrove stated her concern about being fair to developers as this district takes away land. More room could be made by using a narrower canopy tree on the west side so that it is the same as the east side.
- Planner Hardgrove distributed handouts on street lights. Street lights, must adhere to “dark sky” to minimize skyglow and glare and would be placed in the pedestrian zone. Attorney Smith reminded that the redevelopment will take decades and a specific design may not be available in the future.
- Planner Hardgrove distributed handouts on fleet vehicles. Planner Hardgrove said the recommendation is no more than 3 vehicles to be parked outdoors per tax parcel. The type of fleet vehicles allowed to be parked outside of businesses during business hours are Class 2 passenger cars and Class 3 four tire, single unit vehicles.
- The Board decided that parking would be in the back of the building line or behind the park for those buildings built in the rear.
- Discussion of drive-up windows included that businesses located on Gatlin Avenue and Holden Avenue will be added in the requirements.
- Planner Hardgrove asked the Board to review the draft before the P&Z regular meeting on June 11th and she will send the corrected electronic version.
- Any change in use as well as adding new parking and driveways will require compliance with the new standards, including the cross access easement, pedestrian zone and tree furnishing zone.
- The Board discussed the option that any improvement or additional spaces to a lot would require them to adhere to new parking guidelines, except for the tree furnishing zone and pedestrian zone.
- Board Members Rader and Gragg will talk with developers for feedback.
- Transformer boxes shall be allowed but painted black in the tree furnishing zone.
- Fence height can be up to 48 inches and decorative.
- Structured parking must be designed like a building or hidden behind a building and setback 100 feet from residential uses. A landscape buffer along property lines will be added.
- Development Bonus – changes to the activity nodes. Higher Impervious Surface Ratio and higher building heights would be allowed with same design standards. The goal is to achieve a Winter Park Village type of use with streets and parallel parking with an urban park.
- Planner Hardgrove and Attorney Smith agreed with Board Member Rader for the Edgewood District book to be a guideline to the ordinance. Planner Hargrove told the Board to send any suggested changes to Deputy City Clerk, City Planner and Attorney. They will look at the ordinance during Monday’s Board meeting and it can be amended if needed.

ANNOUNCEMENTS and PUBLIC COMMENT

Deputy City Clerk reminded Board members to complete and return Form 1 Financial Disclosure by the deadline.



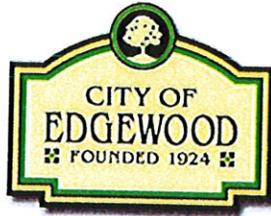
ADJOURNMENT:

With no further business or discussion, the meeting adjourned at 8:05 pm

Regina Dunay, Chairwoman

Sandra Repp, Deputy City Clerk

DRAFT



Memo

To: Planning and Zoning Board Members
From: Sandy Repp, Deputy City Clerk
Date: June 7, 2018
Re: Supplement to P&Z Agenda Packet for June 11, 2018

The following information is provided in your agenda packet for your review:

1. 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.
2. 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.
3. 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.

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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:

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: _____
72

73 PASSED ON SECOND READING: _____
74

75 _____
76 John Dowless, Council President
77

78 *ATTEST:*
79

80 _____
81 Bea L. Meeks
82 City Clerk

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ORDINANCE NO. 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.

WHEREAS, the regulation of signs is necessary to protect the public health,
safety and welfare of the citizens, businesses and visitors to the City of Edgewood (“the
City”); and

WHEREAS, the City Council recognizes that technology for electronic
changeable message signs has substantially changed in recent years; and

WHEREAS, the City Council finds that electronic changeable message signs,
when appropriately regulated, provide an efficient and economic manner of advertising;
and

WHEREAS, research and studies have shown that electronic changeable message
signs should not resemble traffic signs or other traffic indicators to ensure that digital
signage does not compete with traffic signs or other traffic indicators and to avoid driver
confusion [*Safety Impacts of the Emerging Digital Display Technology for Outdoor
Advertising Signs, Final Report, J. Wachtel, April 2009, pp. 52-53*]; and

WHEREAS, the City Council finds that blinking, flashing, animated, exploding,
moving, audible, or scrolling messages or signs have proven to be difficult to ignore and
therefore are ill-advised due to driver distraction and safety [*J. Wachtel pp. 52-53; 326,
328*]; and

WHEREAS, recent LED or other digital signage technology has the ability to
allow “interaction” with individual drivers through a vehicle’s computer system, radio
frequency system, or other means, such that the sign can depict a personalized message to
the driver; still other digital signs can encourage drivers to interact with the sign by
texting a message or calling a number on the sign, or can even capture images of drivers
or passengers [*J. Wachtel pp. 6, 9*]; and

WHEREAS, the City Council finds and determines that prohibiting interactive
LED or other digital signage ensures driver safety by reducing driver distraction; and

WHEREAS, excessively bright electronic signage draws attention to itself away
from the roadway and official signs [*J. Wachtel pp. 21-22*]; and

WHEREAS, studies and research consistently recommend, and numerous states
have found, that regulations and guidelines concerning brightness, message duration,

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 ~~striketrough~~, 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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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 IH. Pole signs.
- 317 JL. 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 §R. Hazardous signs.
- 331 FS. 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

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

371 iv. With the exception of electronic message signs, Ground signs
372 may include multiple sign panels subject to the following:

373 1. No airspace shall exist between sign panels or sign
374 cabinets;

375 2. Sign panels located on the same horizontal plane shall
376 be of the same height and configured so that the top and
377 bottom edge of each panel is aligned; and

378 3. When multiple sign panels are located on the same
379 horizontal plane immediately above or below another row
380 of multiple sign panels, all sign panels in such rows shall be
381 of equal width and aligned so that the left and right edge of
382 each panel is aligned.

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

385 1. Location. The Electronic Changeable Message Sign
386 shall be located 5 feet from the property line abutting
387 Orange or Hansel Avenues. An Electronic Changeable
388 Message Sign will not be permitted in other locations.
389 Other setbacks/spacing standards shall be as for other
390 permitted ground signs.

