

Ray Bagshaw  
Mayor

Michael Hendrix  
Council Member

Pam Henley  
Council Member

John Dowless  
Council President

Neil Powell  
Council Member

Lee Chotas  
Council Member

**CITY COUNCIL AGENDA**  
**Regular Meeting**  
**City Hall – Council Chamber**  
**405 Larue Avenue, Edgewood, Florida**  
**Tuesday, November 19, 2013**  
**6:30 p.m.**

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

**A. CALL TO ORDER**

**B. INVOCATION**

**C. PLEDGE OF ALLEGIANCE**

**D. CONSENT AGENDA**

1. Review and Approval of Minutes

- July 16, 2013 – City Council Regular Meeting (Pgs. 1 – 5)
- August 19, 2013 – City Council Budget Workshop (Pgs. 6 – 8)
- August 20, 2013 – City Council Regular Meeting (Pgs. 9 – 14)
- September 3, 2013 – City Council Special Meeting (Grievance) (Pgs. 15 – 16)
- September 3, 2013 – City Council Special Meeting (First Budget Hearing) (Pgs. 17 – 20)

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

**2. PRESENTATIONS**

- Code Enforcement (at the request of the Council President)
- Det. Ron Beardslee – Unsolved Crimes (at the request of Council Member Chotas)

**3. ORDINANCES**

**ORDINANCE NO. 2013-07** AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA AMENDING THE REPLACEMENT TREE STOCK LIST CONTAINED IN SECTION 130-7 TO INCLUDE THE JAPANESE BLUEBERRY TREE; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND PROVIDING AN EFFECTIVE DATE. (Pgs. 21 – 23)

**4. PUBLIC HEARINGS (ORDINANCES – SECOND READINGS & RELATED ACTION)**

**ORDINANCE NO. 2013-04** AN ORDINANCE EXTENSIVELY AMENDING THE CITY OF EDGEWOOD COMPREHENSIVE PLAN TO IMPLEMENT THE RECOMMENDATIONS OF THE EVALUATION AND APPRAISAL REPORT OF THE CITY OF EDGEWOOD COMPREHENSIVE PLAN; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (Pgs. 24 – 328)

**5. NEW BUSINESS**

(Pgs. 329 – 367)

1. **SITE PLAN – SELECT MEDICAL** - 5579 South Orange Avenue
2. **LANDSCAPE PLAN – SELECT MEDICAL** - 5579 South Orange Avenue

**6. UNFINISHED BUSINESS**

- Legacy Tree Mitigation - Council Member Chotas (Request to rescind and remake the motion [10-19-2013 Council Meeting])

**7. GENERAL INFORMATION (No action required)*****Filed Form 8B, Memorandum of Voting Conflict***

1. Council President Dowless (filed 10/16/2013)
2. Council Member Michael Hendrix (filed 10/16/2013)
3. Election Announcement Pursuant to Sec. 18-4. - Election procedures – Edgewood City Code

The City's General Election is March 11, 2014. The following two-year terms end:

- Council Member Pam Henley
- Council Member Lee Chotas
- Council Member Michael Hendrix (completing the term vacated by former Council Member Judy Beardslee)

The qualifying period begins at 8 a.m. on January 13, 2014 through 12:00 p.m. January 24, 2014. Qualifying papers received in the mail after 12 noon on January 24, 2014 will be accepted.

**8. CITIZEN COMMENTS**

**9. BOARDS & COMMITTEES**

**10. STAFF REPORTS**

City Attorney:

Police Chief:

- 1. Jessamine Lane – Parking on right-of-way (Pgs. 368 – 369)

City Clerk:

- Schedule Special Meeting – Final Amendment to FY 12/13 Budget (Pg. 370)

Code Enforcement:

**I. MAYOR & COUNCIL REPORTS**

- Mayor Bagshaw
- Council President Dowless
- Council Member Powell
- Council Member Henley
- Council Member Chotas
- Council Member Hendrix

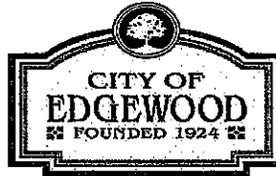
**J. ADJOURNMENT**

**UPCOMING MEETINGS:**

December 17, 2013.....City Council Regular Meeting

January 21, 2014.....City Council Regular Meeting

You are welcome to attend and express your opinion. Please be advised that Section 286.0105, Florida Statutes state that if you decide to appeal a decision made with respect to any matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made. In accordance with the American Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, he or she should telephone the City Clerk at (407) 851-2920.



**EDGEWOOD CITY COUNCIL  
JULY 16, 2013 REGULAR CITY COUNCIL MEETING**

On Tuesday, July 16, 2013, Council President Dowless called the Edgewood City Council regular meeting to order at 6:34 p.m. Council Member Powell gave the Invocation followed by the Pledge of Allegiance:

The following attendance is noted:

**Council:**

Ray Bagshaw, Mayor  
John Dowless, Council President  
Neil G. Powell, D.D.S., Council Member  
Lee Chotas, Council Member  
Michael Hendrix, Council Member

**Absent:**

Pam Henley, Council Member

**Staff:**

Bea L. Meeks, City Clerk  
Pete Marcus, Police Chief  
Drew Smith, City Attorney  
April Fisher Planner  
Sam Sebaali, Engineer  
Jean Abi-Aoun, Engineer

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**CONSENT AGENDA**

1. Review and Approval of Minutes
  - April 16, 2013
2. Control Specialists – 2013-2015 New Traffic Signal Maintenance Agreement

Council President Dowless asked for comments or corrections; there were none.

**Council President Dowless made the Motion to approve the Consent Agenda items (1) and (2); Seconded by Council Member Hendrix. Unanimously approved (4/0)**

Council President Dowless announced that he was moving the agenda item related to the Comp Plan to this portion of the agenda, and referred to Planner April Fisher. Planner Fisher referred to the matrix that was provided to Council. The matrix provided all the comments from residents Tina Demonstene and Alissa Torres, both who are planners. The matrix also provided those comments that were not incorporated into the Comprehensive Plan amendment. Planner Fisher also provided the substantive changes that were made, based on Tina and Alissa's comments.

**ORDINANCE NO. 2013-04 - AN ORDINANCE EXTENSIVELY AMENDING THE CITY OF EDGEWOOD COMPREHENSIVE PLAN TO IMPLEMENT THE RECOMMENDATIONS OF THE EVALUATION AND APPRAISAL REPORT OF THE CITY OF EDGEWOOD COMPREHENSIVE PLAN; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (*Transmittal*)**

City Attorney Smith read Ordinance 2013-04 in title only.

**Public Hearing:**

There was no one present who wished to speak concerning the subject ordinance.

***Council Member Chotas made the Motion to adopt on first reading and transmittal of the amendments to the Comprehensive Plan as proposed under cover dated March 2013, as incorporated into booklet as amended by the submittal received today by Planner April Fisher, dated July 16, 2013; Seconded by Council Member Powell.***

***Ordinance 2013-04 was approved by the following roll call vote (4/0):***

Council President Dowless	Favor
Council Member Hendrix	Favor
Council Member Powell	Favor
Council Member Chotas	Favor

**PRESENTATIONS**

None.

**CITIZEN COMMENTS**

None.

**STAFF REPORTS**

**City Attorney:**

City Attorney Smith reported that he is currently working on the City's red light hearing process. He said that a training meeting was held on July 18, 2013 with GATSO and staff.

**Police Chief:**

Chief Marcus reported that he has received official notification that the Police Department's accreditation is good for three years. He said his department also went through the FCIC/NCIC audit by FDLE and the audit was successful; this compliance is good for one year.

Chief Marcus referred to his quarterly report for the second quarter; there were no questions or comments about the quarterly report.

**City Clerk:**

City Clerk Meeks reported that staff sent out the Business Tax Receipt renewal notices to business owners in the City. She also noted that staff continues to receive a lot of calls regarding land use and permitting.

In response to Council President Dowless, City Clerk Meeks said that the staff has to retrieve most records from the archive room. She said that records can be done electronically if the electronic documents align with State requirements. She explained the steps that administrative assistant Cinnamon Wild and clerical support staff Roxanna Sigler have taken so that records in archives can be better identified.

**Code Enforcement:**

No report.

**MAYOR & COUNCIL REPORTS**

**Mayor Bagshaw**

- Mayor Bagshaw reported that a survey is being done on Orange Avenue for the turn lane and re-signaling, as part of the contract for the State project to be done at this intersection.
- He announced the classic car show special event, with band and children's festivities, is scheduled for July 25, 2013.
- Announced that the Newsletter was sent to the printer and residents should be receiving a newsletter soon.
- Reported that sidewalk repair project is near completion.
- Announced a ribbon cutting will be held on July 23, 2013, at the site of the Lake Mary Jess Project. He said funds were transferred from the storm water fund to pay for the project. He said that the remaining funds will be used to help with other storm water needs.

- Mayor Bagshaw said he has been doing some research and would like to close City Hall on Fridays at noon. He said that the uninterrupted time would be valuable to staff. **Council had no objections to the request.**

**Council Member Powell:**

- Reported that the restriping being done by Orange County, Holden and Orange Avenues is complete.
- Reported that he is working on getting some things done to Lake Jessamine to improve the water quality.

**Council Member Hendrix:**

No report.

**Council President Dowless:**

Council President Dowless reported that he and the Mayor, along with Orange County Staff will review options for improvements to Orange Avenue. He said that the Orange County staff will provide some options to the City as to what the City may be able to do to make improvements.

**Council Member Henley:**

No report.

**Council Member Chotas:**

No report.

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

1. FY 13/14 Tentative Millage Rate

Council President Dowless noted that the roll back rate in the memo is incorrect however; it is correct in the Department of Revenue's Certification. Council President Dowless announced the dates of the workshops and meetings related to the budget. **Council Member Chotas made the following Motion; Seconded by Council Member Powell:**

**I move to set the City of Edgewood's tentative millage rate for Fiscal Year 2013/2014 at 5.3000 mills**

**Public Hearing:**

Resident Roxanna Sigler said she wanted to make sure that she understands that the proposed millage is to allow for leeway however, Council does not anticipate the millage staying at 5.3000 mills. Council President Dowless confirmed that resident Sigler is correct.

***The tentative millage rate was approved by the following roll call vote (4/0):***

Council President Dowless	Favor
Council Member Hendrix	Favor
Council Member Powell	Favor
Council Member Chotas	Favor

City Clerk Meeks said that consideration for the City's non-ad valorem assessment will come before Council at the next meeting.

**GENERAL INFORMATION (No action required)**

Information request from Kathy Till, Tri-County Advocacy Team regarding Local Business Tax Receipt.

**ADJOURNMENT**

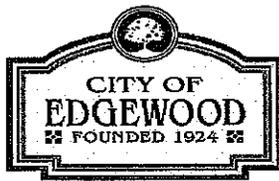
Having no further business or discussion, on the Motion of Council Member Chotas; Seconded by Council Member Powell, Council unanimously approved adjourning the City Council regular meeting at 7:54 p.m.

**ATTEST:**

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**John Dowless**  
Council President

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

**APPROVED BY CITY COUNCIL ON** \_\_\_\_\_



**EDGEWOOD CITY COUNCIL**  
**August 19, 2013 CITY COUNCIL BUDGET WORKSHOP**

On Monday, August 19, 2013, Council President Dowless called the Edgewood City Council budget workshop to order at 6:30 p.m. Council President Dowless chose to forego the Invocation and the Pledge of Allegiance:

The following attendance is noted:

Council:

Ray Bagshaw, Mayor  
John Dowless, Council President  
Neil G. Powell, D.D.S., Council Member  
Lee Chotas, Council Member  
Pam Henley, Council Member  
Michael Hendrix, Council Member

Staff:

Bea L. Meeks, City Clerk  
Pete Marcus, Police Chief

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In response to Council President Dowless, City Clerk Meeks explained the events that led up to the cancellation of the insurance review committee meeting. Mayor Bagshaw explained the purpose of the insurance Review Committee. He said the committee can make recommendations however, the Council decides which policy they favor. City Clerk Meeks confirmed that all members on the committee were provided with the information from Brown & Brown prior to any meeting held. Sgt. Freeburg said the information provided regarding the BC/BS 5461 plan was feedback from his officers. Council Member Henley said Council may consider bidding out the insurance. In response to Council Member Henley, Becky Frost, Brown & Brown Insurance Company, said the direction was to give the information to the Mayor or City Clerk. Council Member Henley said she was seeking clarification of the plan; she was not asking for additional information. Mayor Bagshaw said Council has to decide how much they want to spend per employee. Council Member Henley asked to see a United Healthcare plan comparable to a BC/BS 5461 plan. Lisa Hawkins, Brown & Brown Insurance Company, explained the BC/BS 5461 and the BC/BS 5464 plans in detail. Council President Dowless asked about the possibility of a higher deductible plan, and the City fund the employee who needs the assistance. City Clerk Meeks said the Town of

Windermere has a similar program however; they reduced their contribution for the next fiscal year. Council Member Chotas said that he would like the committee to meet before making a decision. He said he favors an HRA or HSA. Becky Frost confirmed for Council Member Hendrix that the City does not forfeit the monies from the HSA or HRA. Council Member Chotas asked about the possibility of a buy-up plan. Sgt. Freeburg and City Clerk Meeks said a buy-up was offered last year and no employee chose the plan. Council Member Henley said she believes the 30% in the current budget is within what the City can pay. Mayor Bagshaw said he wants to make sure that whatever is selected is sustainable. He said the City will not have a cushion every year. He said the decision cannot be emotional; it has to be sustainable so that next year the City doesn't have to change the plan because of affordability. He also explained that based on the PBA being a three year agreement, it was his perspective that the insurance review committee meet one time during the terms of the Agreement. Council Member Chotas said he doesn't want to see the PBA being the driving force for the type of insurance the City provides.

Council Member Powell asked for clarification of Off Duty Equipment/Usage Reimbursement. Chief Marcus explained this line item includes use of the police car at Discovery Church, and officers working off-duty. Brief discussion was held regarding the use of police vehicles. Mayor Bagshaw said that there is a lot more built into the costs that is not seen. Council Member Chotas said he feels depreciation should be built into the costs.

Council Member Chotas asked about telephone/cell costs. Mayor Bagshaw explained his cell was being paid for by the Police Department.

In response to Council Member Powell, Council President Dowless explained that the Farmer's Market line item is "Farmer's Market/Food Vendors/Special Events".

In response to Council Member Powell, Mayor Bagshaw explained that the Capital Outlay is \$25,000. He said due to inadequate roof repair following a hurricane, the roof needs to be replaced.

Council President Dowless said he would like to see more money in the budget to assist with the records management program. He said he feels City Hall is understaffed. Mayor Bagshaw reported on his meeting with McDermit-Davis, and asked for consideration for approving McDermit's proposed Letter of Engagement for outsourcing accounts payable/accounts receivable. Council Member Henley said the budget would need \$35,000 to fund the accounting fees.

***It was the consensus to maintain the 4.7000 millage rate.***

Mayor Bagshaw reported that a Capital Improvements Project list was not included because he was waiting on the information from Engineer Sebaali.

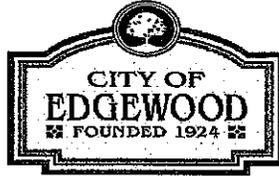
Having no further discussion, the budget workshop adjourned at 9:18 p.m.

**ATTEST:**

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**John Dowless**  
**Council President**

\_\_\_\_\_  
**Bea L. Meeks, MMC, CPM**  
**City Clerk**

**APPROVED BY CITY COUNCIL ON** \_\_\_\_\_



**EDGEWOOD CITY COUNCIL  
AUGUST 20, 2013 REGULAR CITY COUNCIL MEETING**

On Tuesday, August 20, 2013, Council President Dowless called the Edgewood City Council regular meeting to order at 6:33 p.m. Council Member Powell gave the Invocation followed by the Pledge of Allegiance.

The following attendance is noted:

**Council:**

Ray Bagshaw, Mayor  
John Dowless, Council President  
Neil G. Powell, D.D.S., Council Member  
Lee Chotas, Council Member  
Michael Hendrix, Council Member  
Pam Henley, Council Member

**Staff:**

Bea L. Meeks, City Clerk  
Pete Marcus, Police Chief  
Drew Smith, City Attorney

City Clerk Meeks announced a quorum.

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City Clerk Meeks announced that Council President Dowless and Council Member Hendrix filed Form 8B, Memorandum of Voting Conflict, prior to the meeting. She noted that their cited conflict is related to the Legacy tree mitigation.

**A. CONSENT AGENDA**

1. Review and Approval of Minutes
  - May 21, 2013 Regular City Council Meeting
  - June 27, 2013 Special City Council Meeting
  - August 5, 2013 Special City Council Meeting

Council Member Powell made the Motion to approve the Consent Agenda items; Seconded by Council Member Chotas. Unanimously approved (5/0)

## PRESENTATIONS

- **Council President Dowless**

This presentation did not take place.

- **Kathy Till, President, Kathy Till & Associates, Inc.  
Advocacy Consultants for the Florida League of Cities, Inc.**

Ms. Till said one year ago the Florida League of Cities asked her to put together a pilot project. She said local leaders were selected to serve as advocates on a Board. The purpose was to develop relationships with legislators. She said her purpose for attending the Council meeting was to recognize Mayor Bagshaw for his advocacy as part of the team. Ms. Till presented Mayor Bagshaw with a recognition plaque for his service on the advocacy team.

Council President Dowless asked to change the order of an agenda item; Council members had no objections. Council President Dowless moved to "Unfinished Business", the Legacy tree mitigation plan. Council President Dowless and Council Member Hendrix declared a conflict because both serve on the Legacy HOA board.

***Council President Dowless turned the gavel over to Council Member Powell to preside over this portion of the Council meeting.***

Steve Klausterman, president of the Legacy HOA, gave a presentation regarding the removal of the trees on Holden Avenue and Jessamine Lane. Mr. Klausterman confirmed that an arborist from Central Florida Arbor Care gave the report recommending removal of the trees, and the trees were removed.

City Attorney Smith provided a summary of the events that took place, and resulted in the mitigation to replace the trees on Jessamine Lane that were removed. City Attorney Smith provided a memo to Council addressing this matter (attached to minutes). Mr. Klausterman said that Central Florida Arbor Care was supposed to get the permit.

David Willis, 5157 Crane's Point, Edgewood said that he did not understand what is being proposed to replace the trees with except for the Japanese Blueberry. Britt Beamer, 5100 Crane's Point Court, Edgewood, said it is infuriating what has happened. He said he has not seen any paperwork approving the removal of the trees on Holden Avenue. He said the proposed replacement tree is not an approved tree. He also noted that a fine is supposed to be paid for removing the trees. City Attorney Smith said the City has prosecutorial enforcement. He said he cannot think of a case where the fines have been assessed when there is a tree mitigation plan. He confirmed the proposed replacement tree is not in the Code. City Attorney Smith asked Council if they wanted to update the list and add the tree. Mayor Bagshaw noted that Duke Energy recommends the proposed tree as one to be planted under power

lines. The Mayor referred to the Engineer's report, and noted that the City needs to bring the Code up-to-date.

Richard Fawcett, 234 Prescott Drive, Edgewood, said he appreciates all that the Council does. He said he came to discuss the demise of the landscape in the City. He said he owns property across from the Edgewood Isle shopping center, and he has lived in Edgewood for 30 years. Mr. Fawcett said he appreciates what the Mayor is doing to clean things up in the City.

David Willis, 5157 Crane's Point, Edgewood – (noted he is a former Council Member), provided the portion of the City's Newsletter that references "magnificent oak trees". He said the area has had above-ground power lines for years. He agreed that the trees were not a condition of the Legacy Planned Development. He said it was approved as part of the subdivision approval process, and referenced the Code. He said it is significant to note that Council approved the removal of the trees and approved the mitigation plan. He said the trees on Holden and Jessamine should not have been removed. He noted that an application on a form provided by the City should have been submitted. He said the Japanese Blueberry can grow to a maximum height of 60 feet versus the oak tree that grows to a maximum height of 45 feet. Mr. Willis said that the Japanese Blueberry tree has an extensive root system, and asked how this protects the sidewalk. He said the live oak is strong and can sustain winds, such as those seen in hurricanes. He said it is time for Council to say enough and put back the 100-gallon oak trees. He said there was no proper application and Council should direct that the trees be replaced. Council Member Chotas noted the Legacy wall being so close to the trees. He said he thinks if the trees on Holden Avenue continued to grow, he didn't think there was enough room for them because of the location of the wall. Council Member Powell noted that Holden Avenue is a County road. Council Member Chotas said he loves the Live Oak but they require expensive maintenance.