391 2. Pre-existing signs shall not be modified or
392 expanded to incorporate Electronic Changeable Message
393 Signs.

394 3. Maximum sign surface area of the Electronic
395 Changeable Message Sign sign panel shall be one-quarter
396 (1/4) square foot per linear foot of building facade facing
397 Orange or Hansel Avenue, excluding parking garages, with
398 the maximum limit 32 square feet; Only one Electronic
399 Changeable Message Sign sign panel shall be allowed.

400 4. Maximum height of the sign structure shall be 8.5
401 feet.

402 5. Maximum length of the sign structure shall be 10
403 feet.

404 6. The Electronic Changeable Message Sign shall have
405 a solid appearing base located on the ground (i.e., no
406 airspace from the sign face), that is at least 75 percent of
407 the width of the sign's face, based on the greatest
408 horizontal dimension of the sign face.

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

8. 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

9. Operational Limitations.

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

c. The Electronic 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 10:00 pm and 6:00 am. 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 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.

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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).

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

iii. All permitted Electronic Message Signs shall be equipped with a sensor that automatically determines the ambient illumination and that is programmed to automatically dim according to ambient light conditions to ensure compliance with the 0.3 footcandle limit in all light conditions.

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

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

k. The owner or operator of an Electronic Message Sign shall immediately turn off the display of any Electronic Message Sign upon receipt of notification from the City that the sign is not complying with the standards of this chapter and

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shall keep the Display turned off until the nonconformance is corrected.

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

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

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

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2018.

CITY OF EDGEWOOD, FLORIDA
CITY COUNCIL

John Dowless, Council President

ATTEST:

Bea Meeks, City Clerk

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 ~~strike through~~, 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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71 * * *

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.

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

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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.

94

95 * * *

96

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.

111

112 * * *

113

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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125
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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130
131 Building Maintenance Services means businesses 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.

145
146 * * *

147
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.

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

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

* * *

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

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

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

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

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

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

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

* * *

213

214 Electronics Testing means testing of electrical or electronic components for a computer,

215 computer peripheral, radio, telephone, scientific or medical instrument, or similar

216 equipment: Electronics Testing does not include manufacture or assembly of goods or

217 products.

218

219 Emergency Relief Services means an establishment providing immediate financial and/or

220 material support to people in financial crisis: the type of assistance offered will vary but

221 may include: provision of food, transport or pharmaceutical vouchers: part-payment of

222 utility accounts: provision of food parcels or clothing: budgeting assistance: and referrals

223 to other services that help to address underlying causes of financial crisis.

224

225 * * *

226

227 Exterminating Services means an establishment providing off-site services for the eradication or

228 control of rodents, insects, or other pests.

229

230 * * *

231

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

233

234 Fleet Vehicles means vehicles owned by a business or other commercial entity and used by

235 employees or principals of the business operation in the delivery of goods or provision of

236 services.

237

238 * * *

239

240 Funeral Services means the preparation of human dead for burial and arranging or managing

241 funerals: Funeral Services includes funeral homes and mortuaries: Funeral Services does

242 not include crematories.

243

244 Furniture Repair means the rebuilding, rehabilitation, renovation, repair and restoration of

245 furniture, including antique furniture and furnishings.

246

247 * * *

248

249 Garden Center means a retail establishment that sells plants and related products for

250 domestic gardens.

251

252 * * *

253

254 Heavy Equipment Sales, Repairs, and Servicing means the sale, rental, repair or servicing of non-

255 passenger trucks, tractors, construction equipment, agricultural implements, mobile

256 homes, or similar heavy equipment, including incidental storage: Heavy Equipment

257 Sales, Repairs, and Servicing includes non-passenger truck dealerships, construction

258 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 Monument 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 includes the incidental sale of property pledged as
329 security.

330
331 * * *

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

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

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

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

347

348 Recreational Equipment Maintenance and Storage means the maintenance, service, or storage of
349 sports equipment, watercraft, watercraft motors, trailers, motorcycles, or motor-homes.
350

351 Recreation, Sports, and Fitness, Indoor means recreational use conducted within an enclosed
352 building; Recreation, Sports, and Fitness, Indoor includes such activities as bowling
353 alleys, billiard parlors, ice and roller skating rinks, electronic video (non-gambling)
354 arcades, gymnastic instruction, indoor playgrounds, and indoor racquetball courts;
355 Recreation, Sports, and Fitness, Indoor does not include gambling facilities or adult
356 entertainment.
357

358 * * *

359
360 Religious Assembly means organized religious worship or religious education in a permanent or
361 temporary building; Religious Assembly does not include private primary or secondary
362 educational facilities, community recreational facilities or day care facilities; a religious
363 organization tax exemption shall constitute prima facie evidence of a religious assembly
364 use.
365

366 Residential Treatment Facility means a counseling or treatment center with 24-hour monitoring
367 and supervision; Residential Treatment Facility includes alcohol and chemical
368 dependency rehabilitation facilities, facilities to which persons convicted of alcohol or
369 drug-related offenses are ordered to remain under custodial supervision as a condition of
370 probation or parole, and residential care facilities and halfway houses for the emotionally
371 ill.
372

373 Restaurant means any establishment where food is served for consumption off the premises or
374 within an enclosed building. Outdoor seating areas in conjunction with the restaurant
375 shall be considered part of the restaurant.
376

377 * * *

378
379 School means institutions providing a full day program of academic classes, public or private.
380

381 Scientific Research Services means research of a scientific nature such as electronics research
382 laboratories, space research or development firms, and pharmaceutical research labs;
383 Scientific Research Services shall not include animal testing.
384

385 * * *

386
387 Skilled Nursing Facility means a facility for the provision of bed care and in-patient services for
388 persons requiring regular medical attention; Skilled Nursing Facility does not include the
389 provision of surgical or emergency medical services and the provision of care for
390 alcoholism, drug addiction, mental disease, or communicable disease.
391

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

394

395 * * *

396

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

399

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

402

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

405

406 * * *

407

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

412

413 * * *

414

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

418

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

424

425 * * *

426

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

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430 * * *

431

432 **SECTION THREE.** Chapter 134, "Zoning," Article IV, "District Regulations,"
433 Division 11, "Orange Avenue Zoning District" is hereby created as follows:

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

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

436 The underlying purpose in creating the Edgewood Central District centers on the public
437 health, safety and general welfare of the residents, business owners, and visitors to the city.