Resident J.T. Blanton said the wall was closer to Holden Avenue than it is now because the County required it.

Brett Barner, 5101 Cranes Point Court, asked if the mitigation plan addresses Holden Avenue too, and Mayor Bagshaw said that the mitigation plan speaks only to Jessamine Lane.

Former Mayor, Mike Teague, 5553 Jessamine Lane, said he appreciated Mayor Bagshaw's comments and taking responsibility. Mr. Teague said that he began dialogue with Beazer Development long before the development was done. He said there were a lot of concerns that created dialogue from residents in several subdivisions. He said that if Beazer had not agreed to the tree mitigation plan, Legacy would have never been developed. He asked that Council stand by the pact that was made by those neighborhoods.

Council Member Powell said he has lived on Jessamine Lane since 1955. He said the Randall family owned the property that is now the Legacy subdivision. He said it was an orange grove that was not being maintained. He said when the family sold the property, discussion began as to what to do to make the development look pretty. He noted that former Mayor Teague said \$50,000 was spent on

sidewalks when he was Mayor. Council Member Powell said he didn't think residents want the City to keep spending money to repair sidewalks. He said he thinks it is prudent for tax dollars to be spent to prevent damage. He said he is not opposed to oak trees however, the potential for damage exists.

City Attorney Smith said that a tree can be removed from a public right-of-way. He said the two issues are (1) what tree will be planted on Holden Avenue and, (2) what tree will be planted on Jessamine Lane. Resident Mike Teague said he is okay with the proposed tree on Holden Avenue but feels the oak tree should be placed back on Jessamine Lane. He thinks maintenance will be a problem. In response to Council Member Chotas, Council Member Dowless said they removed the oak trees because of the sidewalk and the wall. He said that the trees are very odd shaped and hollow, and has a sporadic canopy. He said the City of Winter Park and Duke Energy classifies the Japanese Blueberry as an "understory tree".

Steve Ogden, Arborist and owner of Central Florida Arbor Care, said he has been a certified arborist since 1992. He said he understands how everyone feels. He said he pulls permits every day and that this was the first time he has ever been to a Council meeting for this type of occurrence. He said he takes it personally, as to the suggestion of coercion. He said he gets paid to testify in litigation cases as a certified arborist. Mr. Ogden said he teaches his kids integrity and honesty, because that is who he is. He confirmed that the largest live oak he took down was eight inches in diameter.

Council Member Chotas stated his concerns about the vote because only three members can vote. He suggested that there be a sit down to talk with the communities. David Willis agreed with the idea. Council President Dowless said he believes the Legacy HOA will be okay with the meeting. Mike Teague asked that no more trees be removed until the issue is resolved. **Council Member Chotas made the Motion to table the Legacy mitigation plan until the October 15, 2013 Council meeting; Seconded by Council Member Henley. Unanimously approved.**

Richard Fawcett asked if his issues were going to be addressed. **Council Member Powell passed the gavel back to Council President Dowless.** Council President Dowless said that he and the Mayor have met with Orange County representatives to address beautification on Orange Avenue. Mayor Bagshaw said the City can send out a letter to property owners to address the concerns however, Mr. Fawcett needs to be at the meeting to support the Council.

**Council President Dowless recessed the meeting at 9:06 p.m.**

**Council President Dowless reconvened the meeting at 9:17 p.m.**

## ORDINANCES

**ORDINANCE 2013-05** An ordinance of the City of Edgewood, Florida amending Chapter 2, "Administration," Article II, "City Council," providing rules and regulations related to public participation at City Council meetings; creating Chapter 2, "Administration," Article VIII, "Public Participation before boards and committees," providing rules and regulations related to public

participation at board and committee meetings; providing for conflicts, severability, codification and providing an effective date.

City Attorney Smith read in title only, the first reading of Ordinance 2013-05. He reminded Council that he had discussed the public participation legislation with them in a previous meeting.

**Council Member Powell made the Motion to approve the first reading of Ordinance 2013-03; Seconded by Council Member Hendrix.**

**Public Hearing:**

There was no one present who wished to speak concerning the subject ordinance.

Council Member Chotas asked that the Motion be amended to show deletion of the word "barred". Council Member Powell amended his motion as follows:

**Motion to approve Ordinance 2013-05, with the omission of the word "barred" on line 197, page 67; Seconded by Council Member Hendrix.**

Council Member Powell noted the 3-minute time limit to speak. City Attorney Smith said that Council can suspend the rule. Council Member Chotas said he favors allowing 5 minutes instead of 3 minutes to speak. **Council Member Chotas made the Motion to amend the Ordinance to allow 5 minutes to speak; Seconded by Council Member Powell.**

**Ordinance 2013-05 was approved by the following roll call vote (5/0):**

Council Member Henley	Favor
Council President Dowless	Favor
Council Member Chotas	Favor
Council Member Hendrix	Favor
Council Member Powell	Favor

City Clerk Meeks announced the second and final reading of Ordinance will be September 17, 2013.

**STAFF REPORTS**

**City Attorney**

City Attorney Smith reported that Det. Ron Beardslee filed a grievance against the City. He said the Mayor has until August 27, 2013 to decide if he accepts the grievance. He said there will be another meeting on Friday, August 23, 2013, which is outside of the grievance process.

**Police Chief**

Chief Marcus reported that the new police car is on the road.

**City Clerk**

City Clerk Meeks announced the dates for the City's budget hearings.

**Code Enforcement**

No report

**MAYOR & COUNCIL REPORTS**

**Mayor Bagshaw**

Mayor Bagshaw reported that the survey on Gatlin and Holden Avenue is being finalized. He said the County is trying to identify the DOT right-of-way. In response to Council Member Chotas, Mayor Bagshaw said the rumor is not squelched as it relates to 4-laneing Holden Avenue.

*(9:48 p.m. Council Member Powell left)*

**Council Member Henley**

Council Member Henley asked about the beer truck at the Farmer's market. Council Member Henley read from the Code; noting that Council approval has not been given for the sale of alcoholic beverages at the Farmers Market. She asked the City Attorney about the liability, and said she did not think the City should be promoting a beer truck. She said she like the Farmer's Market but sees it as being family oriented. Council President Dowless said he would like to discuss further in another meeting.

**Council Member Hendrix**

No report.

**Council President Dowless**

No report.

**ADJOURNMENT**

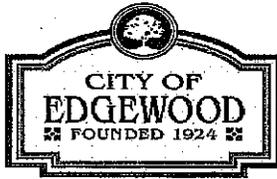
Having no further business or discussion the City Council regular meeting adjourned at 9:54 p.m.

**ATTEST:**

\_\_\_\_\_  
**John Dowless**  
Council President

\_\_\_\_\_  
**Bea L. Meeks, MMC, CPM**  
City Clerk

**APPROVED BY CITY COUNCIL ON** \_\_\_\_\_



**EDGEWOOD CITY COUNCIL  
SEPTEMBER 3, 2013 CITY COUNCIL SPECIAL MEETING**

On Tuesday, September 3, 2013, Council President Dowless called the Edgewood City Council special meeting to order at 6:00 p.m. Council President Dowless chose to forego the Invocation and the Pledge of Allegiance:

The following attendance is noted:

**Council:**

Ray Bagshaw, Mayor  
John Dowless, Council President  
Neil G. Powell, D.D.S., Council Member  
Lee Chotas, Council Member  
Michael Hendrix, Council Member

**Absent:**

Pam Henley, Council Member

**Staff:**

Bea L. Meeks, City Clerk  
Pete Marcus, Police Chief  
Drew Smith, City Attorney

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**NEW BUSINESS BUSINESS**

1. PBA Officer Grievance Settlement

Council President Dowless referred to City Attorney Smith to explain the grievance filed by Det. Ronald Beardslee. City Attorney Smith said the parties have agreed to settle the grievance for \$8000.00. There were no comments or discussion.

**Council Member Powell made the Motion to approve the settlement of the grievance for \$8000.00; Seconded by Council Member Hendrix. Unanimously approved (4/0).**

Council President Dowless referenced the Legacy Tree mitigation plan, and said he thought that the idea was for a meeting to be held with representatives from those concerned about the removal of the trees on Jessamine Lane. Council President Dowless said things seem to have gotten out of hand. Council Member Chotas said it made sense for leaders in the Community to come together to bring back a plan, to hopefully give Council an opportunity to effectively resolve the matter. Council Member Powell shared his observations of the matter, along with the history behind the planting of the oak trees. Council President Dowless asked Council Member Chotas to address the matter with resident David Willis, to encourage him to ensure the meeting is non-emotional and held with limited parties.

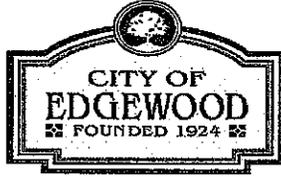
Having no further business or discussion, the City Council special adjourned the meeting at 6:23 p.m.

**ATTEST:**

\_\_\_\_\_  
**John Dowless**  
**Council President**

\_\_\_\_\_  
**Bea L. Meeks, MMC, CPM**  
**City Clerk**

**APPROVED BY CITY COUNCIL ON** \_\_\_\_\_



**EDGEWOOD CITY COUNCIL  
SEPTEMBER 3, 2013 CITY COUNCIL SPECIAL MEETING**

On Tuesday, September 3, 2013, Council President Dowless called the Edgewood City Council special meeting to order at 6:35 p.m. Council President Dowless chose to forego the Invocation and the Pledge of Allegiance:

The following attendance is noted:

Council:

Ray Bagshaw, Mayor  
John Dowless, Council President  
Neil G. Powell, D.D.S., Council Member  
Lee Chotas, Council Member  
Pam Henley, Council Member  
Michael Hendrix, Council Member

Staff:

Bea L. Meeks, City Clerk  
Pete Marcus, Police Chief

- 
- 1. First reading and first public hearing on Ordinance No. 2013-06 establishing the ad valorem tax levy (millage rate) for the operation of the City of Edgewood for Fiscal Year 2013/2014.***

**ORDINANCE NO. 2013-06:** AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA, ADOPTING THE FINAL LEVY OF AD VALOREM TAXES UPON THE ASSESSED REAL AND BUSINESS PERSONAL PROPERTY TAX ROLLS FOR FISCAL YEAR 2013/2014, BEGINNING OCTOBER 1, 2013 AND ENDING SEPTEMBER 30, 2014; AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Smith read Ordinance No. 2013-06 in title only. ***Council Member Chotas made the following Motion; Seconded by Council Member Powell:***

***I move to adopt Ordinance No. 2013-06 setting the City of Edgewood's millage rate for Fiscal Year 2013/2014 at 4.7000 mills which represents a .0780 percent increase over the roll-back rate of 4.6636 mills.***

**Public Hearing:**

There was no one present who wished to speak concerning the subject ordinance.

***Ordinance 2013-06 was approved by the following roll call vote (5/0):***

Council Member Powell	Favor
Council Member Henley	Favor
Council Member Hendrix	Favor
Council Member Chotas	Favor
Council President Dowless	Favor

City Clerk Meeks announced that Ordinance 2013-06 will be advertised, along with publication per TRIM. She said the second and final hearing will be September 17, 2013.

***2. First public hearing on adopting the annual budget for the City of Edgewood for Fiscal Year 2013/2014.***

Mayor Bagshaw explained that the budget includes a 2% payroll increase for all employees. He also noted that the 5% shown for City Hall staff payroll is to accommodate additional hours or other part time persons. Council Member Henley said her concern is that if the City brings in someone to do accounting; she does not see having two full time staff members and 2 part-time members. ***No action taken.***

After much discussion, it ***was the consensus of Council that records management needs to be a priority.*** Council Member Dowless says that he would like to have a City Manager, as he feels that is what the Mayor has been doing. Council Member Henley said before an employee is hired there should be a specific job description. City Clerk Meeks stated that all positions in City Hall have a job description. Council Member Chotas said he would like next year's budget be a zero based budget. Mayor Bagshaw confirmed for Council President Dowless that some Cities have outsourced their permitting. Mayor Bagshaw said there are a lot of ways, as the City goes forward, to reduce expenditures. He said he thinks the problem has been that over the years the City has "gotten by". Mayor Bagshaw said if you look at the history of the City and, the number of City Clerks the City has had, and three Mayors in the same year; you can argue, fuss and fight or say we have to start somewhere. He said the City can back up or go forward. He said he has no particular interest in any line item in the budget. He said anything can change. He said "we move forward" based on what Council approves. He said that he and staff are doing the best they can with what they have. The Mayor said he can give it up at any time; Council just has to tell him. Mayor Bagshaw said he thinks the City is better today. Council Member Chotas said he would like to reduce the Mayor's burdens. Council President Dowless agreed.

In response to Council President Dowless, City Attorney Smith said changes can be made on each line item of the budget per consensus of the Council. Council Member Henley said she is not approving the budget, and that she was not happy with the healthcare plan.

Chief Marcus confirmed that \$666,901 was the correct salary for the Police Department. City Clerk Meeks explained why she asked the Chief to separate out the Code Enforcement salary, and how it helps with the City's worker's compensation self-audit.

Council Member Hendrix said he would like to have someone staffed in City Hall to do the accounting. Mayor Bagshaw confirmed that McDermit said they would provide an employee to work in City Hall. It was agreed to leave \$35,000 in the budget for bookkeeping services. It was agreed that Council was not approving McDermit's Letter of Engagement.

Council President Dowless confirmed that FEG didn't select the order of projects on the Capital Improvements Project (CIP) plan. Council President Dowless noted the damage shown on Jessamine Lane, in the picture of Jessamine Lane taken by FEG. City Attorney Smith said the CIP will have to be formally adopted but not at this time. City Clerk Meeks noted that in the initial budget that \$125,000 was established as a CIP fund; Council asked for it to go on the roads' and streets' general ledger.

Mayor Bagshaw noted the employees who attended the last insurance review committee meeting. Mayor Bagshaw called on Sgt. Freeburg to give a summary of the meeting. Sgt. Freeburg said that the officers were okay with renewing the current plan, with the addition of an HRA. He said the HRA would take some of the burden of costs off of the officers. Sgt. Freeburg confirmed for Council President Dowless that \$2000.00 would help. He said those employees with a family know that they are only getting \$2000.00 for the whole family. City Clerk Meeks provided a spreadsheet that broke down every employee's health, dental, vision, life and other benefits provided, and the employee costs associated with the benefit.

City Clerk Meeks reminded Council that open enrollment is scheduled for September 13 and 14, 2013. Council Member Henley said she would like consideration for the BC/BS 5461 plan. Sgt. Freeburg says he has to go back to the officers for their consideration of the plan. It was agreed that staff will only consider the BC/BS 5461 plan, or renew the current plan with the addition of an HRA. Mayor Bagshaw explained how employees can use the HRA card.

***Council Member Chotas made the following Motion; Seconded by Council Member Hendrix:***

***I move to approve the first reading of the City of Edgewood's budget for fiscal year 2013/2014, and to move the budget forward to the September 17, 2013 City Council meeting for second and final reading.***

**Public Hearing:**

There was no one present who wished to speak concerning the 2013/2014 FY budget.

***The first reading of the City of Edgewood's budget for FY 2013/2014 was approved in the following roll-call vote (4/1):***

<b><i>Council Member Powell</i></b>	<b><i>Favor</i></b>
<b><i>Council Member Henley</i></b>	<b><i>No</i></b>
<b><i>Council President Dowless</i></b>	<b><i>Favor</i></b>
<b><i>Council Member Hendrix</i></b>	<b><i>Favor</i></b>
<b><i>Council Member Chotas</i></b>	<b><i>Favor</i></b>

**UNFINISHED BUSINESS**

1. Certificate To Non-Ad Valorem Assessment Roll

City Clerk Meeks explained that Council consensus approval in a budget workshop that they did not want to increase the non-ad valorem assessment. City Clerk Meeks requested approval for Mayor Bagshaw to sign the Certification to Non-Ad Valorem Tax Roll. She said the annual cost to residents remains at \$292.96 per unit. ***Council Member Powell made the Motion to approve the Mayor's signature for the Certification to Non-Ad Valorem Tax Roll; Seconded by Council Member Chotas. Unanimously approved (5/0).***

Having no further business or discussion, on the Motion of Council Member Powell; Seconded by Council Member Chotas, Council unanimously approved adjourning the City Council special meeting at 8:10 p.m.

\_\_\_\_\_  
John Dowless  
Council President

ATTEST:

\_\_\_\_\_  
Bea L. Meeks, MMC, CPM  
City Clerk

APPROVED BY CITY COUNCIL ON \_\_\_\_\_

**ORDINANCE NO. 2013-07**

**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA AMENDING THE REPLACEMENT TREE STOCK LIST CONTAINED IN SECTION 130-7 TO INCLUDE THE JAPANESE BLUEBERRY TREE; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council finds it appropriate to include the Japanese Blueberry Tree in the replacement tree stock list contained in the City's Tree Management and Protection Ordinance.

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

**SECTION 1.** The Replacement Tree Stock List contained in Section 130-7 of the City of Edgewood Code of Ordinances is hereby amended as follows (note, underlined text indicates added text):

American beech	Pignut hickory
American elm; White elm	Pond cypress
American holly	Red bay
Bald cypress	Red buckeye
Basswood	Red maple
Black cherry	Sand live oak
Black gum	Scrub hickory
Bluejack oak	Scrub oak
Chickasaw plum	Slash pine
Chinese elm	Southern magnolia
Coast pignut hickory	Southern red cedar

Crepe myrtle	Southern red oak
Dahoon holly	Spanish oak; Shumard oak
Flowering dogwood	Swamp chestnut oak
Fringe tree	Swamp dogwood
Green ash	Sweet bay
Hackberry	Sweet gum
Ironwood	Sycamore
<u>Japanese Blueberry</u>	Tulip tree
Laurel oak	Turkey oak
Live oak	Water oak
Loblolly bay	White oak
Loblolly pine	Wild olive-Devilwood
Long Leaf pine	Willow oak
Myrtle oak	Winged elm; Cork elm
Pecan	

**SECTION 3: Codification:** Section 1 of this Ordinance shall be codified and made part of the City of Edgewood Code of Ordinances.

**SECTION 4: Control:** In the event of a conflict or conflicts between this ordinance and other ordinances, this ordinance controls.

**SECTION 5: Severability:** It is the intent of the City Council of the City of Edgewood, and is hereby provided, that if any section, subsection, sentence, clause, phrase or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

**SECTION 6: Effective Date:** This Ordinance shall become effective upon final passage and adoption.

**ADOPTED** by the City Council of the City of Edgewood, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2013.

---

John Dowless, Council President

*ATTEST:*

---

Bea Meeks, MMC, CPM, CBTO  
City Clerk

**ORDINANCE NO. 2013-04**

**AN ORDINANCE EXTENSIVELY AMENDING THE CITY OF EDGEWOOD COMPREHENSIVE PLAN TO IMPLEMENT THE RECOMMENDATIONS OF THE EVALUATION AND APPRAISAL REPORT OF THE CITY OF EDGEWOOD COMPREHENSIVE PLAN; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the City Council of the City of Edgewood adopted the City of Edgewood Comprehensive Plan by Ordinance No. 91-378 on December 17, 1991, pursuant to Chapter 163.3184, Florida Statutes; and

**WHEREAS**, the City of Edgewood Comprehensive Plan, is the product of an ongoing planning process; and

**WHEREAS**, pursuant to Florida Statutes, the City of Edgewood Comprehensive Plan shall be amended based on the recommendations contained in the adopted Evaluation and Appraisal Report dated May 15, 2008; and

**WHEREAS**, pursuant to Florida Statutes, this Evaluation and Appraisal Report-based amendment to the City of Edgewood Comprehensive Plan demonstrates consistency with changes in state statutes and the plans of state and regional agencies; and

**WHEREAS**, an updated and current City of Edgewood Comprehensive Plan is essential to direct the City's future planning programs; and

**WHEREAS**, the Local Planning Agency for the City of Edgewood received input and advice from its planners and staff; and

**WHEREAS**, the City Council of the City of Edgewood deems it necessary to make such revisions to the City of Edgewood Comprehensive Plan, as contained in this Ordinance; and

**WHEREAS**, all required public notices and public hearings for such amendment to the City of Edgewood Comprehensive Plan have been properly given and held.