438 In order to achieve the highest standard of public health, safety and general welfare, the City
439 Council intends to:

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

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

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

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

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

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,	P

	retail	
	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 restaurant component ¹	P
	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	S

	(not mixed use)	
	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.	--

480 Footnotes: ¹ Specific design standards apply

481

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

483 (a) The goals of these standards include:

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

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

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

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

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

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

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

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

499 (c) Minimum Lot Width.

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

502 (2) Corner lots within the Edgewood Central District shall have a minimum lot width of
 503 100 feet.

504 (d) Maximum Allowed Impervious Surface Ratio.

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

507 (e) Minimum Percentage of Lot Width Occupied by Building.

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

510

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

511

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

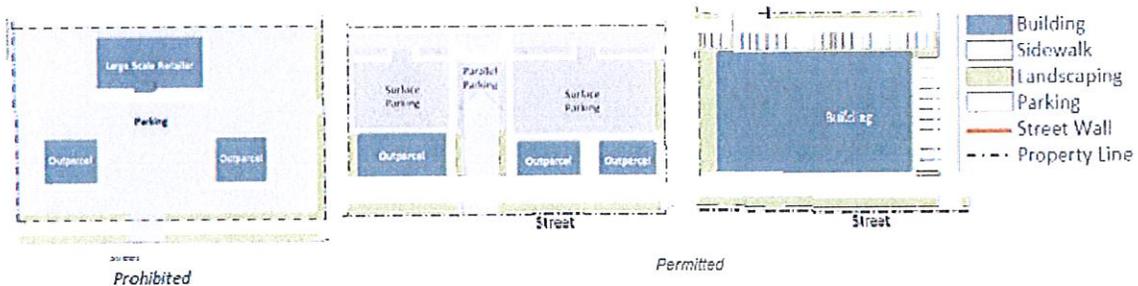
514 (1) Uncovered recessed courtyards between portions of the building, provided that the
 515 width of such courtyards shall not be more than 50% of the total building frontage
 516 and that the courtyard is paved and enhanced with landscaping;

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

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

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

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



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(f) Building Placement.

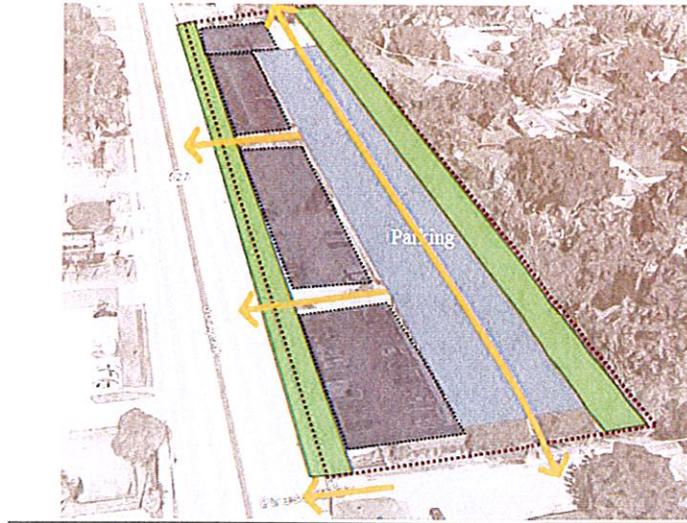
(1) Building Placement Applicable to All Development

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

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.



West Side Designated Parcels



East Side Designated Parcels

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b. Minimum Side Yard/Building Setback Width and Use

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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 a 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.

563

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

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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.

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

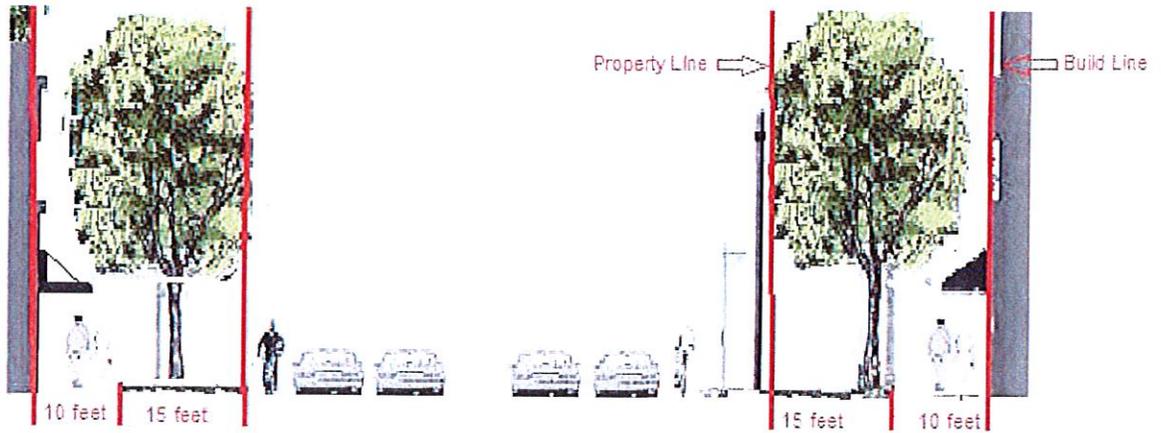
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(2) Building Placement in the Road View Area:

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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.



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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.

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(3) Rear Building Alternative.

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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.

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

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b. The site plan application must show how the proposed development patten satisfies the intent and purposes of the Edgewood Central District.