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

**SECTION 1. LEGISLATIVE FINDINGS.** The Recitals set forth above are hereby adopted as legislative findings of the City Council of the City of Edgewood.

**SECTION 2. COMPREHENSIVE PLAN AMENDMENT TEXT.** Attachment "A" attached to this Ordinance is hereby incorporated into the text of this Ordinance as though fully set forth herein verbatim as the Comprehensive Plan Amendments.

**SECTION 3.** All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

**SECTION 4.** After the first public hearing, one paper copy hereof and two electronic PDF copies on a CD ROM shall be transmitted to the Department of Economic Opportunity, and a copy shall be submitted to each of: the East Central Florida Regional Planning Council, the St. Johns River Water Management District, the Department of Environmental Protection, the Department of State, the Department of Transportation, Orange County, and any other unit of local government or governmental agency in the State of Florida that has filed a written request with the Clerk of the City of Edgewood, Florida.

**SECTION 5.** This Ordinance shall become effective 31 days after the Department of Economic Opportunity notifies the City that the Plan Amendment package is complete, or on the date a final order is issued by the Department of Economic Opportunity or Administration Commission finding the amendment in compliance, whichever occurs sooner. No development permits or land uses dependent on this amendment may be issued or commence before it has become effective.

**FIRST READING** on the 13th day of July, 2013.

**ADOPTED** by the City Council of the City of Edgewood, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
John Dowless, Council President

*ATTEST:*

\_\_\_\_\_  
Bea Meeks, MMC, CPM, CBTO  
City Clerk

Rick Scott  
GOVERNOR



Jesse Panuccio  
EXECUTIVE DIRECTOR

September 24, 2013

The Honorable Ray Bagshaw  
Mayor, City of Edgewood  
405 Larue Avenue  
Edgewood, Florida 32809

Dear Mayor Bagshaw:

The Department of Economic Opportunity completed its review of the proposed comprehensive plan amendment for Edgewood (Amendment No. 13-1ER), which was received and determined complete on July 26, 2013. We reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report identifies two objections and recommendations. Review comments received by the Department from the reviewing agencies are also enclosed. The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(4)(e)1, F.S., provides that if the second public hearing is not held and the amendment adopted within 180 days of your receipt of the Department of Economic Opportunity report, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department of Economic Opportunity and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment.

If you have any questions related to this review, please contact Ashley Porter at (850) 717-8502, or by email at [Ashley.Porter@deo.myflorida.com](mailto:Ashley.Porter@deo.myflorida.com).

Sincerely,

for William B. Killingsworth  
Director, Division of Community Development

WBK/ap

Enclosures: Objections, Recommendations, and Comments Report  
Procedures for Adoption

cc: Bea L. Meeks, City Clerk, City of Edgewood  
Hugh Harling, Executive Director, East Central Florida Regional Planning Council

Florida Department of Economic Opportunity | Caldwell Building | 197 E. Madison Street | Tallahassee, FL 32399  
866.FLA.2345 | 850.245.7105 | 850.921.3223 Fax  
[www.floridajobs.org](http://www.floridajobs.org) | [www.twitter.com/FLDECO](http://www.twitter.com/FLDECO) | [www.facebook.com/FLDECO](http://www.facebook.com/FLDECO)

## OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT

### PROPOSED COMPREHENSIVE PLAN AMENDMENT

#### CITY OF EDGEWOOD (DCA No. 13-1ER)

The Department identified the following objections. If the City adopts the amendment without addressing the objections, the Department may find the amendment not in compliance pursuant to Section 163.3184(4)(e)4., F.S.

#### **Objections:**

##### **1. Five Year Schedule of Capital Improvements**

The proposed five year schedule of capital improvements only contains projects that are funded in 2013. The schedule does not include unfunded and funded projects needed to maintain and achieve the adopted level of service standards through the five year planning period consistent with Section 163.3177(3)(a)4., F.S.

Also, Objective 2.1 of the Transportation Element states that the City adopts the Metropolitan Planning Organization's (MPO) Long Range Transportation Plan (LRTP) or its most current annual update by reference. This is an incorrect adoption by reference pursuant to Section 163.3177(1)(b), F.S.

Authority: Sections: 163.3177(3)(a), F.S., 163.3177(1)(b), F.S.

**Recommendation:** Adopt a five year schedule of capital improvements that includes funded and unfunded projects needed to maintain and achieve the adopted level of service standards through the five year planning period.

Adopt the MPO's LRTP by reference by specifying its title and the date it was adopted by the MPO. This reference should be amended every year as part of the update to the five year schedule of capital improvements.

##### **2. Public Schools Interlocal Agreement**

The City and the Orange County School Board have not executed an agreement pursuant to Section 163.3177(2), F.S. that establishes the specific ways in which the City and School Board coordinate. Alternatively, the City has not demonstrated that they meet the criteria for exemption pursuant to Section 163.3177(3), F.S.

Authority: Section 163.3177, F.S.

**Recommendation:** Coordinate with the Orange County School Board to execute an agreement regarding the specific plans and processes used for school facility planning. Alternatively, demonstrate that the City meets all of the criteria for exemption pursuant to Section 163.3177(3), F.S.

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS**

**FOR STATE COORDINATED REVIEW**

**Section 163.3184(4), Florida Statutes**

**May 2011**

**NUMBER OF COPIES TO BE SUBMITTED:** Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the Department of Economic Opportunity and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

**SUBMITTAL LETTER:** Please include the following information in the cover letter transmitting the adopted amendment:

\_\_\_\_\_ Department of Economic Opportunity identification number for adopted amendment package;

\_\_\_\_\_ Summary description of the adoption package, including any amendments proposed but not adopted;

\_\_\_\_\_ Ordinance number and adoption date;

\_\_\_\_\_ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

\_\_\_\_\_ Name, title, address, telephone, FAX number and e-mail address of local government contact;

\_\_\_\_\_ Letter signed by the chief elected official or the person designated by the local government.

**ADOPTION AMENDMENT PACKAGE:** Please include the following information in the amendment package:

\_\_\_\_\_ In the case of text amendments, changes should be shown in strike-through/underline format;

\_\_\_\_\_ In the case of future land use map amendment, an adopted future land use map, in **color format**, clearly depicting the parcel, its existing future land use designation, and its adopted designation;

\_\_\_\_\_ A copy of any data and analyses the local government deems appropriate.

**Note:** If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

\_\_\_\_\_ Copy of executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the Department of Economic Opportunity posts a notice of intent determining that this amendment is in compliance. If timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

\_\_\_\_\_ List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review;

\_\_\_\_\_ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

\_\_\_\_\_ Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity to the ORC report from the Department of Economic Opportunity.



# St. Johns River Water Management District

Hans G. Tarnziér III, Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500  
On the Internet at [floridaswater.com](http://floridaswater.com).

August 6, 2013

Mr. D. Ray Eubanks, Plan Review Administrator  
Division of Community Planning and Development  
Florida Department of Economic Opportunity  
107 E. Madison Street  
Tallahassee, FL 32399

Re: City of Edgewood Proposed Comprehensive Plan Amendment  
Amendment #13-1ER

Dear Mr. Eubanks:

St. Johns River Water Management District (District) staff have reviewed the above-referenced proposed comprehensive plan amendment, subject to the state-coordinated review process. The amendment is the Evaluation and Appraisal Report (EAR)-based amendment for the City of Edgewood. The amendment contains text changes to each element of the comprehensive plan (data, inventory, and analysis; goals, objectives, and policies; and map series) and is intended to meet the water supply planning requirements of chapters 163 and 373, *Florida Statutes*, including a water supply facilities work plan.

District staff review focused on flood protection and floodplain management, wetlands and other surface waters, and regional water supply as they relate to important state resources and facilities, as outlined in *Florida Statutes*. District staff have not identified any adverse impacts to important state resources and facilities that would result from the amendment.

If you have any questions, please do not hesitate to contact me at (386) 329-4436 or [cfoerste@sjrwmd.com](mailto:cfoerste@sjrwmd.com).

Sincerely

Cathleen E. Foerster, AICP, Intergovernmental Planner  
Office of Communications and Intergovernmental Affairs

cc: Bea Meeks, City of Edgewood  
James Stansbury, Florida Department of Economic Opportunity  
Andrew Landis, East Central Florida Regional Planning Council  
Suzanne Ray, Florida Department of Environmental Protection  
Nancy Christman, St. Johns River Water Management District

#### GOVERNING BOARD

Lad Daniels, CHAIRMAN JACKSONVILLE	John A. Mikios, VICE CHAIRMAN ORLANDO	Douglas G. Bournique, SECRETARY VERO BEACH	Maryam H. Ghyabi, TREASURER ORMOND BEACH
Douglas Burnett ST. AUGUSTINE	Chuck Drake ORLANDO	George W. Robbins JACKSONVILLE	Fred N. Roberts, Jr. OCALA
			W. Leonard Wood FERNANDINA BEACH



*Florida Department of Transportation*

RICK SCOTT  
GOVERNOR

133 S. Semoran Boulevard  
Orlando, FL 32807

ANANTH PRASAD, P.E.  
SECRETARY

August 28, 2013

8/28/13

Mr. Ray Eubanks  
Administrator, Plan Review and Processing  
Department of Economic Opportunity, State of Florida  
107 E. Madison Street  
Tallahassee, FL 32399-4120

Via E-Mail

[DCPexternalagencycomments@deo.myflorida.com](mailto:DCPexternalagencycomments@deo.myflorida.com)

**SUBJECT: PROPOSED EAR-BASED AMENDMENTS**  
**LOCAL GOVERNMENT: CITY OF EDGEWOOD**  
**DEO #: EDGEWOOD 13-1ER**

Dear Mr. Eubanks:

The Department of Transportation has completed its review of the proposed EAR-Based Amendments as requested in your memorandum dated July 26, 2013.

We appreciate the opportunity to participate in this review process and we offer our comments and recommendations with this letter.

If you have any questions, please contact Heather Garcia at (386) 943-5077 or email at [heather.garcia@dot.state.fl.us](mailto:heather.garcia@dot.state.fl.us).

Sincerely,

Susan Sadighi, P.E.  
Intermodal Systems Development Manager

attachment

C: Bea L. Meeks, City of Oak Hill  
Alberto Vargas, Orange County  
Andrew Landis, ECFRPC  
Rob Magee, FDOT  
James Stansbury, DEO

[www.dot.state.fl.us](http://www.dot.state.fl.us)

## COMPREHENSIVE PLAN AMENDMENT STATE COORDINATED REVIEW COMMENTS

**Local Government:** City of Edgewood  
**DEO Amendment #:** City of Edgewood 13-1ER  
**Date FDOT Received:** July 29, 2013  
**Review Comments Deadline:** August 28, 2013  
**Today's Date:** August 8, 2013

### GENERAL BACKGROUND INFORMATION

The City of Edgewood has transmitted proposed amendments to their Comprehensive Plan associated with EAR-Based analysis and recommended amendments. The amendments encompass all or portions of the City's Comprehensive Plan Elements and respective sub-elements (listed below). In addition, the City has proposed changes to the Future Land Use Element text and map series as indicated on Map 1.

### AMENDMENT -- 13-1ER

**Elements:** Future Land Use Element  
Transportation Element  
Housing Element  
Public Facilities Element  
Conservation Element  
Recreation and Open Space Element  
Intergovernmental Coordination Element  
Capital Improvements Element  
List of Acronyms and Abbreviations

**Statutory Reference:** Chapter 163.3177, F.S., Required and optional elements of comprehensive plan  
Chapter 163.3184, F.S., Process for adoption of plan amendment

### Background:

The City of Edgewood has proposed amendments to the City's Comprehensive Plan including the Plan's eight (8) Elements, and respective sub-elements, consistent with the City's Evaluation and Appraisal Report (EAR).

In addition, the City is proposing an amendment to the Future Land Use Map for two properties identified on Figure 1. Based on information provided by the City, no record was available of previous Future Land Use Map amendment(s) when the subject properties were annexed in 2002 and 2010.

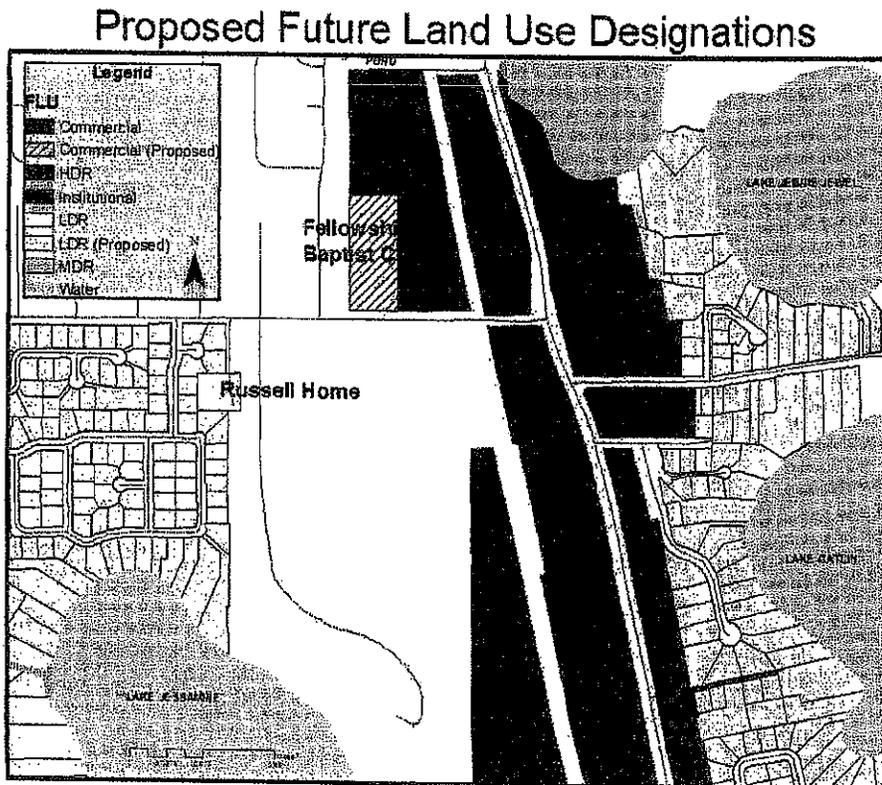
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<b>FDOT Contact:</b>	Heather Garcia FDOT District 5 Planning & Corridor Development Manager 386-943-5077	<b>Reviewed by:</b>	Cliff Tate, PE Kimley-Horn and Associates, Inc. 407-898-1511 cliff.tate@kimley-horn.com
<b>Telephone:</b>			
<b>E-mail:</b>	<a href="mailto:Heather.Garcia@dot.state.fl.us">Heather.Garcia@dot.state.fl.us</a>		
<b>File:</b>	H:\OCC\Planning\Growth Management\GPA Project Files\Edgewood_Orange\Review\2013\Edgewood 13-1ER_.doc		

**COMPREHENSIVE PLAN AMENDMENT STATE COORDINATED REVIEW COMMENTS**

**Local Government:** City of Edgewood  
**DEO Amendment #:** City of Edgewood 13-1ER  
**Date FDOT Received:** July 29, 2013  
**Review Comments Deadline:** August 28, 2013  
**Today's Date:** August 8, 2013

**Figure 1 – Amendment Parcel Location**



December 2012

These two proposed amendments do not appear to adversely impact designated transportation resources and facilities of state importance; therefore, FDOT has no comments on these proposed amendments.

The following comments relate to the EAR based amendments.

Due to the nature of the EAR based amendments (i.e., revision to the introduction, certain, minor text amendments of specific goals, objectives and policies, clarification and update of terms, implementation

<p>FDOT Contact: Heather Garcia          FDOT District 5          Planning &amp; Corridor Development Manager          386-943-5077          Telephone: Heather.Garcia@dot.state.fl.us          E-mail: Heather.Garcia@dot.state.fl.us          File: H:\OCC\Planning\Growth Management\CPA Project Files\Edgewood_Orange\Review\2013\Edgewood 13-1ER_doc</p>	<p>Reviewed by: Clif Tate, PE          Kimley-Horn and Associates, Inc.          407-898-1511          clif.tate@kimley-horn.com</p>
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**COMPREHENSIVE PLAN AMENDMENT STATE COORDINATED REVIEW COMMENTS**

**Local Government:** City of Edgewood  
**DEO Amendment #:** City of Edgewood 13-1ER  
**Date FDOT Received:** July 29, 2013  
**Review Comments Deadline:** August 28, 2013  
**Today's Date:** August 8, 2013

and/or coordination dates, monitoring programs, etc.), certain elements and their respective amendments, are not anticipated to impact FDOT SIS Facilities.

These elements include the following amendments:

Housing Element  
Public Facilities Element  
Conservation Element  
Recreation and Open Space Element  
List of Acronyms and Abbreviations

It has also been noted within the Transportation Element that the City does not control roadways, other than local roads, within the City limits; arterial and collector roadways are controlled by either FDOT or Orange County.

The following analysis includes proposed amendments and/or comments regarding specific Goals, Objectives and/or Policies beyond clarification text and/or language:

- Future Land Use Policy 1.1.6 – this policy provides new language permitting properties with Commercial Future Land Use with frontage on roadways designated "principal arterial" may have mixed use development up to 1.0 FAR (non-residential) and 25 dwelling units per acre in order to promote infill and redevelopment opportunities.
- Transportation Policy 2.1.1 – this policy provides the minimum standard LOS (which is LOS "E" for SR 527) and current operating LOS for certain, listed roadways. No roadways were reported as exceeding the minimum standard LOS; however, this is inconsistent with a check of SR 527 which appears to be operating at LOS "F" (based on the most recent FDOT traffic count and the Generalized Annual Average Daily Volumes for Florida's Urbanized Areas from the FDOT 2013 Quality/Level of Service Handbook). It should be noted that it appears the City has eliminated Transportation Concurrency within the City.
- Transportation Policy 2.2.4 – this policy provides standard roadway components for arterial and collector roadways including bicycle facilities, pedestrian walkways and associated facilities.
- Transportation Policy 2.6 – this policy requires coordination of transportation planning with the Future Land Use Map and MetroPlan Orlando MPO Long-range Transportation Plan (LRTP).
- Transportation Policy 2.7.4 – this policy supports the SunRail Interlocal Agreement.
- Capital Improvements Policy 8.4.1 regarding proportionate fair share has been deleted, which is consistent with the elimination of transportation concurrency.

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<b>File:</b>	H:\OCC\Planning\Growth Management\CPA Project Files\Edgewood_Orange\Review\2013\Edgewood 13-1ER_.doc		

**COMPREHENSIVE PLAN AMENDMENT STATE COORDINATED REVIEW COMMENTS**

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The current City Commercial designation allows development up to a 0.50 floor area ratio (FAR); the proposed City language would permit up to 1.0 FAR and 25 dwelling units per acre for Commercial designated properties adjacent to a principal arterial. This proposed amendment would primarily impact properties adjacent to (fronting) S. Orange Avenue/SR 527 which extends north to south through the City connecting the downtown Orlando area and areas adjacent to and west of the Orlando International Airport. Per the City's Staff Report, the Commercial future land use designation would permit new development, including potentially an increase in the amount of non-residential and residential development; however, based on existing development patterns with the City of Edgewood, the City anticipates potential, future development would be minimal in the immediate future.

F.S. 163.3177(1)(f) requires all amendments to be based upon relevant and appropriate data and an analysis by the local government; however, no analysis of the transportation impacts created by the proposed change in intensity and density along SR 527 appears to have been provided. Therefore, a basic daily trip generation analysis was conducted for the existing and proposed future land uses (see Table 1) in an effort to determine the general significance of the proposed change. Based on the proposed increases in intensity and density, the change is projected to generate up to an additional 116,900 daily external trips.