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c. Conformance with the Pedestrian Area and Tree/Furnishings/Sign Area must be met.

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(g) Tree/Furnishings/Sign Area

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

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

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a. Tree Choice:

<u>Street Trees</u>	<u>Characteristics</u>	<u>Minimum Requirements</u>
<u>Highrise Live Oak</u>	<u>Once established, Live Oak will thrive in</u>	<u>Minimum 5"</u>

<u>Quercus virginiana</u>	<u>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>caliper (16-18 foot tall)</u>
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b. Tree Location:

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

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(3) Trees shall be planted in a shallow pervious swale (no pervious pavers) comprising at least 100 square feet, that will ensure the capture of rainwater and runoff in order to promote deep root growth.

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(4) Tree limbs must be maintained to hang no lower than 13 feet above any public street, alleyway, driveway, and no less than 8 feet over sidewalks.

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(5) In addition to street trees, street furnishings, including, but not limited to, seating, lighting, and bike racks, may be allowed within the Tree/Furnishings/Sign Area subject to site plan approval.

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(6) All street furnishings shall be permanently fixed to the ground through mechanical fasteners or through the use of concrete footings.

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(7) Unless specifically approved through the site plan review process, all street furnishing shall have a black finish.

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(8) Details for all furnishings, including specifications, installation, colors and material shall be provided as part of the site plan review process.

614

- 615 (9) Any unpaved area in the Tree/Furnishings/Sign Area shall be planted with a low-
616 maintenance, drought tolerant ground cover.
- 617 (10) If pavement is used within the Tree/Furnishings/Sign Area, ADA compliant
618 pervious pavers shall be used to promote the survival of the trees and other landscaping.
619 Pavement differentiation from the sidewalk is also encouraged to indicate that the
620 Tree/Furnishings/Sign Area is a place separate from the location of through pedestrian
621 travel.
- 622 (11) Pedestrian lighting is required to be placed every 50 feet on center. Developers shall
623 work with the local energy provider to obtain street lights which are Dark Sky
624 compliant, i.e., a fixture designed to reduce the amount of light pollution by emitting no
625 light above the horizontal plane ("90°" line) above the luminaire.
- 626 (12) Stormwater management may be allowed to be aesthetically incorporated into the
627 Tree/Furnishings/Sign Area, subject to site plan approval. The design of such
628 incorporation shall demonstrate that there will be no adverse impacts to the street trees.
- 629 (13) Ground Signs shall be allowed to be placed within the Tree/Furnishings/Sign Area
630 provided such signs comply with all other provisions of the City Code.
- 631 (h) Pedestrian Path Area.
- 632 (1) The Pedestrian Path Area shall be located along the inward boundary of the
633 Tree/Furnishings/Sign Area and extend ten feet toward the Build Line.
- 634 (2) A sidewalk 10 feet in width shall be constructed within the Pedestrian Path Area.
- 635 (3) The sidewalk shall be connected to the sidewalks on adjacent properties. If the
636 adjacent parcel has yet to redevelop in accordance with these district regulations,
637 transition between the sidewalk in the Pedestrian Path Area and existing off-site
638 sidewalk will be required and such transition shall not be counted toward maximum
639 impervious surface area.
- 640 (4) A connection between the sidewalk and any existing bus stop adjacent to the property
641 shall be provided and such connection shall not be counted toward maximum impervious
642 surface area.
- 643 (5) The Pedestrian Path Area shall be kept clear of obstacles, except as otherwise
644 provided herein.
- 645 (6) For consistency throughout the district, the sidewalk surface shall be natural colored
646 cement constructed in accordance with Section 126-398 of the city's code.
- 647 (7) The sidewalk shall be pitched toward the Tree/Furnishings/Sign Area.
- 648 (8) The property owner shall dedicate to the City and record in Orange County Official
649 Records a non-exclusive pedestrian easement over the Pedestrian Path. It shall be the
650 property owners' responsibility to ensure proper maintenance of the sidewalks.
- 651 (9) The city will endeavor to work with FDOT to remove any existing sidewalks within
652 the right-of-way once the sidewalk within the Pedestrian Zone is constructed.
- 653 (10) In addition to the sidewalk, the following improvements shall be allowed within the
654 Pedestrian Path Zone.

- 655 a. Building mounted and/or cantilevered architectural building elements such as
656 awnings and canopies meeting the following requirements;
- 657 1. Hung 13 to 15 feet above the adjacent sidewalk grade;
658 2. Extending 2 to 8 feet from the wall;
659 3. A clear height distance of at least 80 inches, as required by accessibility
660 standards;
- 661 b. Bay windows with a maximum width of 8 feet not extending greater than 18
662 inches from the building wall;
- 663 c. Articulated wall projections of a minimum depth of 1-foot and maximum 1.5 feet
664 and 4 feet in length;
- 665 d. Attached Signs, as provided in Chapter 122 of this Code of Ordinances; and
- 666 e. One Temporary Sign no taller than 36 inches and no wider than 24 inches that
667 does not block or impair pedestrian traffic and is displayed only during the
668 business hours of any business located on the property.

669 **Sec. 134.459. Building Design.**

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

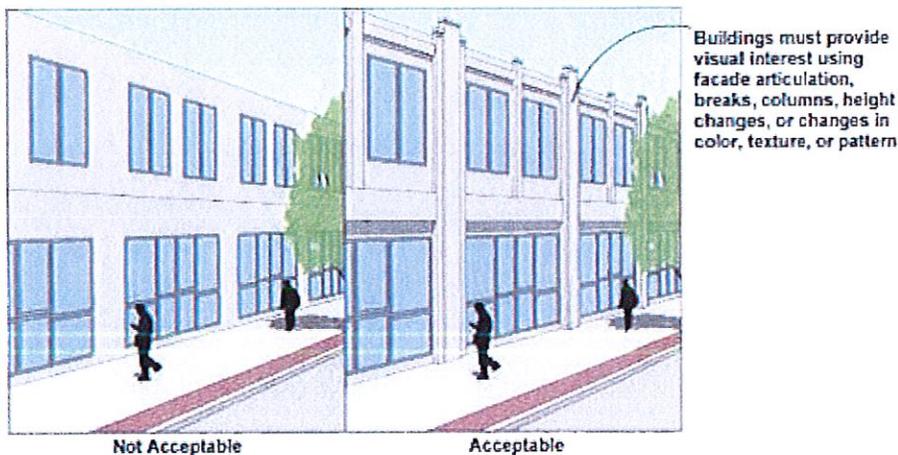
675 (a) Design of Buildings within the Road View Portion of the Site

676 (1) Primary Entrance: The building façade facing the front property line shall include a
677 primary entrance to the building. This entrance can be placed at an angle not more
678 than 45 degrees to the road if oriented to a road intersection.

679 (2) First Floor Façade Transparency: At least 60% of the width of the ground floor road
680 frontage façade shall contain clear (transparent) or spectrally selective glazings
681 (minimum VLT of 60%) considered as “non-reflective” glass. This requirement
682 includes doors and windows affording views into the interior areas. Opaque,
683 translucent or reflective glass cannot be counted towards the transparency ratio.
684 Window placement shall be incorporated to create a horizontal and/or vertical
685 rhythm. The windows are encouraged to be full height of the ground floor, but in no
686 instance shall the sill be more than 3 feet above grade, with the window height
687 extending to at least the top height of the primary entrance door.

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

690 a. Articulation (wall projections or recesses) of a minimum of 1-foot depth and 4
691 feet in width, for the full height of the building. A wall projection less than or
692 equal to 18 inches is allowed to extend into Pedestrian Path Zone.



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

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

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

701 (4) Building Height: The minimum building height shall be 20 feet. For multi-story
702 buildings, except for stand-alone residential uses, the finished first floor shall be a

- 703 minimum of 13 feet in height and at least 8 feet in height for every story above the
704 first.
- 705 a. Maximum building height shall be as follows:
- 706 1. Outside an Activity Node: 4 stories/55 feet unless within 100 feet of a single
707 family zoning district, then 3 stories/45 feet.
- 708 2. Inside an Activity Node: 6 stories/75 feet.
- 709 b. Façade Vertical Variation: A building height greater than 20 feet, regardless of
710 the number of stories, shall include a 3-dimensional horizontal change at least 12
711 inches in height across at least 75% of the building, placed between 13 to 15 feet
712 above ground to ensure a human scale, e.g., a material or texture change, or a
713 building offset (building step back or step forward). The use of banding
714 (continuous horizontal stripes) across large areas of the façade is prohibited. An
715 alternative to this standard is a building mounted and/or cantilevered architectural
716 building elements such as awnings and canopies meeting the following
717 requirements:
- 718 1. Hung 13 to 15 feet above the adjacent sidewalk grade.
- 719 2. Extending 2 to 8 feet from the wall.
- 720 3. A clear height distance of at least 80 inches, as required by accessibility
721 standards.
- 722 4. Occupying a total of 50-70 percent of the length of the building façade.
- 723 (5) Decorative Elements: Decorative architectural appendages, embellishments and other
724 architectural features are required. Subject to site plan approval, such architectural
725 appendages, embellishments and other architectural features may extend up to 8 feet
726 beyond the maximum building height provided such appendages are no more than
727 30% of the building roof length and are compatible with adjacent development. Such
728 appendages and architectural embellishments shall be strategically located to draw
729 customers to the primary entrance of the building and or highlight pedestrian passages
730 between buildings.
- 731 (6) Roof Lines: Roof lines shall be varied with a minimum change in height of at least 5
732 feet at least every 80 linear feet in building length. A 3-dimensional cornice, at least
733 2.5 feet in height or as needed to conceal mechanical equipment (whichever is taller),
734 shall be used along all flat (less than 3:12 pitch) or parapet roof portions. Sloped
735 building roofs shall have a minimum 2-foot over hang and include a gutter/downspout
736 system. This roof overhang can extend into the Pedestrian Path Zone.
- 737 (7) Blank Wall Design: Blank walls facing a street that are 10 feet in length or greater
738 shall incorporate one or more of the following design treatments so as to eliminate
739 blank walls more than 10 feet in length:
- 740 a. Design Treatment 1: Evergreen vine wall (trellis or wire/vine system) of at least 5
741 feet in width, contained within a 3 feet minimum width planting bed in front of
742 the wall, at least 13 feet high, placed every 10 feet on center along length of the

743 blank wall surface, with each bed irrigated and planted with climbing vines
744 sufficient to cover the trellis within 3 years:

745 b. Design Treatment 2: Small trees (non-palm) of at least 16 feet in height at
746 maturity, planted at a rate of 1 tree for each 15 feet (or part thereof) of blank wall
747 (minimum one tree), with tree height of at least 5 feet at planting, planted at least
748 3 feet away from the wall, within a planting bed of at least eight feet in width;
749 plus, a hedge of plants the length of the wall that creates a depth of at least 5 feet
750 and maintained at a height at least 3 feet in height;

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

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

757 Design Treatments 1 and 2 are only available for use in the Rear portion of the site
758 due to the requirement that the sidewalk in the Pedestrian Path abuts the Build Line;
759 i.e., landscape area not available for plantings

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

765 (8) Secondary façades, façades not facing a road but within public view, shall be of
766 finished quality, color, and materials that blend with the remainder of road frontage
767 façade. Major architectural treatments on the road frontage building façade, such as
768 cornices, window treatments, and repeating details, shall be continued around all
769 sides of the building that will be visible to the public, which would include all façades
770 of outparcel buildings.

771 (b) Design of Buildings outside the Road View Portion of the Site

772 Buildings outside the Road View portion of the site shall meet the same design
773 standards for buildings in the Road View portion of the site with the exception of
774 façade transparency. At least 30% of the front façade of buildings located outside the
775 Road View portion of the site shall be devoted to transparent windows and/or glass
776 doors affording some view into the interior areas. Blank walls are encouraged to be
777 creatively designed to create an illusion of transparency.