**Table 1 – Daily Trip Generation Analysis**

Scenario	Land Use Designation	ITE Land Use Code	Size of Development		Daily External Trips
			Acres	Units or Area	
Existing	Commercial	820	150	3,267,000 square feet	92,100
Proposed	Commercial	820	150	6,534,000 square feet;	184,100
	Residential*	220		3,750 du's	24,900
Change in Daily Trips					116,900

\* = provides development potential up to 1.0 FAR and 25 du/ac

Based on the FDOT's 2012 count data, SR 527 (0.75 miles north of the 1-way pair) has an annual average daily traffic of 41,500 compared to a capacity of 39,000 vehicles per day at the adopted level of service standard (LOS) of "E" (based on the Generalized Annual Average Daily Volumes for Florida's Urbanized Areas from the FDOT 2013 Quality/Level of Service Handbook). Thus, it appears SR 527 is currently operating at LOS "F" and it exceeds the adopted LOS standard. Based on this information, the

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**COMPREHENSIVE PLAN AMENDMENT STATE COORDINATED REVIEW COMMENTS**

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proposed increase in intensity and density will far exceed the capacity of SR 527, requiring significant increases in capacity to achieve and maintain the City's LOS standard.

**Review Comments:**

Based on the Departments review of the proposed Comprehensive Plan text amendments, specifically those contained within Future Land Use Element Policy 1.1.6, impacts to the roadway network including S. Orange Avenue/SR 527 have not been identified as required by statute. The City's analysis does not including total acreage and/or potential (maximum) amounts of development for the affected properties. The City's Comprehensive Plan – Volume II Data and Analysis, notes Commercial Land Use includes approximately 150 acres and notes it is, "expected to be maintained as the commercial corridor is defined adjacent to Orange Avenue." Assuming the full 150 acres is deemed to meet the criteria contained in Policy 1.1.6, approximately 6,534,000 square feet of non-residential and up to 3,750 residential dwelling units could be developed (using maximum development yield) along the corridor. It is recommended that a long-term roadway analysis be prepared reflective of the proposed Future Land Use Policy to include the corridor and appropriate measures be implemented to ensure this FLUE text amendment does not significantly impact transportation resources or facilities of State importance.

Pursuant to F.S. 163.3184(3)(b), the Florida Department of Transportation (FDOT) notes that the proposed change (specifically Future Land Use Policy 1.1.6) appears to adversely impact designated transportation resources and facilities of state importance (SR 527).

The FDOT respectfully requests a copy of the adopted plan amendment following adoption.

**Recommendation:**

Recognizing that the proposed Future Land Use text amendment allows for much more intensive development than allowed at this time and Orange Avenue (SR 527) is currently operating at LOS F and exceeds the adopted standards, the City should provide detailed analysis as to the amount of acreage subject to the increased development standard and also further analyze the impacts of this development on the roadway network. Once this information is identified, appropriate measures should be identified that can be implemented to ensure this FLUE text amendment does not significantly impact transportation resources or facilities of State importance (SR 527).

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<b>FDOT Contact:</b>	Heather Garcia FDOT District 5 Planning & Corridor Development Manager 386-943-5077 <a href="mailto:Heather.Garcia@dot.state.fl.us">Heather.Garcia@dot.state.fl.us</a>	<b>Reviewed by:</b>	Clif Tate, PE Kimley-Horn and Associates, Inc. 407-898-1511 <a href="mailto:clif.tate@kimley-horn.com">clif.tate@kimley-horn.com</a>
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MEMORANDUM

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TO: CITY OF EDGEWOOD  
FROM: FLORIDA ENGINEERING GROUP, INC. (FEG)  
SUBJECT: **TASK 6 - COMPREHENSIVE PLAN ADOPTION HEARING  
FOLLOWING STATE DEPARTMENT OF ECONOMIC  
OPPORTUNITY (DOE) REVIEW**  
DATE: 11/7/2013

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Below summarizes the adoption package for the Edgewood Comprehensive Plan Amendment Package that was transmitted for review to the State Department of Economic Opportunity (DOE) in July 2013.

The only changes made to the Comprehensive Plan Amendment Package are those identified below, in response to the DOE Objections, Recommendations and Comments (ORC) Report. All other portions of the Comprehensive Plan remain as they were transmitted to the State. The State references the transmitted package as **Amendment No. 13-1ER**.

In the ORC Report, the State identified two objections and recommendations the City would need to act on prior to adoption of the Comprehensive Plan Amendment No. 13-1ER. The City has addressed each of these items by incorporating the DOE recommendations into the Comprehensive Plan, as identified below:

**1. Five Year Schedule of Capital Improvements**

- a. A five year schedule of capital improvements that includes funded and unfunded projects needed to maintain and achieve the adopted level of service standards through the five year planning period has been added to the Capital Improvements Element, as part of the Adoption Package. This revision is located on Page 80 of Volume 1 and Page 131 of Volume 2.
- b. Objective 2.1 has been revised to reflect the recommended language by DOE. The additional text to comply with the DOE recommendation is in **bolded text below**:

OBJECTIVE 2.1: The City shall adopt roadway facility capacities and level of service standards to ensure the operation of a safe, convenient and efficient ~~traffic circulation~~ transportation system. The City does not control roadways within the City other than those classified as local roads. Due to this, the City recognizes the authority of FDOT and Orange County over such roads within the City. The City adopts, by reference, the Metropolitan Planning Organization (MPO) Long-Range Transportation Plan (LRTP), "The 2030 Long Range Transportation Plan" adopted by the MPO on August 12, 2009 and amended November 10, 2010, July 20, 2011, and July 11, 2012 or most current annual update by reference as the City's 20-year roadway improvement program, as related to the City of Edgewood. This plan includes the 10-year Capital Improvement Schedule, a 5-year Capital Improvement Program, state roadway projects, and other needed city/county transportation improvement projects inclusive of proposed partnership projects.

## **2. Public Schools Interlocal Agreement**

The DOE recommended that Edgewood coordinate with the Orange County School Board to execute an agreement regarding the specific plans and processes used for school facility planning.

The City complied with this recommendation by the City Council approval of entering into the "First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency" (Execution Version dated March 9, 2011) and the Mayor subsequently executing the Agreement on October 15, 2013.

### **Additional Agency Review Comments**

The following agencies provided recommendations as part of the DOE review process. These have been addressed as indicated below:

- A) Florida Department of Transportation (FDOT)- this agency recommended the City provide detailed analysis as to the amount of acreage subject to the increased development standards in the Commercial Future Land Use designation (up to 25 dwelling units per acre) and analyze the impacts of development on the roadway network.

A detailed response has been prepared as part of this Adoption Package for Amendment No. 13-1ER. The response addresses the multi-modal nature of the Orange Avenue Corridor, current FDOT studies regarding mixed-use trip generation, and development densities supporting multi-modal transportation. Additionally, it is identified that analysis of impacts will be project driven for such a type of development. The Edgewood Land Development Code has safeguards built into the review and public hearing processes requiring such studies and analyses for development applications.

- B) Florida Department of Education- this agency identified that Amendment No. 13-1ER is not supported by an adopted interlocal agreement with the Orange County School Board.

This has been addressed by the City Council approval of entering into the "First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency" (Execution Version dated March 9,2011) and the Mayor subsequently executing the Agreement on October 15, 2013.

### **Next Steps**

Following the adoption hearing for Comprehensive Plan Amendment No. 13-1ER, as amended by the changes identified above, the Adoption Package will be sent to DOE.

The effective date of the revised Comprehensive Plan, if the amendment is not timely challenged, will be the date the DOE posts a notice of intent determining that Amendment No. 13-1ER is in compliance.

### **Attachments:**

- DOE Objections, Recommendations, and Comments Report
- Comprehensive Plan Volume 1 (November 2013 Update)
- Comprehensive Plan Volume 2 (November 2013 Update)
- Executed "First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency"
- Response to Florida Department of Transportation (FDOT) recommendation
- Adoption Ordinance for Comprehensive Plan Amendment No. 13-1ER

# FLORIDA DEPARTMENT OF EDUCATION



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*elkals*

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August 23, 2013

Mr. D. Ray Eubanks, Plan Processing Administrator  
Division of Community Development  
Department of Economic Opportunity  
107 East Madison Street  
Tallahassee, Florida 32399-4120

Dear Mr. Eubanks:

Re: Edgewood 13-1ER

Thank you for the opportunity to review the City of Edgewood 13-1ER amendment package. According to the department's responsibilities under Section 163.3184(3), Florida Statutes, I reviewed the amendment considering provisions of Chapter 163, Part II, F.S., and to determine whether the proposal, if adopted, would have the potential to create adverse effects on public school facilities.

The package proposes amendments related to the evaluation and review of the city's comprehensive plan. While the amendment appears to adequately address the school siting requirements of section 163.3177(6)(a), F.S., the amendment is not supported by an adopted interlocal agreement as required by section 163.3177(2), F.S., that specifies the mutual agreement of the city and the school board with respect to a school siting process. Further, the plan would be improved if revised to also address the requirements of section 163.3177(h), F.S., regarding adoption of intergovernmental coordination element policies for coordination with the school board.

I reviewed our files and did not find a record of an interlocal agreement between the city and the school district, or documentation of the city's eligibility for the exemption afforded by section 163.3177(3), F.S. Although the city and school district are no longer required to transmit their

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DIRECTOR, OFFICE OF EDUCATIONAL FACILITIES

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Mr. D. Ray Eubanks

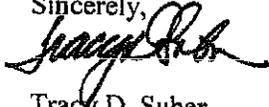
August 23, 2013

Page 2

agreement for state agency review, if the city is not eligible for exemption, the law requires the execution of an agreement that addresses the provisions of section 163.31777(2), F.S. Based on information provided by Mr. Tyrone Smith of Orange County Public Schools, it is my understanding that a representative of the city participated on the staff working group that prepared the 2011 Amended and Restated Agreement for Public School Facility Planning. Because section 163.31777(1), F.S., encourages the adoption of a single interlocal agreement to which all join as parties, the city may wish to consider executing that agreement.

Again, thank you for the opportunity to review and comment. If I may be of assistance, please contact me at 850-245-9312 or [Tracy.Suber@fldoe.org](mailto:Tracy.Suber@fldoe.org).

Sincerely,



Tracy D. Suber

Growth Management & Facilities Policy Liaison

TDS/

cc: Mr. Tyrone Smith, Orange County School District  
Ms. Ashley Porter and Mr. James Stansbury, DEO/State Land Planning Agency

**Eubanks, Ray**

---

**From:** Ray, Suzanne E. [Suzanne.E.Ray@dep.state.fl.us]  
**Sent:** Tuesday, August 20, 2013 1:04 PM  
**To:** DCPexternalagencycomments; Eubanks, Ray  
**Subject:** Edgewood 13-1ER Proposed

To: Ray Eubanks, Department of Economic Opportunity, Plan Processing Administrator

8/20/13

Re: Edgewood 13-1ER – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, *Florida Statutes*. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please feel free to contact me with any questions.

Suzanne E. Ray, AICP  
DEP Office of Intergovernmental Programs  
3900 Commonwealth Blvd., MS 47  
Tallahassee, FL 32399-3000  
(850) 245-2172 office

Please take a few minutes to share your comments on the service you received from the department by clicking on this link [DEP Customer Survey](#).

# City of Edgewood Comprehensive Plan

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Volume I

Goals, ~~objectives~~Objectives, and Policies

Prepared By:

Edgewood City Council

with technical assistance provided by Florida Engineering Group, Inc.

MarchNovember, 2013

~~Prepared By:~~

~~Edgewood City Council~~

~~with technical assistance provided by the~~

~~East Central Florida Regional Planning Council~~

December, 1991



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# Future Land Use

9J-5.006

## Goals, Objectives, Policies

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GOAL 1: Ensure a development pattern that recognizes land as a natural resource and promotes its most efficient and effective use ~~in order to provide adequate space for all land use activities.~~

OBJECTIVE 1.1: Future development and redevelopment activities shall be directed toward areas depicted on the Future Land Use Map, coordinated with the topography, soil conditions and availability of facilities and services, and consistent with the goals, objectives, and policies of the Comprehensive Plan.  
~~.006(3)(b)1.~~

Policy 1.1.1 The City's land development regulations shall regulate the use of land based upon and consistent with the development guidelines of the Comprehensive Plan.

Policy 1.1.2 The City shall undertake efforts to amend where necessary the existing ordinance and regulations to bring them into consistency with the adopted Comprehensive Plan and adopted Future Land Use Map Series within one year of ~~plan~~Plan submittal. At a minimum ~~—~~this will include the following:  
~~.006(3)(c)1.~~

1. Subdivision of land within the City; this will be consistent with the land uses included on the Future Land Use Map and the policies of this ~~plan~~Plan.

2. Signage~~;~~ and the City will amend the existing regulations where necessary to allow signs that do not pose a distraction to traffic and that blend with the nature of the community.

3. Areas subject to seasonal and periodic flooding; ~~no~~ development will be allowed in the 100-year floodplain must be consistent with Policy 4.8.4.

4. Soils and topography; the City will coordinate future growth with appropriate topography and soil conditions as noted in the ~~plan~~Plan.

Policy 1.1.3 No development order or permit shall be approved unless the developer obtains letters from the applicable public facility providers  
~~.006(3)(c)3.~~

~~and .0055~~ ~~guaranteeing providing reasonable assurance~~ that sufficient public facilities are available concurrent ~~\_\_\_\_\_~~ with the ~~\_\_\_\_\_~~ impact of development ~~that are~~ consistent with the level of service standards adopted as part of the Comprehensive Plan and identified in the Capital Improvements Element.

Policy 1.1.4 New development shall be reviewed to ensure its compatibility with surrounding existing land uses and with the overall character of the community, ~~such as:~~

1. Providing adequate buffers to reduce the impact of more intense development on existing less intense development,
2. Placing conditions or restrictions on development to improve compatibility of a proposed new use,
3. Establishing development standards for new development that maintain the overall character of the community, and
4. Ensuring architectural design and site planning efforts produce development that is compatible and attractive to surrounding uses.

~~This policy shall be accomplished in the following \_\_\_\_\_ manner:~~

- ~~1. Requiring that an eight-foot wall be built and maintained as a buffer between residential and non-residential uses, including parking lots;~~
- ~~2. Ensuring that use permits are not granted for any conditional uses that will have off-site impacts on adjacent properties from overflow parking, noise, odor, lighting or vibration;~~
- ~~3. Requiring that no grading or filling of land be permitted or allowed that causes additional runoff onto adjacent properties;~~
- ~~4. Ensuring that use permits are not granted for any conditional use that has buildings located proximate to property lines such that they visually impact adjacent properties or that necessitate the removal of trees shared by both properties;~~
- ~~5. Ensuring that access to and from a property does not cause traffic congestion or other situations that impact access onto adjacent properties;~~
- ~~6. Ensuring that in all future zoning and land use decisions, a step down in intensity or density of use is maintained so that a transition will occur from non-residential to residential areas.~~

~~Policy 1.1.5~~ ~~The City shall periodically review and update its policies, land use regulations, and other efforts to ensure the City's land use program~~ is responsive to the community's character, changes in state and

~~federal regulatory environment, as well as market and business needs responsive to changes in the economic structure, and is adaptable to businesses changing development needs.~~

Policy 1.1.56 ~~The following land use definitions will be used~~ Development orders shall only be approved consistent with the adopted Future Land Use Map. The Future Land Use Map classifications are defined below:

~~.006(3)(c)7-~~

Commercial: Activities within land areas that are predominantly connected with the sale, rental and distribution of products, or performance of services. Commercial uses will be at a relatively low to moderate intensity, consistent with existing uses. Maximum commercial intensity shall be 0.50 F.A.R. (floor area ratio), unless as set forth below.

~~Properties with a Commercial Future Land Use designation that have frontage on a roadway designated as "principal arterial", may have a mixed-use development pattern not exceeding 1.0 F.A.R. for the commercial component and 7 up to 25 dwelling units per acre. This mixed-use pattern will promote infill and redevelopment, while also promoting a reduction in vehicle trips and promoting mobility.~~

~~Properties developing under the mixed-use concept may develop meeting the following design components, implemented through the land development regulations:~~

- ~~1. Massing and scale - building heights shall be permitted as by land development regulations; however, floors over the first may be required to be stepped back to provide massing relief from adjacent properties with a residential designation.~~
- ~~2. All sides of mixed use buildings shall incorporate architectural detail and design elements so that there are no blank walls on the exterior, incorporating a variety of rooflines, windows, and visual relief through changes in building material, as well as horizontal and vertical changes in the building facades.~~
- ~~1. All buildings must incorporate a design so that there are no blank walls on the exterior, incorporating windows and visual relief.~~
- ~~3. Active uses within mixed-use buildings, including parking areas, recreational facilities, and mechanical equipment shall be appropriately buffered to reduce impact on existing residential uses.~~
- ~~4. Lighting and signage shall be appropriately designed, scaled and shielded to reduce impact on surrounding residential areas.~~

- 5. Other compatibility measures and development standards as may be defined through the Planned Development and site plan review process.
- 6. Any site with a property line adjacent to a street that provides access to a residential neighborhood shall have no curb cuts onto that the residential street, so as to minimize impact to the residential neighborhood, unless approved by City Council in a public hearing as part of a Planned Development Zoning or through a conditional use process.

2.

Low Density Residential: Low density residential land uses shall be at a density not exceeding 4 dwelling units per acre.

Medium Density Residential: Medium density residential land uses shall be at a density greater than 4 dwellings units per acre and not exceeding 7 dwelling units per acre.

High Density Residential: High density residential land uses shall be at a density exceeding 7 dwelling units per acre but not greater than 16 units per acre.

Institutional: Activities within land areas that are predominantly connected with government, schools, hospitals, and medically related facilities. Institutional land uses will be at a relatively low to moderate intensity, consistent with existing uses. Maximum institutional intensity will be 0.50 F.A.R. (floor area ratio).

Policy 1.1.7 The City's land development regulations shall implement mixed-use development in the Commercial Future Land Use category, including a provision for a "permitted use" development option meeting certain established performance standards and a Planned Development or "conditional use" development option if those performance standards cannot be met. Within 18 months of adoption of the Comprehensive Plan update, the City will prepare and process ordinance(s) to amend the land development regulations implementing the new provisions of Policy 1.1.6 regarding mixed-use development in the Commercial Future Land Use category. These implementing ordinances will include a provision for a "permitted use" development option meeting certain established performance standards and a "conditional use" development option if those performance standards cannot be met.

Policy 1.1.8 Public and private kindergarten through 12<sup>th</sup> grade (K-12) schools meeting standards for property size and location consistent with the

Orange County School District standards shall be permitted in all Future Land Use classifications.

OBJECTIVE 1.32: ~~Within one year after Plan submittal,~~ A-all development activities undertaken in the City will be consistent with and supportive of the Comprehensive Plan's policies for protecting natural ~~and historic~~ resources.  
~~.006(3)(b)4.~~

Policy 1.32.1 The City will encourage and provide assistance to citizens who seek to have their historic properties listed on state or federal historic preservation registries. The City shall develop and adopt an historic preservation ordinance, if applicable, to provide appropriate protection for significant historic resources. This ordinance shall include at a minimum the following:

~~Protection of resources listed on the National Register of Historic Places, the Florida Master Site File, or locally identified resources.~~

~~Develop standards for the identification and evaluation of historic resources.~~

~~Consider the establishment of a review board responsible for reviewing and evaluating development proposals for their impact upon the City's historic resources.~~

~~Establishment of procedures for the review of all development and redevelopment proposals.~~

~~Establishment of procedures and criteria for the designation of Historic Districts.~~

Policy 1.32.2 The City will protect natural resources through the means identified in ~~Objectives 5.1 through 5.7 of~~ the Conservation Element and their related policies.

OBJECTIVE 1.43: ~~Over the course of the planning period (1990 – 2005),~~ the City shall provide for adequate lands to meet the public facility and service needs as identified through the Capital Improvements Element.  
~~.006(3)(b)8.~~

Policy 1.43.1 The City shall coordinate with the Florida Department of Transportation and Orange County in defining right-of-way needs for proposed roadway improvements and establish techniques for right-of-way acquisition, ~~and~~ protection and reservation.