778

779 **Sec. 134-460. Other Design Standards**

780 **(a) Stormwater Management**

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

- 784 (1) Stormwater management shall be incorporated into the overall design of the
785 project so as to be a creative feature/amenity of the development or
786 incorporated into the landscape irrigation system.
- 787 (2) Except if designed as an exfiltration system, stormwater management shall
788 only be located behind the Road View portion of the site or, if approved
789 during site plan review, where aesthetically incorporated into the
790 Tree/Furnishings/Sign and Store Front Area.
- 791 (3) Pond edges should be sloped so as to avoid the necessity of fencing. Where
792 slopes require fencing, only black, ornamental fencing will be allowed.
- 793 (4) The use of innovative stormwater management methods is encouraged such as
794 green roofs, bio retention areas such as the use of deep gardens and planters,
795 infiltration, permeable paving in parking stalls, cisterns incorporated into the
796 building architecture with the water reused for landscaping.

797 (b) Service Areas

- 798 (1) A trash/waste collection area shall be totally screened by walls with an
799 opaque low maintenance gate. In no case shall the trash collection area be
800 located within 50 feet of a single family residential lot, nor located forward
801 of the rear façade of a Road View building. To the extent possible, the trash
802 collection area shall be incorporated into the primary building design.
- 803 (2) Loading areas, satellite dishes, truck parking, and other service support
804 equipment shall be designed to that they cannot be seen from the street and
805 any adjacent single-family properties.
- 806 (3) Mechanical equipment shall be integrated into the overall mass of a building
807 by screening it behind parapets or by recessing equipment into hips, gables,
808 parapets, or similar features.

809 (c) Fences

- 810 (1) Fences shall not be allowed in front of the line formed by the rear façade of
811 the rearmost building within the Road View Area extended across the
812 property.
- 813 (2) Fences shall not create a barrier to cross access easements nor the
814 connection of cross access easements to public roads.
- 815 (3) Maximum height of fences anywhere in the district shall be 48 inches.

816 (d) Corner Sight Clearance Triangle

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

820 (e) Underground Utility Installation

- 821 (1) It is the intent of the city to improve the aesthetic appeal of the city and the
822 reliability of utility service by requiring that utility lines such as electric,
823 telephone, cable TV, fiber optics and other utilities be placed underground in

824 conjunction with the construction of all new buildings, unless it is
825 determined by the City Council that soil, topographical or any other
826 compelling conditions make the installation of such utility lines as
827 prescribed herein unreasonable or impracticable. It shall be the developer's
828 responsibility to make the necessary arrangements with each utility in
829 accordance with the utility's established policies.

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

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

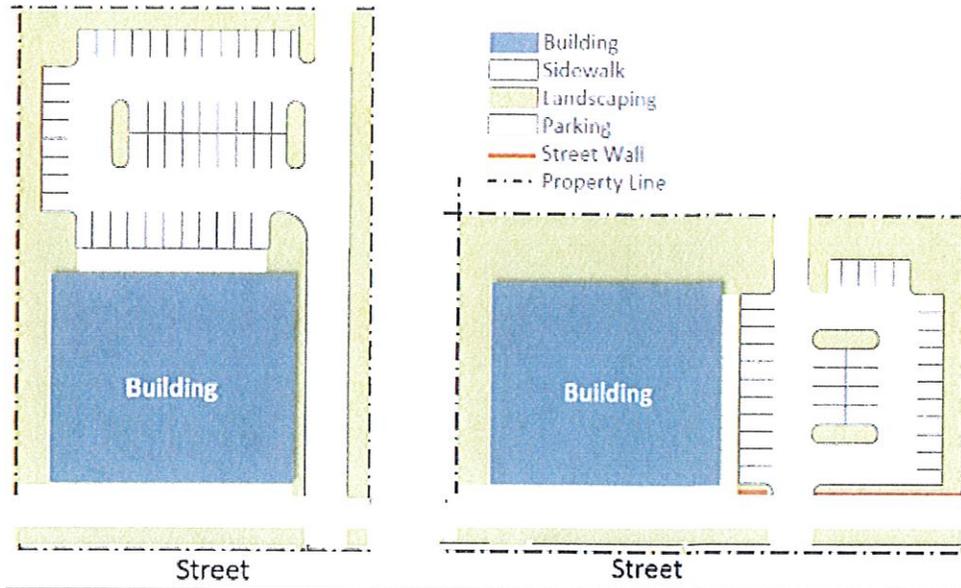
840 (f) Access/Parking Design

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

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

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

850 (4) The preferred location for surface parking lots is behind all buildings located in the
851 Road View Area in order to maximize the building's road frontage and pedestrian
852 interest along the road corridor. Parking lots are allowed to be located on the side of
853 a building, behind an extension of a building's front façade, provided the minimum
854 building frontage percentage is maintained. Pedestrian connections from the parking
855 areas to the public building entrance shall be provided.



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(5) If a parking lot is provided on the side of a building, the vehicular area shall be screened from the road by a street wall, which is intended to screen the vehicle use area and ensure that lights from parked vehicles do not shine into the right-of-way or adjacent pedestrian way. The street wall shall be 3 feet in height above grade of the parking lot. Street walls shall be constructed of materials that complement the finish on the primary building. Chain link, wood and PVC street walls shall be prohibited. The street wall shall be placed at 4 feet behind the Build Line, with landscaping planted between the wall and the sidewalk within the Pedestrian Path zone. Such landscaping shall contain a continuous hedge of shrubs at least 24 inches high at planting of a species capable of growing to 36 inches in height within 18 months. The minimum height that the hedge shall be maintained is 24 inches, with the maximum equal to the height of the wall. If the street wall exceeds 40 feet in length, columns will be required to be incorporated into the wall at a maximum of 20 feet on center, with a shade tree, in addition to the hedge requirement, planted at a rate of one tree/20 feet, or portion thereof, of wall.