~~Policy 1.4.2 To protect existing and future rights-of-way from building encroachment, the City shall undertake the following activities:~~

- ~~a. Reserve rights-of-way for planned roadway projects once the road alignment has been established consistent with FDOT requirements and sufficient to accommodate roadway expansion, utility easements and landscaping. What does this mean? You cannot require (from what I last knew) r/w reservations unless it is in the 3-year CIP and funded.~~
- ~~b. Establish setback requirements for building structures, permanent parking areas, utilities and drainage facilities that are consistent with FDOT requirements and adequate for eventual widening of the roadway as well as minimizing potentially adverse impacts from noise, narrow pedestrian walkways, and the close proximity of traffic to habitable structures.~~
- ~~c. Require dedication of necessary rights-of-way and easements from a development prior to approval.~~

Policy 1. ~~43.~~ 32 ~~\_\_\_\_\_ Public utilities, including but not limited to electric substations, that provide essential service to existing and future land uses authorized by this planPlan shall be permitted in all land use \_\_\_\_\_ categories subject to the goals, \_\_\_\_\_ objectives and policies of this \_\_\_\_\_ Comprehensive planPlan and compatibility standards in the land \_\_\_\_\_ development regulations .~~

Policy 1. ~~43.~~ 43 ~~\_\_\_\_\_ Developers shall assess their needs for essential services \_\_\_\_\_ (electricity, gas, etc.) and seek confirmation of future \_\_\_\_\_ availability \_\_\_\_\_ from appropriate utility suppliers. \_\_\_\_\_ Confirmation should be provided \_\_\_\_\_ by the utility \_\_\_\_\_ providers during the planning stages of development, before the \_\_\_\_\_ issuance of a development order.~~

Policy-1. ~~43.~~ 54 ~~\_\_\_\_\_ The City clerk Clerk will coordinate with public utilities that \_\_\_\_\_ provide \_\_\_\_\_ essential services and \_\_\_\_\_ develop guidelines to assure \_\_\_\_\_ continuity and \_\_\_\_\_ availability of service.~~

~~OBJECTIVE 1.64:~~ Comprehensive Plan amendments and implementation of the \_\_\_\_\_ Plan's development guidelines will include promoting public participation and intergovernmental agency coordination. \_\_\_\_\_ .006(3)(b)6. \_\_\_\_\_ coordination with any appropriate resource planning and \_\_\_\_\_ management plan prepared pursuant to Chapter 380 F.S., and \_\_\_\_\_ approved by the Governor and Cabinet.

POLICY 1. 64.1 The City of Edgewood will continue to coordinate with Orange County and with adjacent jurisdictions when establishing or

implementing guidelines for development, to coordination with any appropriate resource planning and management plan.

POLICY 1.4.2 Public participation will be encouraged through implementing a public participation program within the Land Development Code to address procedures for providing opportunity for public involvement in Comprehensive Plan and Land Development Code amendments.

**NOTES**

~~I. FLU (9J-5.006) Requirements that are not applicable:~~

~~(3)(b)2. Encourage the redevelopment and renewal of blighted areas; Edgewood does not contain any blighted areas.~~

~~(3)(b)3. Eliminate land uses inconsistent with the comprehensive plan; Edgewood has no uses inconsistent with the comprehensive plan.~~

~~(3)(b)5. Coordinate coastal area population densities with the appropriate local or regional hurricane evacuation plan, when applicable; Edgewood is not a coastal jurisdiction.~~

~~(3)(b)7. Discourage the proliferation of urban sprawl; Edgewood is a 79.3% developed community that is completely surrounded by existing urban land uses in unincorporated Orange County and neighboring jurisdictions of Orlando and Belle Isle.~~

~~(3)(b)9. Incorporation of flexible and innovative land development practices; Edgewood will continue current land development procedures.~~

~~(3)(c)6. Provision of potable water, wellfields, and environmentally sensitive land; Edgewood has no wellfields or environmentally sensitive land, and receives potable water from the Orlando Utilities Commission.~~

~~II. FLU requirements located in other plan elements:~~

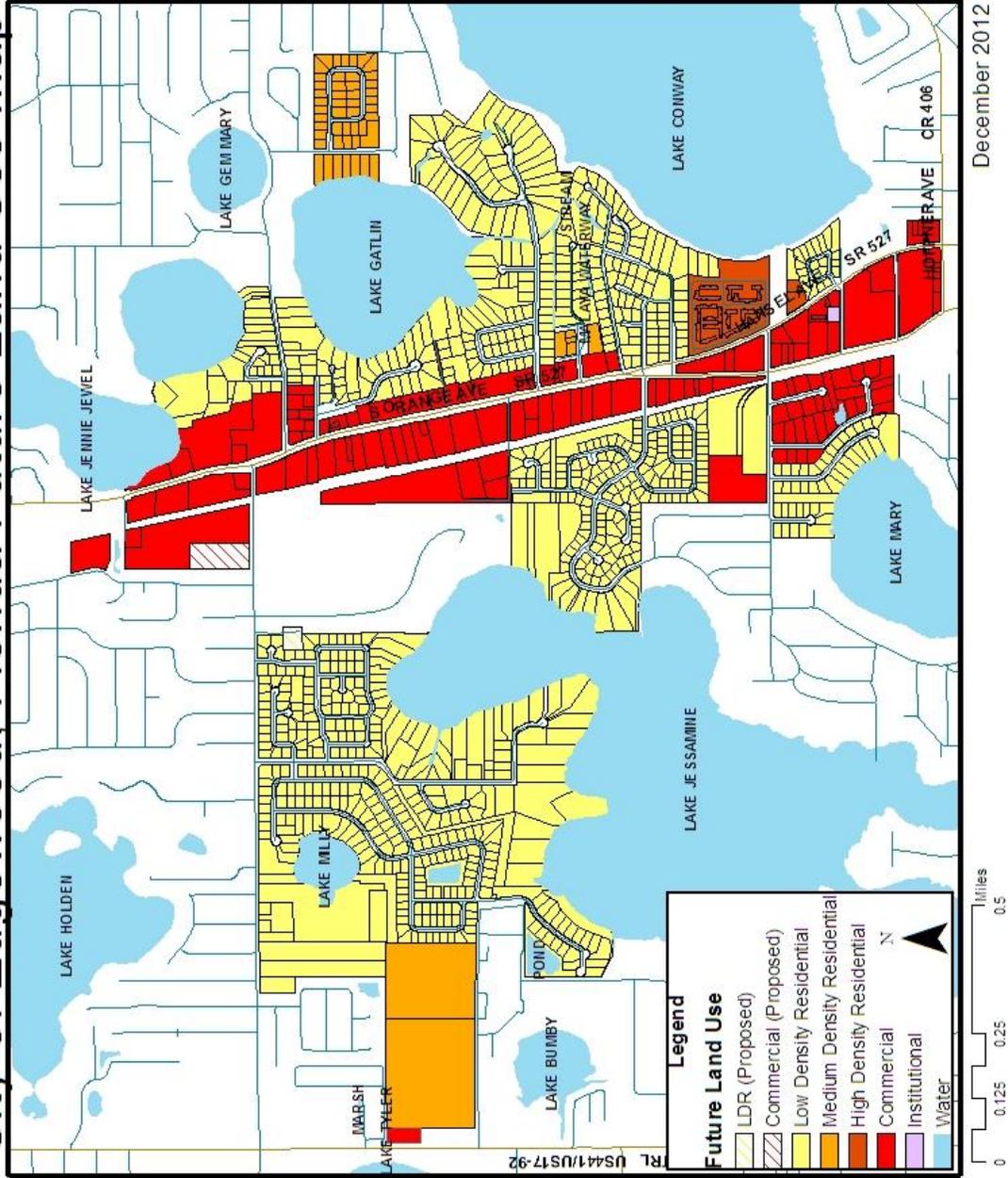
~~.006(3)(c)4. Provision for drainage and stormwater management, open space, safe and convenient on-site traffic flow, considering vehicle parking.~~

~~See appropriate Elements: Drainage, Recreation and Open Space, Traffic Circulation.~~

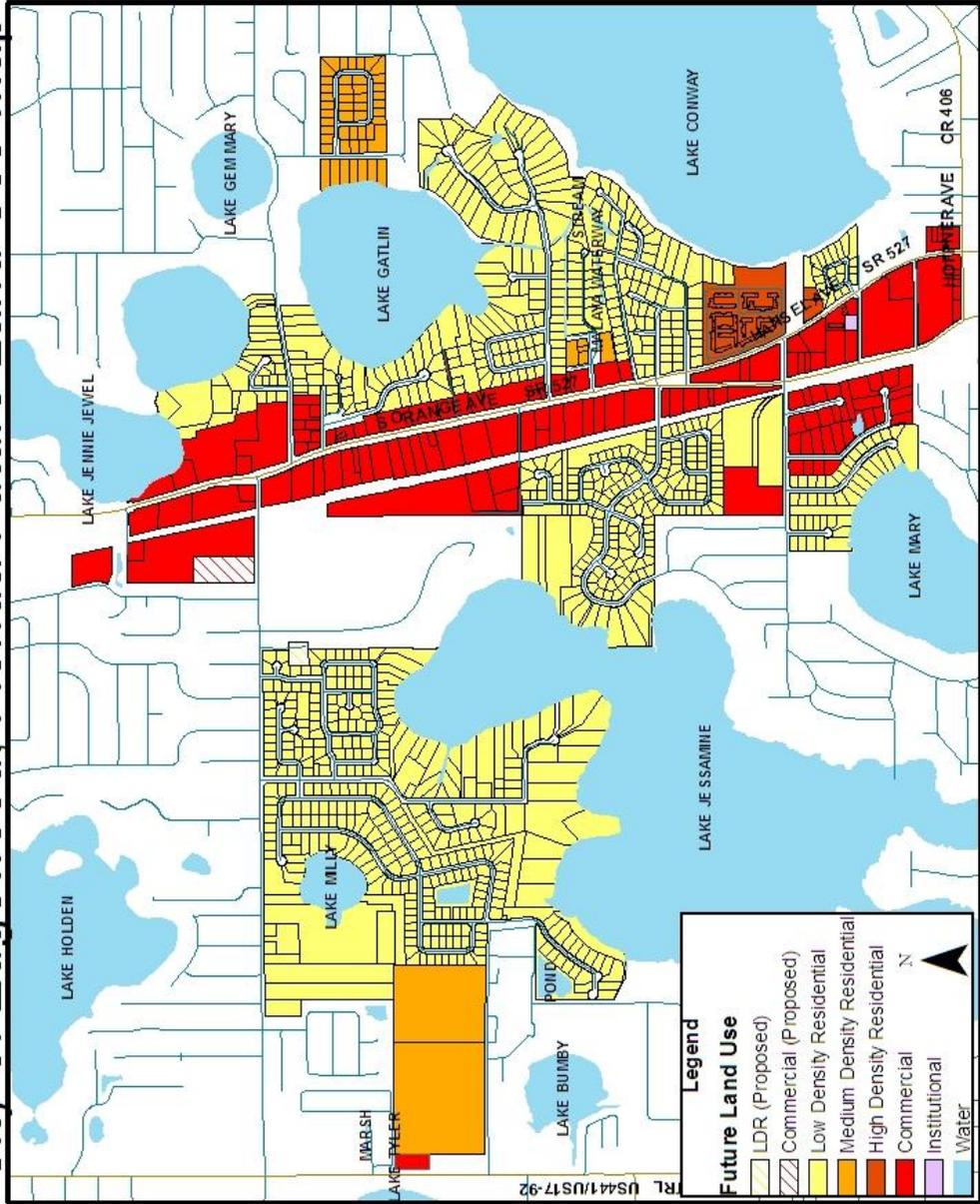


# Future Land Use Map

## City of Edgewood, Florida Future Land Use Map



# City of Edgewood, Florida Future Land Use Map



**Legend**

**Future Land Use**

- LDR (Proposed)
- Commercial (Proposed)
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Institutional
- Water

0 0.125 0.25 0.5 Miles

December 2012

## | Floodplains Map

## CONVENTIONAL AND SPECIAL SYMBOLS LEGEND

### SOIL LEGEND

Map units are in numerical order in the text of the survey. The right-hand number in the text of the survey is the number of the soil included in the unit. Soil with a slope depression in the name are on nearly level, undulating or irregularly sloping areas.

SYMBOL	NUMERICAL	NAME	ALPHABETICAL	NAME	SYMBOL
1	Aratch, nearly level	2	Arched (line sand, 0 to 5 percent slopes)	Arched (line sand, 0 to 5 percent slopes)	2
3	Brainger line sand, depression	3	Brainger line sand, depression	Brainger line sand, depression	3
4	Canter line sand, 0 to 5 percent slopes	4	Canter line sand, 0 to 5 percent slopes	Canter line sand, 0 to 5 percent slopes	4
5	Canter-Adolph line sand, 5 to 12 percent slopes	5	Canter-Adolph line sand, 5 to 12 percent slopes	Canter-Adolph line sand, 5 to 12 percent slopes	5
6	Canter-Adolph line sand, 5 to 12 percent slopes	6	Canter-Adolph line sand, 5 to 12 percent slopes	Canter-Adolph line sand, 5 to 12 percent slopes	6
7	Canter-Adolph line sand, 5 to 12 percent slopes	7	Canter-Adolph line sand, 5 to 12 percent slopes	Canter-Adolph line sand, 5 to 12 percent slopes	7
8	Canter-Adolph line sand, 5 to 12 percent slopes	8	Canter-Adolph line sand, 5 to 12 percent slopes	Canter-Adolph line sand, 5 to 12 percent slopes	8
9	Canter-Adolph line sand, 5 to 12 percent slopes	9	Canter-Adolph line sand, 5 to 12 percent slopes	Canter-Adolph line sand, 5 to 12 percent slopes	9
10	Canter-Adolph line sand, 5 to 12 percent slopes	10	Canter-Adolph line sand, 5 to 12 percent slopes	Canter-Adolph line sand, 5 to 12 percent slopes	10
11	Florida and Ocala, nearly level, frequently flooded	11	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	11
12	Florida and Ocala, nearly level, frequently flooded	12	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	12
13	Florida and Ocala, nearly level, frequently flooded	13	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	13
14	Florida and Ocala, nearly level, frequently flooded	14	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	14
15	Florida and Ocala, nearly level, frequently flooded	15	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	15
16	Florida and Ocala, nearly level, frequently flooded	16	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	16
17	Florida and Ocala, nearly level, frequently flooded	17	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	17
18	Florida and Ocala, nearly level, frequently flooded	18	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	18
19	Florida and Ocala, nearly level, frequently flooded	19	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	19
20	Florida and Ocala, nearly level, frequently flooded	20	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	20
21	Florida and Ocala, nearly level, frequently flooded	21	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	21
22	Florida and Ocala, nearly level, frequently flooded	22	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	22
23	Florida and Ocala, nearly level, frequently flooded	23	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	23
24	Florida and Ocala, nearly level, frequently flooded	24	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	24
25	Florida and Ocala, nearly level, frequently flooded	25	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	25
26	Florida and Ocala, nearly level, frequently flooded	26	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	26
27	Florida and Ocala, nearly level, frequently flooded	27	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	27
28	Florida and Ocala, nearly level, frequently flooded	28	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	28
29	Florida and Ocala, nearly level, frequently flooded	29	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	29
30	Florida and Ocala, nearly level, frequently flooded	30	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	30
31	Florida and Ocala, nearly level, frequently flooded	31	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	31
32	Florida and Ocala, nearly level, frequently flooded	32	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	32
33	Florida and Ocala, nearly level, frequently flooded	33	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	33
34	Florida and Ocala, nearly level, frequently flooded	34	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	34
35	Florida and Ocala, nearly level, frequently flooded	35	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	35
36	Florida and Ocala, nearly level, frequently flooded	36	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	36
37	Florida and Ocala, nearly level, frequently flooded	37	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	37
38	Florida and Ocala, nearly level, frequently flooded	38	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	38
39	Florida and Ocala, nearly level, frequently flooded	39	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	39
40	Florida and Ocala, nearly level, frequently flooded	40	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	40
41	Florida and Ocala, nearly level, frequently flooded	41	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	41
42	Florida and Ocala, nearly level, frequently flooded	42	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	42
43	Florida and Ocala, nearly level, frequently flooded	43	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	43
44	Florida and Ocala, nearly level, frequently flooded	44	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	44
45	Florida and Ocala, nearly level, frequently flooded	45	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	45
46	Florida and Ocala, nearly level, frequently flooded	46	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	46
47	Florida and Ocala, nearly level, frequently flooded	47	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	47
48	Florida and Ocala, nearly level, frequently flooded	48	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	48
49	Florida and Ocala, nearly level, frequently flooded	49	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	49
50	Florida and Ocala, nearly level, frequently flooded	50	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	50
51	Florida and Ocala, nearly level, frequently flooded	51	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	51
52	Florida and Ocala, nearly level, frequently flooded	52	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	52
53	Florida and Ocala, nearly level, frequently flooded	53	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	53
54	Florida and Ocala, nearly level, frequently flooded	54	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	54
55	Florida and Ocala, nearly level, frequently flooded	55	Florida and Ocala, nearly level, frequently flooded	Florida and Ocala, nearly level, frequently flooded	55

### SPECIAL SYMBOLS FOR SOIL SURVEY

SYMBOL	DESCRIPTION
3	Backhoe (spits down slope)
4	Other soil (spits down slope)
5	Other soil (spits down slope)
6	Other soil (spits down slope)
7	Other soil (spits down slope)
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54	Other soil (spits down slope)
55	Other soil (spits down slope)

### CULTURAL FEATURES

SYMBOL	DESCRIPTION
1	National, state or province
2	County or parish
3	Minor civil division
4	Reservation (national forest or park, state forest or park, and large airport)
5	Land grant
6	Lock or rail ferry (shoal)
7	Fuel oiler machine and wellline
8	AD HOC BOUNDARY (shoal)
9	Small airport, artificial park, official, and other
10	STATE COORDINATE TOW
11	LAND DIVISION CORNER
12	ROADS
13	Other roads
14	Trail
15	ROAD EMBLEM DESIGNATIONS
16	Interstate
17	Federal
18	State
19	County, town or parish
20	RAILROAD
21	POWER TRANSMISSION LINE (normally not shown)
22	PIPE LINE (normally not shown)
23	FENCE (normally not shown)
24	LEVEES
25	Without road
26	With road
27	With railroad
28	DAMS
29	Large (to sea)
30	Medium or Small
31	PITS
32	Gravel pit
33	Mine or quarry

### MISCELLANEOUS CULTURAL FEATURES

SYMBOL	DESCRIPTION
1	Parish (in Louisiana)
2	Church
3	School
4	Indian mound (shoal)
5	Locust object (shoal)
6	Tank (shoal)
7	Well, oil or gas
8	Windmill
9	Kitchen midden

### WATER FEATURES

SYMBOL	DESCRIPTION
1	Perennial, double line
2	Perennial, single line
3	Intermittent
4	Canals or ditches
5	Double-line shoal
6	Drainage and/or irrigation
7	LAKES, PONDS AND RESERVOIRS
8	Perennial
9	Intermittent
10	MISCELLANEOUS WATER FEATURES
11	Marsh or swamps
12	Spring
13	Well, artesian
14	Well, irrigation
15	Well, test

### SOIL DELINEATIONS AND SYMBOLS

SYMBOL	DESCRIPTION
1	Backhoe (spits down slope)
2	Other soil (spits down slope)
3	Other soil (spits down slope)
4	Other soil (spits down slope)
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50	Other soil (spits down slope)
51	Other soil (spits down slope)
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55	Other soil (spits down slope)





This soil survey map was compiled by the U. S. Department of Agriculture, Soil Conservation Service, and cooperating agencies. Base maps are prepared from 1:25,000 aerial photography. Coordinate grid ticks and land division corners, if shown, are approximately positioned.

ORANGE COUNTY, FLORIDA NO. 54

Traffic Circulation Transportation

9J-5.007

Goals, Objectives, Policies

GOAL 2: A safe and efficient transportation system shall be available for all residents and visitors to the City of Edgewood. Edgewood shall coordinate ~~alternative modes of multimodal~~ transportation options to the automobile on a multi-\_\_\_\_\_jurisdictional basis.

OBJECTIVE 2.1: ~~.007(3)(B)1.~~ The City shall adopt roadway facility capacities and level of service standards to ensure the operation of a safe, convenient and efficient ~~traffic circulation~~ transportation system. The City does not control roadways within the City other than those classified as local roads. Due to this, the City recognizes the authority of FDOT and Orange County over such roads within the City. The City adopts, by reference, \_\_\_\_\_the Metropolitan Planning Organization (MPO) Long-Range \_\_\_\_\_Transportation Plan (LRTP), "The 2030 Long Range Transportation Plan" adopted by the MPO on August 12, 2009 and amended November 10, 2010, July 20, 2011, and July 11, 2012 or most current annual update by \_\_\_\_\_reference as the City's 20-year roadway improvement program, as \_\_\_\_\_related to the City of Edgewood. This Plan includes the 10-year Capital Improvement Schedule, a 5-year Capital Improvement Program, state roadway projects, and other needed city/county transportation improvement projects inclusive of proposed partnership projects.

Policy 2.1.1 ~~.007(3)(C)1.~~ The City shall maintain for the purpose of issuing building permits and development orders the following minimum-generalized peak-hour levels of service \_\_\_\_\_(LOS) for each of the following roadway facilities, consistent with the level \_\_\_\_\_of service policies of Orange County and the Florida Department of Transportation (FDOT):

Roadway	Functional Classification	<u>Minimum LOS Annual</u>	<u>Minimum Standard</u>	<u>Current Operating LOS</u>
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		<u>Average Daily Traffic Counts (AADT)</u>	<u>LOS</u>	
Orange Ave. (at Holden) (SR 527)*	Principal arterial <u>urban</u>	Current operating level (35,961 ADT) plus 15% <u>39,500</u>	<u>E</u>	<u>C</u>
Orange Ave. (at one-way pair) (SR 527)*	<u>Principal arterial urban</u> <del>Principal arterial</del>	Current operating level (22,996 ADT) plus 15% <u>19,000</u>	<u>E</u>	<u>C</u>
Hansel Ave. (SR 527)*	<u>Principal arterial urban</u> <del>Principal arterial</del>	Current operating level (19,516 ADT) plus 15% <u>22,000</u>	<u>E</u>	<u>B</u>
Gatlin Ave.	Urban collector	<del>LOS E</del> <u>8,900</u>	<u>E</u>	<u>C</u>
Holden Ave.**	<del>Urban collector</del> <u>Minor arterial urban</u>	Current operating level (14,000 ADT) plus 15% <u>13,600</u>	<u>E</u>	<u>C</u>

\*The City will work with FDOT to have these roads designated as backlogged facilities.

\*\*This road is designated as a backlogged facility.

~~If the roadway's level of service is below the adopted minimum standard, or if a proposed development would cause the levels of service to fall below the standard, then no new development impacting that roadway shall be permitted unless mitigative measures are undertaken which result in the minimum level of service being maintained.~~

### Levels of Service Defined

~~LEVEL OF SERVICE: A qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers. (see Traffic Element Analysis page 2-4 through 2-5 for additional detail)~~

~~LEVEL OF SERVICE A: Free flow of traffic.~~

~~LEVEL OF SERVICE B: In the range of stable flow, but the presence of other users in the traffic stream begins to be noticeable.~~

~~LEVEL OF SERVICE C: In the range of stable flow, but marks the beginning of the range of flow in which the operation of individual users becomes significantly affected by interactions with others in the traffic stream.~~

~~LEVEL OF SERVICE D: Represents high-density, but stable flow. Speed and freedom to maneuver are severely restricted.~~

~~LEVEL OF SERVICE E: Operational conditions at or near the capacity level. All speeds are reduced to low, but relatively uniform value.~~

~~LEVEL OF SERVICE F: Forced or breakdown flow. The amount of traffic approaching a point exceeds the amount which can traverse the point. Queues and stop-and-go waves are characteristic of LOS F.~~

~~Policy 2.1.2 The City shall maximize the traffic carrying capacity and safety of all (3)(c)2. roadways within the City by adopting ordinances within one year of plan submittal or as required by Florida State Statutes, whichever is greater, that implement the following criteria:~~

- ~~A) The functional classification of each roadway segment being used as a basis for determining the number of access points allowed and types and extent of traffic flow enhancement measures needed to maintain the capacity;~~
- ~~B) The issuance of access and connection permits to the roadway network being limited to the minimum number necessary;~~
- ~~C) Where consistent with City Code requirements, acceleration and deceleration lanes being required at all access points on collectors, minor arterials, major arterials, and expressways;~~
- ~~D) Shared access points being used in order to minimize the necessity of one or more access points to adjacent small businesses;~~
- ~~E) The need for and feasibility of service of frontage roads being constructed along new principal arterials or along reconstructed arterials to increase roadway capacities, and to reduce conflicts between local and through traffic; and~~
- ~~F) Access points to parcels with frontage along two or more roadways being located on the roadway of lower functional classification.~~

~~Policy 2.1.32~~ 32 Traffic signalization, roadway signage, and operational capacities shall be designed by the following methods to optimize traffic flow and enhance the

levels of service throughout the roadway network on City controlled streets:

- A) Traffic signals being computer-coordinated or fully actuated to effect optimal flow to the maximum extent possible;
- B) Roadway signage conforming to the Manual of Uniform Traffic Control Devices (M.U.T.C.D.) and providing a safe, clear indication of roadway design geometrics, traffic hazards, upcoming roadways, and other applicable standards;

C) Roadway intersection design including adequate storage lanes and turning lanes to facilitate movement through intersections; and,

~~C)D) Pedestrian and bicyclist safety.~~

~~D) All developers will be required to provide on-site parking to meet 100% of the demand for parking generated by their development.~~

~~Policy 2.1.43 The City will promote the widening of 527 to six-lane by removing the parking spaces continue to cooperate with the FDOT and Orange County to ensure optimal transportation flow on SR 527, in compliance with the Metropolitan Planning Organization Long Range Transportation Plan and the FDOT 5-year Plan.~~

**OBJECTIVE 2.2:** High accident locations along roadway links and intersections shall be minimized on a continual basis and reported annually.

~~Policy 2.2.1 Areas with high occurrences of accidents within the City shall be the subject of annual analysis and implementation of remedial improvements by the jurisdiction responsible for that roadway to lessen the propensity for conflicts. The City shall seek to reduce accidents by 5 percent annually at said locations. The City will cooperate coordinate with the FDOT, MetroPlan Orlando, the Community Traffic Safety Team, and Orange County other agencies responsible for accident reduction programs and projects to implement accident reduction programs.~~

Policy 2.2.2 The City shall support planning activities for pedestrian and bicyclist safety by prioritizing new sidewalks and capital improvements that address identified safety issues.

Policy 2.2.3 The City shall support Safe Routes to School Planning, to ensure safe pedestrian and bicyclist access to schools.

Policy 2.2.4 On arterial and collector roadways, bicycle facilities, pedestrian walkways, and associated facilities shall be included as integral components of roadways, with priority of implementation being oriented to the establishment of networks along roadways between residential centers and schools, employment and retail commercial areas, and recreation and other public facilities. The following criteria and procedures shall be followed in the adoption of an ordinance:

A) Bicycle facilities being considered as components of standard design criteria for new and reconstructed roadway facilities, except for expressways and freeways, in urban areas pursuant to the requirements of s. 335.065, F.S.

B) Identification and implementation of the relative priorities of need for the construction of bicycle and pedestrian walkway facilities along existing transportation corridors as a means of travel between residential areas, schools, employment and retail centers, recreational areas and other public facilities, with the prioritization being based on:

1. Extent of existing and projected need and use;

2. Existing public safety problems;

3. Available rights-of-way and constraints affecting the acquisition of additional rights-of-way;

4. Financial feasibility and capabilities; and

5. Implementation schedules in adopted bikeway plans.

C) Bicycle safety classes shall be developed for inclusion in the curriculum of grades K-6 by local safety personnel for periodic presentation as part of other safety programs.

~~Policy 2.2.2—An ongoing accident surveillance program should be maintained by the County and State with the assistance of the City.~~

OBJECTIVE 2.3: Development shall bear the full burden of the cost of roadway improvements necessitated by impacts to the roadway network that are caused by traffic generated by that development and pedestrian and transit amenities that reduce impacts to the roadway network.

Policy 2.3.1 The principle of equitable cost participation shall be used in the following manner as a guide in development approval decisions, including allocation of costs among private parties benefiting from or creating the need for transportation improvements:

- A) New development being required to pay its fair share as a condition for development approval, based on impact fees, special assessments or other local exaction methods mitigation corresponding to impacts. ~~Ordinances to enact these methods shall be in place by 1991 (if not already in place).~~
- B) Existing unmet needs being identified, to include an assessment of the need and estimated cost of fulfillment. This shall be accomplished on an annual basis.
- C) Existing land uses and activities that benefit from better access being required to participate in the cost of the roadway transportation improvement in the form of user fees or special assessments. New construction located on land improved with better access may be required to pay a pro-rata share of the cost.
- D) Provisions being made in development orders to include the mitigation of adverse impacts on the state highway system.

~~Objective 2.4: By the end of 1991, right-of-way needs shall be formally identified and a priority schedule for acquisition or reservation shall be established. Protection of existing right-of-way from building encroachment shall be assured through ordinances adopted within one year of plan submittal or as required by Florida State Statutes, whichever is greater.~~

~~Policy 2.4.1 Dedication of rights-of-way and easements for required improvements to support required improvements to support development traffic and to maintain adequate levels of service on the roadway network shall be required from private sector developers, in the following manner, through the adopted site approval process and ordinance to be adopted as set forth above:~~

~~Development-related improvements being at the expense of those who benefit to include donation or dedication of right-of-way to the extent legally required;~~

~~The value of the land taken (if the transfer of property is to be compensated by the entity building the roadway) being assessed at a rate which does not consider an inflated value~~

due to the improved or new roadway being present, but is based on the value of the land in its condition and use prior to the roadway improvements.

~~Policy 2.4.2 Right-of-way shall be pursued or reserved as far in the future as possible (3)(c)4. as set in the future as possible as set forth in Objective 2.4 for planned roadway projects identified and approved by Edgewood, so as to minimize excessive costs for land purchases, and so that the locations and widths of these roads can be considered in ongoing transportation system planning and design activities.~~

~~Policy 2.4.3 Building setbacks shall be maintained at an adequate distance from roadways to allow future widening as determined by the following FDOT standards:~~

TYPE OF FACILITY	R-O-W WIDTH (FEET)	
	4-lane	6-lane
Urban Arterial	94	128
Suburban Arterial	174	200
Rural Arterial	200	200

~~The following minimum criteria/procedures shall be adhered to in the implementation of this policy and contained in ordinance form:~~

~~Dedication of right-of-way necessary for roadway improvements identified and approved by Edgewood in the MPO Plan or other official recognized long-range plan shall be initiated by the end of 1991.~~

~~Setback requirements for building structures from roadways shall be adequate for eventual widening of the roadway as well as the minimization or mitigation of potentially adverse impacts such as noise, narrow pedestrian walkways, and the close proximity of vehicular traffic to habitable structures. The determination of appropriate setback distances should be a coordinative procedure involving input from FDOT and Orange County.~~

**OBJECTIVE 2.54:** ~~By the end of 1991, P-provisions shall be adopted maintained to~~ ensure safe and ~~(3)(b)1.~~ adequate movement of pedestrians and bicyclists. The City shall seek to lower bicycle and pedestrian accidents by 5% annually. This shall apply to arterial roads only.

~~Policy 2.54.1 Adequate pedestrian circulation and safety shall be considered as a (3)(e)5. required component of highway system management, with implementation~~

and required construction through traffic analysis and roadway improvements, to include:

- A) Pedestrian movement and safety studies being required by the City to determine high travel patterns and accident areas;
- B) Remedial actions being taken by the City to mitigate safety problems where conditions have been determined to be unacceptable;
- C) Sidewalks being provided, ~~where appropriate,~~ along new and existing roadways in or near residential areas which lead to: a) transit stops; b) school; c) commercial centers; and d) employment centers.
- D) ~~Establishment by the City of ordinances or the provision of bicycle storage areas, as well as shopping and recreational areas, for multi-family residences~~Adoption by the City of land development code standards requiring the provision of bicycle parking in commercial, office, and multifamily development within the City.

~~Policy 2.54.2 Bicycle facilities, pedestrian walkways, and associated facilities shall be (3)(c)5. included as integral components of roadways, with priority of implementation being oriented to the establishment of networks along roadways between residential centers and schools, employment and retail commercial areas, and recreation and other public facilities. The following criteria and procedures shall be followed in the adoption of an ordinance:~~

- ~~A) Bicycle facilities being considered as components of standard design criteria for new and reconstructed roadway facilities, except for expressways and freeways, in urban areas pursuant to the requirements of s. 335.065, F.S.~~
- ~~B) Identification and implementation of the relative priorities of need for the construction of bicycle and pedestrian walkway facilities along existing transportation corridors as a means of travel between residential areas, schools, employment and retail centers, recreational areas and other public facilities, with the prioritization being based on:
  - ~~1. Extent of existing and projected need and use;~~
  - ~~2. Existing public safety problems;~~
  - ~~3. Available rights-of-way and constraints affecting the acquisition of additional rights-of-way;~~~~

~~4. Financial feasibility and capabilities; and~~

~~5. Implementation schedules in adopted bikeway plans.~~

~~C) Bicycle safety classes shall be developed for inclusion in the curriculum of grades K-6 by local safety personnel for periodic presentation as part of other safety programs.~~

~~OBJECTIVE 2.6: Provisions for maintaining potential scenic roadways shall be established.~~

~~Policy 2.6.1 A scenic roadway designation program shall be established for the purpose of protecting and maintaining the appearance and aesthetics of each scenic roadway when specific criteria are met. Said criteria shall be formulated and adopted by City Council for local roadways by the end of 1991. Number of lane miles shall be reviewed annually.~~

~~A) The scenic roadway designation program shall include, at a minimum:~~

~~1. A procedure for identifying, evaluating and selecting scenic highway segments worthy of protection;~~

~~2. Provisions for the establishment of a scenic corridor along each selected roadway segment, including the identification of allowable land uses and development standards intended to preserve the essential character and aesthetics of each designated roadway segment, while guiding the location, form and appearance of a new development within the corridor;~~

~~3. The establishment of arbor maintenance requirements sufficient to protect and maintain the vegetation with each corridor;~~

~~4. The establishment of maximum allowable speed limits for vehicular traffic;~~

~~5. Techniques and procedures for maintaining or reducing the number of vehicular trips on each designated segment, including the planning for alternative modes of transportation to meet traffic circulation objectives and demands;~~

~~6. Alternate corridors should be provided when warranted; and~~

~~7. Other provisions, such as enhanced signage, information and directional signs, and techniques to help assure adequate levels of public safety on each segment.~~

~~Different minimum levels of service standards and standard roadway widths, rights-of-way and other roadway-related requirements for scenic or historical roadways shall be provided where the value, significance, or maintenance of the character and appearance of such a roadway outweighs the benefits of increasing vehicular capacity or other considerations.~~

OBJECTIVE 2.75: Transportation improvement requirements, if applicable, shall be continually coordinated with other affected governmental entities to ensure that the most efficient and cost effective course of action is followed. A yearly assessment shall be made to measure the amount of intergovernmental coordination ~~which~~ that has occurred based upon the number of agreements consummated.

Policy 2.75.1: Interlocal solutions to the transportation needs and problems of the \_\_\_\_\_ city \_\_\_\_\_ shall be accomplished through the coordination of transportation \_\_\_\_\_ improvements with local, \_\_\_\_\_ MPO, regional and state plans. Adherence to \_\_\_\_\_ this \_\_\_\_\_ policy requires, at a minimum, that consideration be given to:

- A) Coordinating actions or interlocal agreements between local government entities (including MPOs where applicable) being ~~under~~ undertaken for the purposes of:
  - 1. Addressing the transportation impacts of a development project in one jurisdiction on an adjacent jurisdiction. Determination of the extent of impact should be based upon actual traffic loadings contributed by the project;
  - 2. Coordinating or assisting in the development of the ~~traffic transportation circulation~~ elements of comprehensive plans as required by s.163.3177, F.S.;
  - 3. Coordinating interagency review procedures; and
  - 4. Ensuring that transportation planning and programming are continuing and part of the comprehensive planning process in the region.

Policy 2.75.2: The City will discourage urban flight and urban sprawl by precluding major \_\_\_\_\_ expressways through the City.

OBJECTIVE 2.86: ~~Traffic circulation~~ Transportation planning shall be coordinated with the future land ~~.007(3)(b)2. and 3.~~ uses shown on the ~~future~~ Future land \_\_\_\_\_ Land \_\_\_\_\_ ~~use~~ Use map Map of this ~~plan~~ Plan, the \_\_\_\_\_ Metropolitan Planning Organization MetroPlan Orlando \_\_\_\_\_ (MPO) Long-range Transportation Plan (LRTP), FDOT 5-\_\_\_\_\_

\_\_\_\_\_ Year \_\_\_\_\_ Transportation Plan, and plans of \_\_\_\_\_ neighboring jurisdictions.

Policy 2.86.1 The City shall review updates to the LRTP and FDOT 5-Year Transportation Plan for consistency with this element subsequent versions of the FDOT 5-Year Transportation Plan.

Policy 2.86.2 The City shall review, for compatibility with this element, the traffic circulation plans and programs of the unincorporated county and the transportation plans of \_\_\_\_\_ neighboring municipalities as they are amended in the future.

OBJECTIVE 2.97: Edgewood shall coordinate planning and implementation with all appropriate jurisdictional entities for different modes of transportation in order to reduce the dependence on automobile travel, achieve acceptable traffic LOS and provide safe, efficient and integrated alternative transportation systems.

Policy 2.97.1 Edgewood shall coordinate with Orange County and all adjacent local governments for the planning, adoption and implementation of bicycle commuter routes as shown on the Existing and Proposed Bikeway System Map.

Policy 2.97.2 Edgewood shall support the adoption of and integrate its transportation planning with improvements to the High Occupancy Vehicle (HOV) services and transit services, including services for the transportation disadvantaged, within the City provided by Tri-County Transit LYNX.

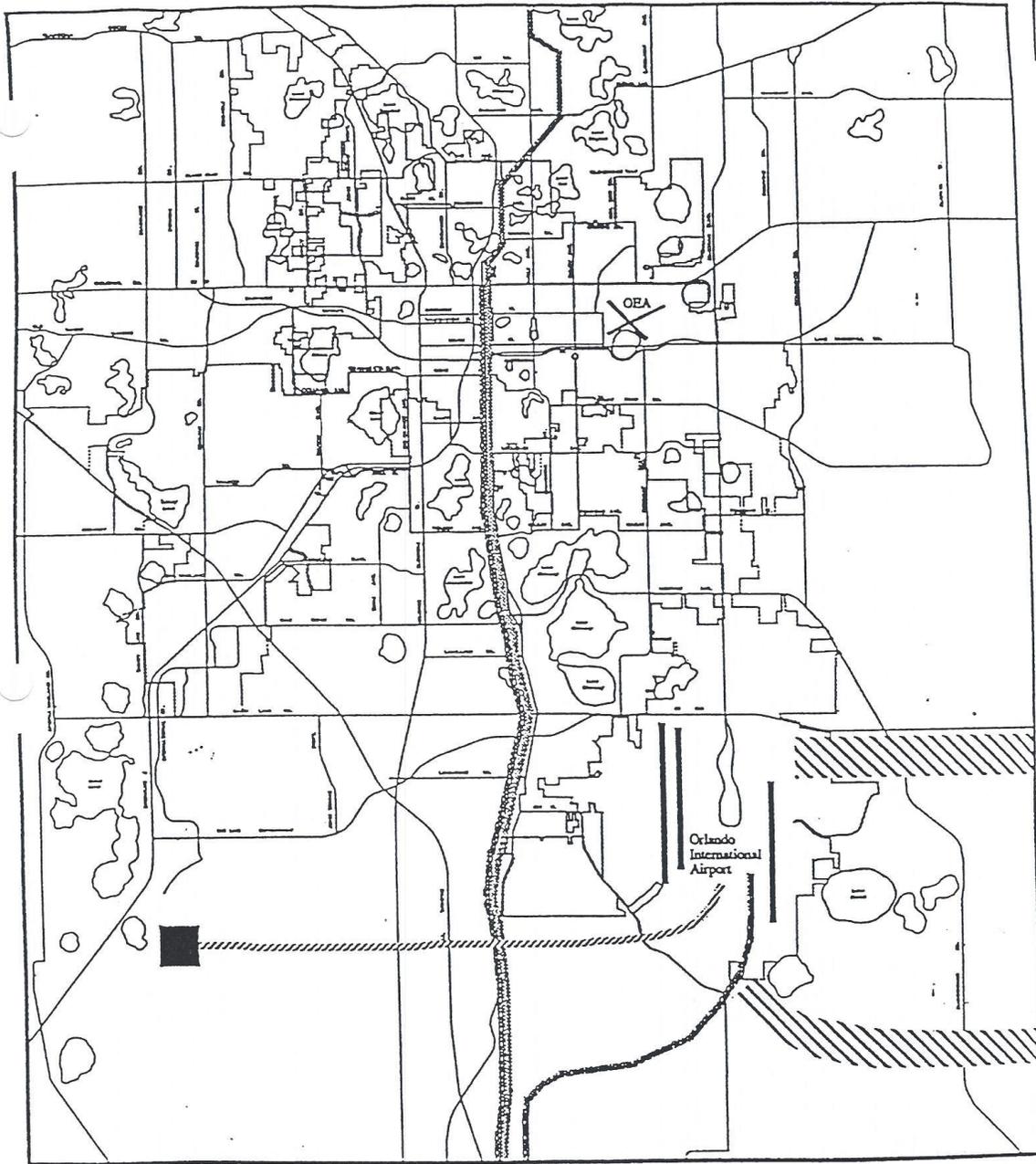
Policy 2.97.3 In order to provide an efficient and cost-effective alternative mode of transportation, Edgewood shall support a light rail system for commuter travel in an exclusive transit corridor.