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(6) Inclusion of the Tree/Furnishings/Sign Area and Pedestrian Path Area are required between the surface parking and right-of-way. All surface parking lots shall be landscaped consistent with city code standards.

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(7) Parking structures shall reflect the character, scale and massing of the principal structures they serve and shall not be located along the road frontage or within 100 feet from any property used for single family residential uses without a liner building containing businesses and/or residential uses, or a façade designed to resemble a building conforming to the building design standards of the district. Where located along a road frontage, the Pedestrian Path and Tree/Furnishings/Sign Areas shall be provided. Where within one hundred feet of a property used for single family residential uses, one evergreen, shade tree shall be planted along the shared property line of those single family lots, at 50-foot on center intervals. The chosen species of

885 such trees shall be capable of reaching a minimum mature height of 50 feet, with a
886 minimum mature spread of 40; with a caliper of 3.5 inches diameter at breast height
887 (dbh) at planting. All internal elements such as plumbing pipes, fans, ducts and
888 lighting, shall be screened from view from the street. Ramping shall be internalized.
889 Exposed spandrels shall be prohibited.

890 (8) When any land or building accommodates 2 or more categories of uses (e.g.,
891 residential and commercial), the minimum total number of required parking spaces
892 for each use may be reduced through shared parking as allowed by Section 134-607.
893 Reduction in required parking spaces also may be approved if one of the following is
894 met:

895 a. A parking study is submitted demonstrating the amount of parking needed.

896 b. Developments within a one-quarter mile from a transit stop are eligible for the
897 following:

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

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

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

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

914 **(a) Car/Automotive Washing**

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

918 (2) Tunnel entrance/exits shall not face Orange Avenue, Hansel Avenue, or Hoffner
919 Avenue.

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

923 (4) Vacuum stations and related equipment shall be located behind an extension of the
924 building elevation or a street wall to shield visibility from all streets or single family

925 residential use or zoning district. Such wall shall meet the street wall criteria, as
926 stated above, including landscaping.

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

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

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

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

935 (9) In addition to standard commercial site plan requirements, the proposed site plan
936 must be designed and demonstrate effective ingress/egress to the site, adequate
937 stacking for 5 vehicles per queuing/stacking lane, realistic turning radiuses, and the
938 accommodation of a by-pass lane(s). The site plan shall also include the proposed
939 architectural building rendering. These plans will include the Exterior Elevations and
940 landscaping, and location for any proposed outside activities. The building will
941 typically require conformance to the 100-foot building rule.

942 (10) The building shall be designed to have a primary or secondary customer
943 (Pedestrian) entrance facing the primary road (highest traffic count) with pedestrian
944 connection from the public sidewalk to the customer entrances.

945 (b) Drive Up Windows/Facilities

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

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

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

952 (4) Drive up aisles shall have adequate on-site queuing distance to accommodate 6 cars
953 (120 feet) before stopping point (e.g., pick up window, teller window, atm machine).

954 (5) The menu board/communication speaker shall be face away from residential uses or
955 zoning districts.

956 (c) Garden Center

957 (1) Outdoor storage of merchandise is not permitted in the Edgewood Central District.

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

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

962 In addition to the other design standards of the district, approval of a special exception to
963 allow buildings used exclusively for residential purpose shall be based on a finding that

964 the design of the proposed residential furthers the intent of the district, particularly for
965 development to be human scale, encouraging alternative modes of transportation, and
966 protecting the stability of existing residential neighborhoods through design. The building
967 placement and design standards of the district shall apply.

968 (e) Company and Fleet Vehicles

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

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

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

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

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984 (f) Passenger Car Rental, Urban Prototype

985 (1) Only rental of Passenger Vehicles, as defined by the Federal Highway
986 Administration, shall be allowed.

987 (2) Deliveries containing multiple vehicles from a truck are not permitted.

988 (3) No vehicle maintenance and repair, including oil changes, shall occur on-site.

989 (4) Wash and vacuum stations shall comply with the following:

990 a. Vacuuuming and drying of automobiles may occur outside the building
991 provided such activity occurs only on paved areas and does not encroach upon
992 any setback for the principal structure or intended landscape or pedestrian
993 zone.

994 b. Vacuum stations and related equipment shall be located behind an extension
995 of the building elevation or a street wall to shield visibility from all streets or
996 single family residential use or zoning district. Such wall shall meet the
997 street wall criteria, as stated above, including landscaping.

998 (5) Detail bays shall not be permitted.

999 (6) There shall be no outside storage, other than the rental vehicles, nor outdoor display
1000 of goods offered for sale.

1001 (7) The number of rental cars onsite shall be limited to 15.

- 1002 (g) Micro-Breweries, Craft Distilleries, Micro-Wineries
1003 (1) No outdoor storage shall be permitted. All malt, vinous or distilled liquor
1004 production shall be within completely enclosed structures.
1005 (2) By-products or waste from the production of the malt, vinous or distilled liquor
1006 shall be properly disposed of off the property.
1007 (3) Building square footage shall not exceed 15,000 gross square feet without approval
1008 of a special exception.
1009 (4) A minimum of 50% of the building floor area shall be used as a restaurant, tasting
1010 room, or retail operation (or any combination thereof).

1011 **134-462. Development Bonuses.**

1012 The purpose of the development bonus system is to promote achievement of the goals and vision
1013 of the district that otherwise would not be economically feasible without a bonus in development
1014 intensity. Development sites may receive more than one bonus. All costs associated with
1015 implementation of the bonus categories shall be the responsibility of the developer.