~~Policy 2.9.4 In coordination with other jurisdictions, Edgewood shall support the move of all freight traffic on the CSX rail line to east of the metropolitan area no later than the year 2000. [antiquated policy]~~

Policy 2.97.54 Edgewood shall support the SunRail Interlocal Agreement by and among FDOT, Orange County, Osceola County, Seminole County, and Volusia County; and the applicable cities that entered into the same. ~~functions of,~~ and increasing funding for, the \_\_\_\_\_ Central Florida Commuter Rail Authority or any other transit agency \_\_\_\_\_ serving Orange County, for the purpose of bringing commuter rail/mass \_\_\_\_\_ transit service to an exclusive transit corridor.

Policy 2.97.65 Edgewood establishes an exclusive mass transit corridor running \_\_\_\_\_ through \_\_\_\_\_ the City west of, but parallel to and including, the \_\_\_\_\_ existing CSX rail line \_\_\_\_\_ right-of-way.

Policy 2.97.76 Edgewood shall preserve and protect the exclusive transit corridor in order \_\_\_\_\_ to support and encourage the provision of alternative \_\_\_\_\_ transportation \_\_\_\_\_ modes to automobile travel and to \_\_\_\_\_ enhance the quality of life of its citizens.



EXISTING AND PROPOSED RAIL SYSTEMS

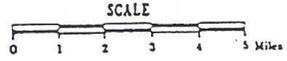
- EXISTING CRX RAIL LINE
- ▨ PROPOSED MAG-LEV TRANSIT, INC. LINE
- - - PROPOSED FLORIDA HIGH SPEED RAIL CORP. LINES
- ▨ PROPOSED 500' PORT CANAVERAL/OIA UTILITY CORRIDOR WITH HIGH SPEED RAIL COMPONENT

Miles 0 1/2 1 2 3 N

Note: The Port Canaveral/OIA utility corridor has no definite route at the present time. However, two likely alternatives have been presented.

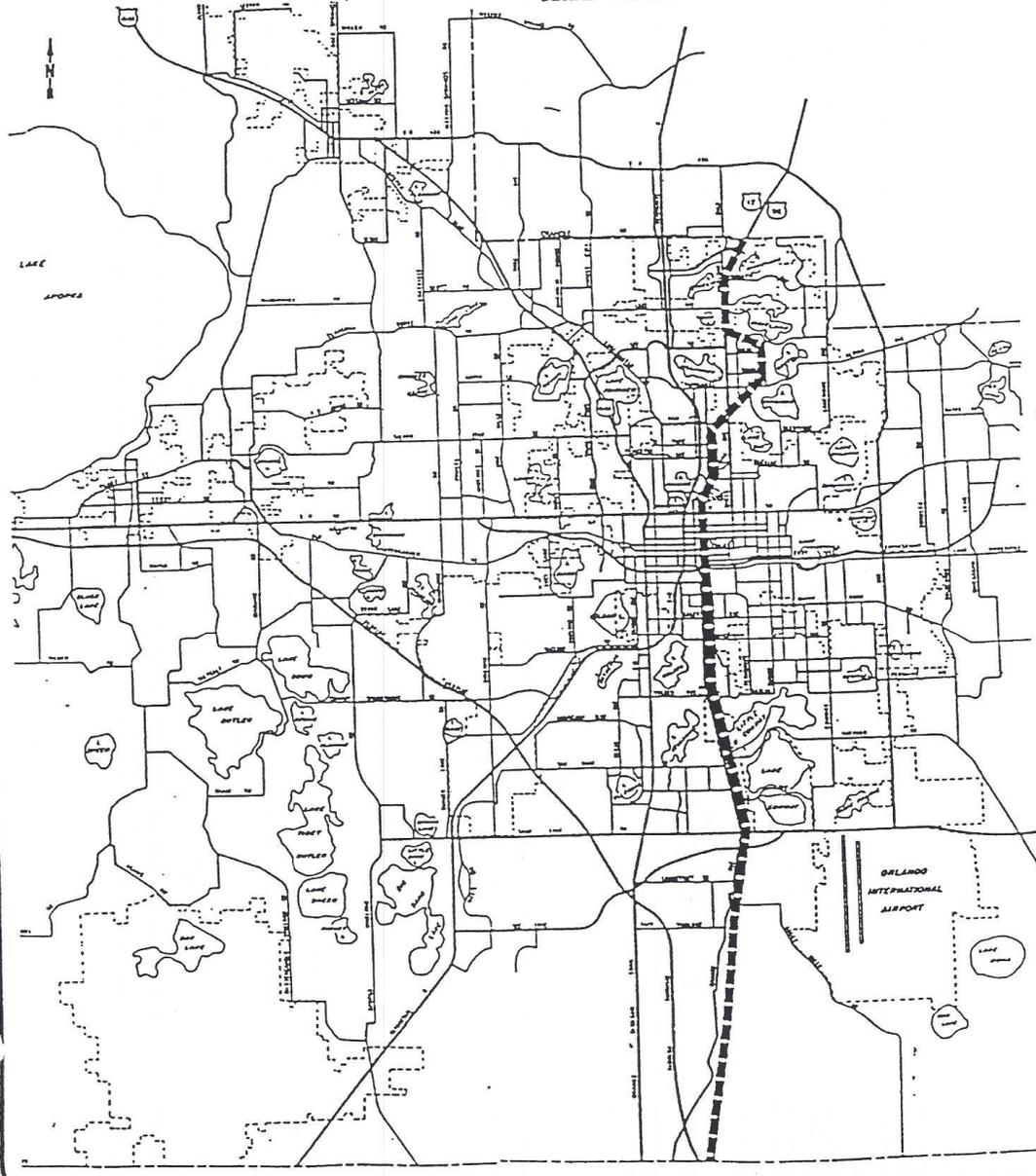
Source: City of Orlando Planning and

1989 EXISTING COMMUTER  
RAIL LINES



LEGEND

1989 EXISTING COMMUTER  
RAIL LINES

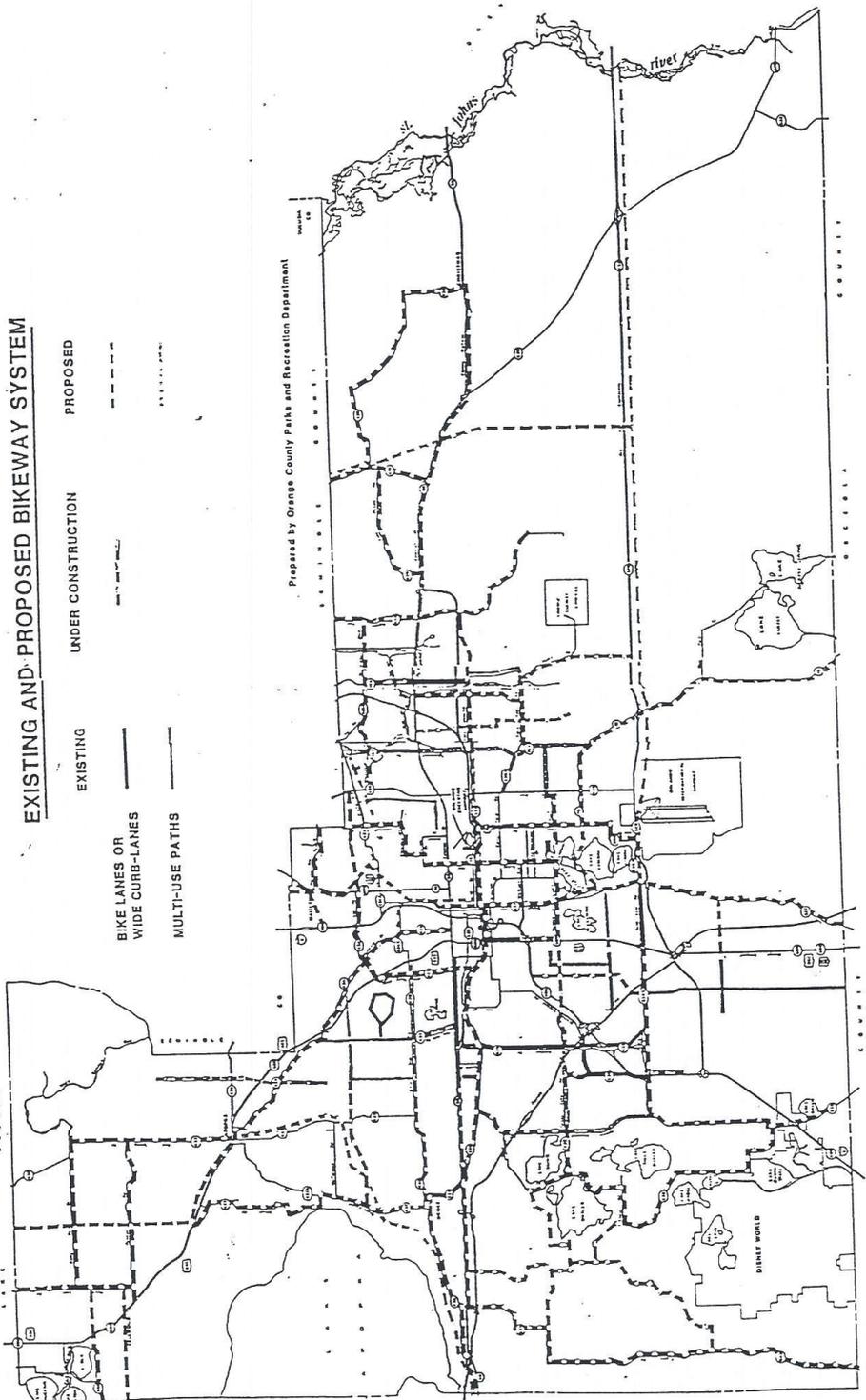


**ORANGE COUNTY BICYCLE PLAN**  
1991-1996

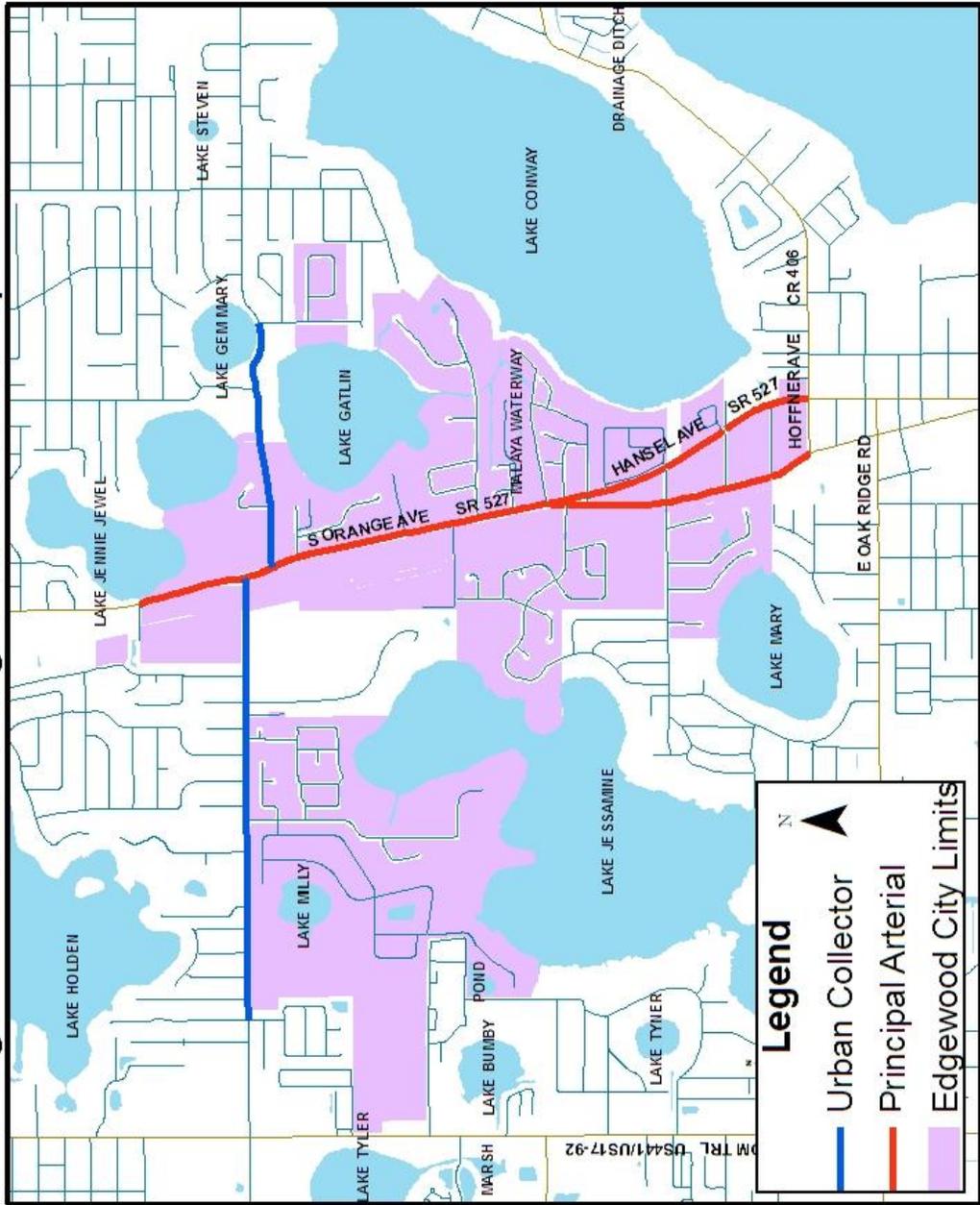


LEGEND

- EXISTING AND PROPOSED BIKEWAY SYSTEM**
- EXISTING
  - BIKE LANES OR WIDE CURB-LANES
  - MULTI-USE PATHS
  - UNDER CONSTRUCTION
  - PROPOSED



# City of Edgewood, Existing/ Future Transportation Routes



December 2012

| ~~Future Traffic Circulation 2000 Map~~

| ~~Future Traffic Circulation 2005 Map~~

## Housing

9J-5.010

### Goals, Objectives, Policies

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**GOAL 3:** To encourage the provision of quality housing that is available and affordable to current and future residents of the City.

**OBJECTIVE 3.1:** The City shall ~~assist the private sector to provide approximately .010(3)(b)1. and 7. 180 adequate and affordable housing units of various~~ types, sizes, and costs in Edgewood for the existing and future population. continue to make provision of housing for all current and anticipated future residents of the jurisdiction. This will be accomplished through the implementation of land development regulations, code requirements, and housing programs involving public and private sector entities.

Policy 3.1.1 Establish or maintain future land use designations and zoning ~~classifications that allow for flexibility in .010(3) (c)2.~~ land use design and housing types.

Policy 3.1.2 Maintain and enhance the quality of existing neighborhoods by upgrading ~~the supporting (3) (c)3. the supporting~~ infrastructure and facilities where feasible and necessary, including: paved public road access; stormwater flood protection; solid waste collection service; sidewalks, and electric utility service.

Policy. 3.1.3 The City will ~~post at City Hall Provide information to assist the private (3)(c)1. sector in the provision of sufficient housing of various types, sizes, and costs. make land development regulations and permitting processes readily available expedite development review and streamline development processes to assist in increasing flexibility of development and redevelopment within the City.~~

Policy 3.1.4 Ensure the quality of future housing and maintain the quality of existing ~~(3)(c)2-~~ housing by strictly enforcing the adopted building codes and by maintaining an active and qualified Code Enforcement Department.

Policy 3.1.5 ~~The Chapter 13 of the Southern Standard~~ Florida Building Code: Florida Energy Efficiency shall ~~also~~ be enforced, with

~~.010(3)(c)2.~~ regard to housing construction and maintenance, and maintained through adoption of subsequent revisions.

Policy 3.1.6 Codes requiring landscaping and maintenance of external grounds  
~~.010(3)(c)2.~~ shall be added to the building codes in order to maintain the quality of housing units and neighborhoods.

~~Policy 3.1.7 The City will review and revise its LDRs to ensure that the use  
.010(3)(c)3. of energy efficient materials and techniques and other advanced  
construction techniques is allowed in the construction of housing.~~

Policy 3.1.87 ~~The City will review and revise its Land Development Regulations  
.010(3)(c)3. by 1991 to reduce the cost of new construction for developments which  
target low and moderate - income housing needs. These revisions of the  
code shall maintain suitable standards to protect the health, safety, and  
welfare of the City's residents. Revisions to the LDRs land development  
regulations will include streamlining of regulations  
and procedures, when applicable, to maintain regulations and standards to  
protect the health, safety, and welfare of the City's residents. Under the  
streamlined  
procedures, the City would require that facility commitments be  
submitted concurrent with permit applications. Commitments would  
be required from the following service providers:~~

Potable Water: Orlando Utilities Commission

Wastewater: Orange County

Solid Waste : Orange County and applicable company provide solid waste  
services to the City

Transportation: Orange County/FDOT

Policy 3.1.98 The City will work with Orange County and other applicable agencies to  
mMake information available to ~~among~~ the elderly and low-income  
~~(3)(b)1.~~ families regarding the various programs available to assist them in  
locating suitable affordable housing.

~~Policy 3.1.10 By the end of 1993, the City will conduct research regarding federal, state,  
.010(3)(c)7 and local subsidy programs which could be considered as funding sources  
to provide housing for the private and non-profit sectors to obtain in order  
to promote affordable housing opportunities.~~

Policy 3.1.119 The City of Edgewood will work with ~~United Way or other public or~~  
and

~~.010(3)(c)1.~~ private agencies involved in the provision of affordable housing to inform the public of programs that exist in Edgewood through these agencies.

Policy 3.1.~~42~~10 ~~The City shall continue to encourage members of the home building profession, financial institutions, real estate firms and community organizations to adopt coordinated affirmative marketing plans that comply with the Federal Fair Housing requirements. — Information will be available on following federal programs:~~

~~.010(3)(c)7.—~~

~~1. HUD section 221 (d) (2) – Provides home ownership assistance for low and moderate-income families. HUD insures lenders on mortgage loans to finance the purchase, construction or rehabilitation of low cost, one- to four-family housing units. Families displaced by public improvement programs receive special terms.~~

~~2. Section 221 (d) (3) – Provides mortgage insurance to non-profit or limited dividend developers for the construction or substantial rehabilitation of multi-family (five or more units) housing developments.~~

Policy 3.1.~~43~~11 ~~The City will support regional efforts to address low income and work force housing by working with Orange County to coordinate housing assistance programs.~~

OBJECTIVE 3.32: Continue to ensure that all housing in Edgewood will be maintained in standard condition, and that housing that is substandard will be rehabilitated or demolished.  
~~.010(3)(b)2.~~

Policy 3.~~32~~.1 If housing units become substandard, the City shall work with the property owner/developer for identify identified these ~~.010(3)(c)4.~~ units which should be rehabilitated and those which have to be demolished, to ensure the development process is streamlined. Rehabilitation shall be preferable to demolition wherever economically feasible. Housing units suitable for rehabilitation are those which have significant interior or exterior structural problems, but where the cost of rehabilitation does not exceed the market value of the unit.