1016 (a) Creation of an Activity Node

1017 Activity nodes shall be allowed an increase in the maximum impervious surface area
1018 ratio to 90%. Activity nodes shall be allowed an increase in the maximum building
1019 height to 75 feet/6 stories. In order to achieve the activity node bonuses the following
1020 design standards must be met:

- 1021 (1) Development sites must be at least 7.5 acres in size.
1022 (2) Buildings shall be designed with the pedestrian in mind reflected by, but not limited
1023 to, scale and massing of buildings, walkable blocks, use of arcades and galleries, and
1024 emphasis on active first floor uses oriented to the street. Both residential and
1025 nonresidential uses are included. Building entryways and walkways will incorporate
1026 awnings and/or recessed entrances to provide weather protection for pedestrians.
1027 Such development will include unique architectural features and a comprehensive
1028 sign plan that promotes a cohesive design for the activity node. In addition, public
1029 amenities will be incorporated into the development to include public art, useable
1030 public gathering areas with seating and shade structures, water sculptures, fountains,
1031 or similar public amenities that are accessible to the public.
1032 (3) Parking shall be located behind buildings or in parking structures consistent with all
1033 applicable regulations. On street parallel parking is allowed; on-street angled parking
1034 shall not be allowed.
1035 (4) Include a park/urban plaza meeting the following criteria:
1036 a. The minimum area shall comprise at least one half (0.5) of an acre and the
1037 maximum shall be 2 acres.
1038 b. The area is spatially defined by building frontages and at least 150 feet of
1039 frontage on a two-lane street; incorporation of the lake frontage is strongly
1040 encouraged.

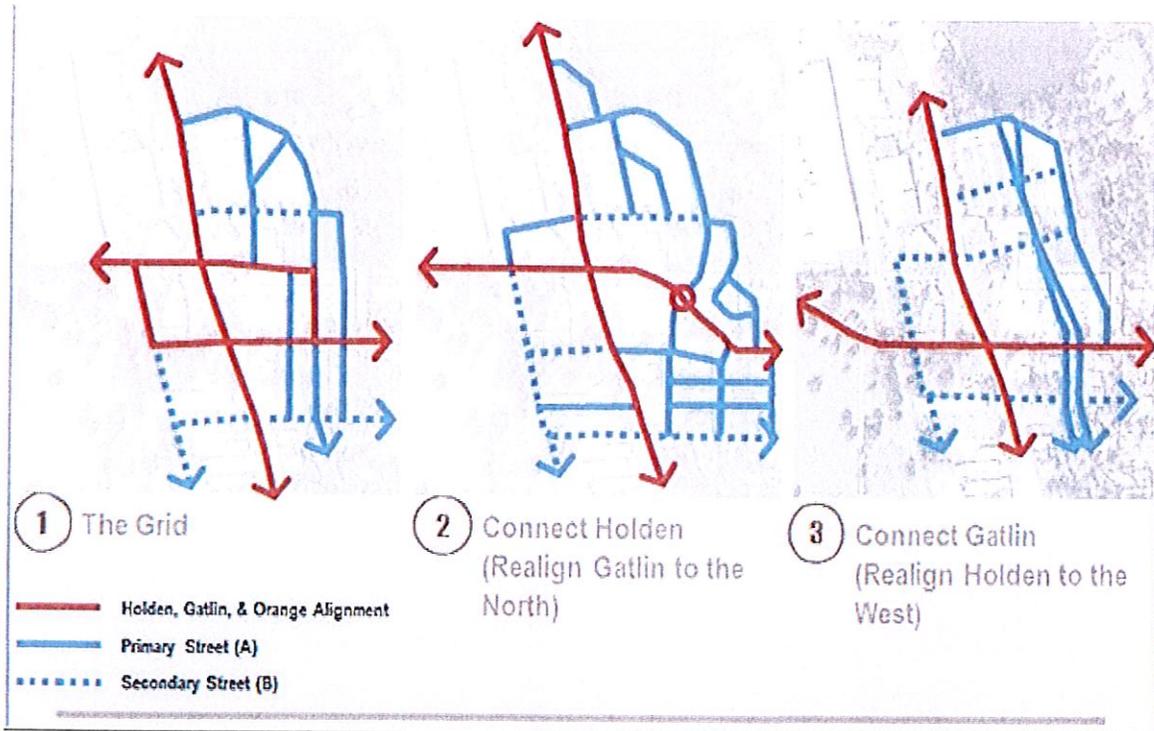
- 1041 c. Building facades facing the plaza shall have at least 70% of their first
1042 floor's primary façade in transparent windows and/or public entrances and
1043 incorporate a Pedestrian Path Area and Tree/Furnishings/Sign Area as
1044 described in this District
- 1045 d. The area will consist of paved surfaces with planters and landscaped area
1046 consisting of paths, lawns, and shade trees, seating, and other furnishings,
1047 all formally arranged, and shall include a focal point, such as a water
1048 feature fountain or public art.
- 1049 e. The area will consist of paved surfaces with planters and landscaped areas
1050 consisting of paths, lawns, and shade trees, seating, and other furnishings,
1051 all formally arranged. A water feature is encouraged.
- 1052 f. The urban plaza or park shall be privately-owned and maintained, but
1053 open to the public. The applicant shall also be required to prepare a
1054 management plan for the maintenance and ownership of the site.
- 1055 g. Demonstration of compatibility with adjacent uses.
- 1056 h. Request for development approval must include elevations and colored
1057 renderings with materials identified in addition to development site plan.

1058 (b) Road Connectivity Improvement

1059 Land set aside for improved public road connectivity within the city, in particularly the
1060 connection of Holden Avenue to Gatlin Avenue, will receive a transfer of development
1061 rights to other areas of the site at 2:1 land area ratio. In addition, cost of the road
1062 construction may creditable against any transportation impact fees attributable to
1063 development of the site. Cross access easements are not eligible for this bonus.

1064 Three scenarios were presented by the MPO Study, with "the Grid" being the preferred
1065 option; however, other designs will be considered.

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

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Minimizing the number of driveway connections along the corridor is not only important for efficient through-traffic movements, but will improve pedestrian safety. Minimizing the number of driveways reduces the number of potential pedestrian/driver conflicts. Thus, the goal along the road corridor is consolidation of driveways.

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

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