Policy 3.~~32~~.2 Very low, low, and moderate-income families who have homes which ~~.010(3)(c)4.~~ can be rehabilitated shall be informed by the Building Department at the times their homes are inspected of the federal government programs available to offer financial assistance for rehabilitation.

Policy 3.32.3 Maintain an active code enforcement program to ensure that housing ~~.010(3)(c)4.~~ is kept in standard condition .

**OBJECTIVE 3.43:** Provide sufficient adequately zoned sites for low and \_\_\_\_\_ moderate ~~.010(3)(b)3.~~ income housing, group homes, \_\_\_\_\_ foster care facilities and \_\_\_\_\_ and 4. \_\_\_\_\_ manufactured homes, consistent with state law.

Policy 3.43.1 The City will revise the zoning code to allow group homes facilities of six or ~~.010(3)(c)6.~~ fewer residents in all residential neighborhoods. Group homes of \_\_\_\_\_ more than six residents will be allowed consistent with Ch. 419, \_\_\_\_\_ F.S. consistent with Section 393.063(17), Florida Statutes, or its \_\_\_\_\_ successor provisions.

Policy 3.4.2 ~~By 1991, the City will include in the development regulations site~~ ~~.010(3)(c)6.~~ criteria for the location of housing for very low, low, and moderate income ~~families, manufactured homes, group homes and foster care facilities~~ ~~which will be consistent with Ch. 419, F.S. and which take into account the~~ following:

- ~~a) accessibility to services such as health-related recreation and shopping;~~
- ~~b) accessibility to employment; and~~
- ~~c) accessibility to transportation.~~

Policy 3.43.32 \_\_\_\_\_ Manufactured homes will be allowed in the City consistent with Ch. \_\_\_\_\_ 320 \_\_\_\_\_ and Ch . 553, F.S.

Policy 3.4.4 ~~The City will adopt a density bonus program that would allow a twenty~~ ~~percent increase in density in the low density residential category. This~~ ~~increase would be allowed provided that twenty percent of the~~ ~~housing units be made affordable to moderate income households as~~ ~~defined in this element. A guarantee of continued affordability would~~ ~~be required for rental units.~~

**OBJECTIVE 3.54:** Provide uniform and equitable treatment consistent with Sec. \_\_\_\_\_ ~~.010(3)(b)6.~~ 421.55 F.S. for persons displaced by state and \_\_\_\_\_ local government \_\_\_\_\_ programs.

Policy 3.54.1 Assure that reasonably located, standard housing at affordable costs is ~~.010(3)(c)8.~~ available to persons displaced through public action prior to their displacement.

**OBJECTIVE 3.65:** Promote Hhistorically significant housing will to be preserved and protected, ~~.010(3)(b)5.~~ encouraging the preservation of \_\_\_\_\_ and neighborhood quality ~~will be preserved.~~

Policy 3.~~010(3)(b)~~65.1 The City will assist in the submittal of applications for the housing units which have been designated as part of a locally significant historic district to be included on the Florida Master Site File, by providing information regarding submittal to the owners of these properties.

Policy 3.~~010(3)(c)~~65.2 Assist owners of historically significant housing to apply for and utilize state and federal assistance programs.

~~Extrajurisdictional Planning Area Map [this is struck because there is no mention of the map in the Housing Element nor the accompanying data and analysis.]~~

## Public Facilities

9J-5.011

### Goals, Objectives, Policies

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**GOAL 4:** Public Facilities In General. Public facilities shall be provided in a manner which protects investments in existing facilities and promotes orderly, compact urban growth, and discourages urban sprawl.  
~~.011(2)(a)~~

Wastewater. The City of Edgewood will continue to receive wastewater treatment service from Orange County to meet existing and projected demands identified in this [planPlan](#).

Drainage. The design, construction, and maintenance of the stormwater drainage system will protect property from the hazards of flooding, preserve desirable water quality conditions, and, to the maximum extent feasible, preserve the existing natural systems that serve the function of minimizing the need for structural stormwater drainage facilities while improving overall water quality conditions.

Potable Water. Edgewood will continue to receive potable water service from the Orlando Utilities Commission.

Solid Waste. The City will provide solid waste collection service to the residents of Edgewood by contracting with a private company.

**OBJECTIVE 4.1:** ~~By one year from Plan submission, the~~The City will continue to \_\_\_\_\_ implement ~~.011(2)(b)2.~~ \_\_\_\_\_ procedures to ensure that at the \_\_\_\_\_ time a development permit is \_\_\_\_\_ issued, \_\_\_\_\_ adequate facility capacity is available or will be available \_\_\_\_\_ when needed to serve the development.

**Policy 4.1.1:** The following level of service (LOS) standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development. Methods for determining available capacity and demand should incorporate peak demand coefficients for each facility and each type of proposed development. (same as Capital Improvements Element Policy [98.3.1](#))  
~~.011(2)(c)2~~

POLICY 4. 1.1  
 LOS STANDARDS FOR EDGEWOOD PUBLIC FACILITIES  
 (Comprehensive Plan Elements contain detailed analyses  
 of levels of service standards)

FACILITY

LOS STANDARD

WASTEWATER TREATMENT  
 PLANT  
 Orange County

- (a) ~~300-225~~ gpd per equivalent residential connection
- (b) quality of treatment is in compliance with ~~FDER-FDEP~~ effluent parameters

DRAINAGE  
 Edgewood and Orange County

Drainage LOS

- all storms are a 24-hour duration

Facility

Design Storm

Bridges	50 year
Canals, ditches or culverts for drainage external to the development	25 year
Cross drains, storm sewers	10 year
Roadside swales for drainage internal to the development	10 year
Detention/ <del>Retention</del> basins	<del>_____</del> 25 year
Retention/ <del>Detention</del> basins (no positive outfall )	<del>_____</del>

~~\_\_\_\_\_~~ 100 year meet pre and post development runoff volumes and rates for the 25-year, 96-hour storm event

~~On-site stormwater management = retention of the first one inch of rainfall runoff for areas greater than 1 acre. Areas less than 1 acre 1/2 inch is required.~~

Water Quality: For a dry retention system retain 0.5 – inch of runoff from the contributing basin or 1.25 inches of runoff from impervious areas, whichever is greater, plus half an inch of runoff from the contributing basin. For a wet detention system detain 1 inch of runoff from the contributing basin or 2.5 inches of runoff from the impervious areas, whichever is greater.

~~DRAINAGE con't.~~

Stormwater quantity = post development stormwater runoff flow rates, ~~quantities~~, peaks, and velocities shall be equal to or less than levels which existed prior to development for the ~~24-hour, 25 year~~, 24 hour storm event

Stormwater quality = no degradation of existing water quality conditions in receiving waterbodies below the minimum conditions necessary to ensure the suitability of the water for the designated use of its classification as established in Ch. 17-302, F. A. C.

## POTABLE WATER

Orlando Utilities Commission	City of Edgewood
<del>residential</del> _____	<u>300-325 gallons/dwelling unit/day per equivalent (without reclaimed water) connection</u>

LOS based on City of Orlando Comprehensive Plan, ( <del>1999</del> <u>2009</u> ) Potable Water Element.	Note: Edgewood does not have storage facilities for potable water.
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## SOLID WASTE

Disposal: Orange County Landfill	Edgewood Contribution Rate: 6.4 <u>0</u> lbs per <del>capita per day</del> <u>per person</u>
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Collection: Edgewood (franchise)	two/week, each household
----------------------------------	--------------------------

LOS based on Orange County Comprehensive Plan, (2012) Solid Waste level of service.

~~Policy 4.1.2: All improvements for replacement, expansion or increase in capacity of .011(2)(c)2 facilities will be reviewed to ensure compatibility with the adopted level of \_\_\_\_\_ service standards for the facilities. [The City is not a facility service provider, so this Policy is not applicable.~~

Policy 4.1.~~32~~: Public services will be operated so as to be consistent with the \_\_\_\_\_ urban ~~.011(2)(c)2~~ growth policies of the Future Land Use \_\_\_\_\_ Element of this ~~plan~~ Plan and the 10-year water supply facilities work plan. Provision of \_\_\_\_\_ wastewater, \_\_\_\_\_

\_\_\_\_\_ drainage, potable water, and solid waste services will be limited to:

- a) the service areas shown for wastewater and drainage in the support documents of this ~~plan~~Plan;
- b) contractual agreements with Orange County for solid waste disposal and the Orlando Utilities Commission for potable water service;
- c) and to areas where the City has legal commitments to provide facilities and services as of the adoption of this ~~plan~~Plan.

~~Policy 4.1.4: The City will request an annual summary of proportional use data from .011(2)(c)2 Orange County (solid waste at the landfill) and the Orlando Utilities Commission (potable water service).~~

**OBJECTIVE 4.2:** Through the annual review process of the Capital Improvements Element as outlined in Policies 8.1.3, 8.1.4, 8.1.5 and 8.2.2, the City will ensure that the provision of public facilities will be consistent with the land uses described in the Future Land Use Element and the five-year schedule of capital improvements \_\_\_\_\_ contained in the Capital Improvements Element.

~~Policy 4.2.1:~~ The criteria for evaluating capital improvement projects will be applied to ~~.011(2)(c)1~~ public facility projects in order to discourage urban sprawl and ~~maximizing~~ maximize \_\_\_\_\_ the use of existing facilities consistent with Policies 8.1.4 and 8.1.5.

~~Policy 4.2.2:~~ The City will maintain a five-year schedule of capital improvements to ~~.011(2)(c)1~~ include public facility projects the City is responsible for; the schedule will \_\_\_\_\_ be updated annually, consistent with Policy 8.6.1. ~~(see: Capital Improvements Element Goals, Objectives, Policies).~~

**OBJECTIVE 4.3:** ~~.011(2)(b)2~~ Projects to expand public facilities to meet future needs, as identified in the Capital Improvements Element, will be coordinated with the Future Land Use Element, the Capital Improvements Element, and other governmental jurisdictions as appropriate.

~~Policy 4.3.1~~ ~~.011(2)(c)1~~ Projects designated as meeting future needs will be assigned to the Capital Improvements Schedule when the following criteria are demonstrated: 1) consistency with the Future Land Use Element and the growth management strategies of the Plan and, 2) fiscal resources are available.

Wastewater

OBJECTIVE 4.4: Capacity - The City will continue to coordinate with Orange County to maintain sufficient design capacity to meet existing and projected flow rates for the City throughout the planning period.  
~~.011(2)(b)2~~

Policy 4.4.1 Projected flow rates ~~will be updated annually based on best available~~  
~~.011(2)(c)2~~ ~~data are calculated by the facility service provider. The City will cooperate~~  
~~with the service provider to update calculations as needed based on~~  
~~population and land use changes.~~

~~Policy 4.4.2 Expansion of the design capacity of the Wastewater Treatment Plant shall~~  
~~.011(2)(c)2~~ ~~be based on at least the two LOS criteria listed in Policy 4.1.1 and~~  
~~consideration shall be given to multijurisdictional wastewater planning~~  
~~efforts in Orange County.~~

~~[The City has no jurisdiction over this matter and is therefore an ineffective,~~  
~~unenforceable policy.]~~

~~Policy 4.4.32 Developers will be required to obtain a letter from Orange County~~  
~~guaranteeing wastewater service before a development order will be~~  
~~issued by the City.~~

OBJECTIVE 4.75: Development - Throughout the planning period, future development within the incorporated limits of the City will be considered for approval only if it is compatible with the County's wastewater treatment plans.  
~~.011(2)(b)3~~

~~Policy 4.7.1 Approval of new development will be based, in part, upon an evaluation of~~  
~~.011(2)(c)2~~ ~~the impact of the development on the wastewater treatment system.~~  
~~[This policy is redundant with Policy 4.4.2.]~~

Policy 4.75.21 The City will require all new collection lines and lift stations \_\_\_\_\_  
\_\_\_\_\_ constructed by \_\_\_\_\_ public and private developers to \_\_\_\_\_  
\_\_\_\_\_ be constructed according to County  
\_\_\_\_\_ standards, and, at the County's option, to be dedicated to the \_\_\_\_\_  
\_\_\_\_\_ County.

Policy 4.75.32 The City will require the total costs (extension of lines, alterations to lift  
lift stations and the cost of plant capacity) for providing new wastewater service to be borne by the specific users of the service system, in  
\_\_\_\_\_ coordination and consistent with Orange County planned and funded  
\_\_\_\_\_ improvements.

OBJECTIVE 4.86: Intergovernmental Coordination - Throughout the planning ~~process~~  
~~period,~~  
~~.011(2)(b)2~~ the City will participate in intergovernmental discussions related to the provision of wastewater service and disposal of treated wastewater effluent within Orange County.

Policy 4.~~86~~.1 The City will coordinate with Orange County to encourage support of all of the wastewater objectives and policies relevant to the provision of service in the City.

## Drainage

**OBJECTIVE 4.107** The City will, ~~based upon the recommendations of .011(2)(b)5 the Stormwater Master Plan to be completed by January 1993,~~ protect, or improve the quality of surface drainage waters being discharged from existing and future drainage systems in the City so that such discharges do not contribute to the degradation of water quality conditions.

Policy 4.~~407~~.1 Stormwater management standards that require stormwater runoff \_\_\_\_\_ flow ~~.011(2)(c)4~~ rates and velocities at or less than levels that \_\_\_\_\_ existed prior to \_\_\_\_\_ development will be \_\_\_\_\_ established and implemented for all new development and redevelopment within the City.

~~Policy 4.10.2 The retention of the first inch of rainfall runoff will be required for new .011(2)(c)4 development drainage areas greater than one (1) acre.~~

~~Policy 4.10.3 The City will identify various stormwater treatment measures and .011(2)(c)4 associated "best management practices" such as earthen berms, settling basins, filtration facilities, natural vegetation, oil / grease baffles, skimmers and similar devices intended to improve overall water quality and include them as a component of the City's site design standards and regulations by the end of 1991. All new development will be required to employ these practices.~~

Policy 4.~~407~~.~~42~~ The City's land development regulations, site design standards and \_\_\_\_\_ other ~~.011(2)(c)4~~ pertinent regulatory requirements will be reviewed and \_\_\_\_\_ amended as \_\_\_\_\_ necessary for comprehensive coverage of all forms of land development activities within the City and to be in conformance with the various policies of this Comprehensive Plan, and will be used by the City in the review of all project applications for development approval and permitting in the City.

Policy 4.~~407~~.~~53~~ New points of stormwater discharges into receiving waterbodies will \_\_\_\_\_ not be ~~.011(2)(c)4~~ allowed to occur without the provision of levels of \_\_\_\_\_ treatment, either onsite or at an off-site facility, which prevent the degradation of the receiving water body below the minimum conditions necessary to ensure the

suitability of the water for the designated use of its classification as established in **Ch. 17-302, F.A.C.**

Policy 4.~~107.64~~ 107.64 Each new development will be reviewed by the City for the purpose of ~~011(2)(e)4~~ evaluating potential impacts of new development on the primary drainage system and the natural drainage features in the vicinity, with review criteria including but not being limited to evaluations of the extent to which:

- a) Project-related land clearing, grading and site construction activities will affect water quality conditions in receiving surface waterbodies;
- b) The project increases stormwater-conveyed pollutant loadings as compared to predevelopment conditions;
- c) Potential impacts are reduced by best management practices for stormwater runoff;
- d) Project development will result in the removal of shoreline or wetland vegetation;
- e) Habitats of rare, threatened or endangered species, or species of special concern will be affected or impacted by project development;
- f) Groundwater table elevations will be affected by project development; and
- g) On-site wetlands are incorporated into the development's surface water management system.

The evaluation's findings will be used to determine whether each project is in conformance with adopted standards, or what modifications or mitigative actions are needed to bring the project into compliance.

Policy 4.~~107.75~~ 107.75 The City will develop a procedure for offering land developers the \_\_\_\_\_ option of ~~011(2)(e)4~~ funding off-site stormwater treatment and \_\_\_\_\_ conveyance facilities as an \_\_\_\_\_ alternative to meeting \_\_\_\_\_ on-site stormwater runoff treatment requirements.

Policy 4.~~107.8-6~~ 107.8-6 The City will adopt, or amend where necessary, ordinances requiring that ~~011(2)(e)4~~ all development involving the rebuilding, or rehabilitation of existing structures which would expand the existing facility more than 25% of its existing square footage shall include stormwater treatment \_\_\_\_\_ measures \_\_\_\_\_ pursuant to this Comprehensive Plan, \_\_\_\_\_ unless site constraints would limit the ability to comply with the Comprehensive Plan.

**OBJECTIVE 4.**~~118~~ 118 All surface drainage systems under the City's authority shall receive the operation and maintenance necessary for the effective accomplishment of their intended water management functions. ~~011(2)(b)5~~

Policy 4.~~118.1~~ 118.1 Surface water management system components on City owned or operated facilities will be inspected and ~~011(2)(e)4~~ maintained \_\_\_\_\_

\_\_\_\_\_ on at \_\_\_\_\_ least an annual basis, based on financial \_\_\_\_\_ feasibility.

Policy 4.148.2 Drainage needs assessment investigations will be ~~completed~~ \_\_\_\_\_ conducted by the City \_\_\_\_\_ for any areas within the City that are in the Stormwater Master Plan as \_\_\_\_\_ experiencing flooding problems, for the purpose of determining the nature and extent of the flooding problems, and the possible actions that will be taken to alleviate the problems. This will be accomplished as part of the \_\_\_\_\_ Stormwater Master Plan, which will be completed by January 1993.

Policy 4.148.3 Proposed development plans will be thoroughly reviewed by the City to \_\_\_\_\_ ensure that new development does not adversely \_\_\_\_\_ impact surrounding \_\_\_\_\_ properties by altering drainage patterns \_\_\_\_\_ and water storage capabilities so \_\_\_\_\_ that increased volumes of \_\_\_\_\_ water are discharged onto the properties or that \_\_\_\_\_ surface \_\_\_\_\_ drainage flows from the properties are not impeded or \_\_\_\_\_ retarded so as to create or contribute to flooding or diminished land usage, unless such lands have been purchased or designated by the City for surface water storage purposes.

Policy 4.148.4 One measure of flood control for new development will be \_\_\_\_\_ implemented by \_\_\_\_\_ the City through the limitation of fill in the \_\_\_\_\_ 100-year floodplain. In cases \_\_\_\_\_ where there are no \_\_\_\_\_ alternatives to fill in the floodplain, compensatory \_\_\_\_\_ storage for such fill will be provided through excavation in adjacent upland areas (above the 100-year floodplain) of a volume equivalent to the loss of storage within the 100-year floodplain resulting from the placement of fill, where such compensatory storage do not conflict with ~~FDER~~ \_\_\_\_\_ ~~FDEEDP~~ \_\_\_\_\_ or \_\_\_\_\_ SJRWMD requirements.

**OBJECTIVE 4.129** The City will ~~establish and maintain~~ continue effective levels of intergovernmental coordination on the planning, design, construction and operation of surface drainage systems of multiple governmental usage or responsibility with other affected governmental agencies ~~by 1991~~.

Policy 4.129.1 Interagency staff coordination through formal and informal means \_\_\_\_\_ such \_\_\_\_\_ as interlocal agreements, jointly sponsored projects, watershed \_\_\_\_\_ working \_\_\_\_\_ groups and established staff-to-staff liaison will be maintained with \_\_\_\_\_ Orange \_\_\_\_\_ County and other governmental agencies \_\_\_\_\_ regarding downstream \_\_\_\_\_

drainage capacities so as to ensure that flooding problems are not created by insufficient downstream flow capacity limitations.

Policy 4.~~429~~.2 Information about the City's surface water management system will be ~~.011(2)(c)4~~ provided to the county as requested for use in the planning, design and \_\_\_\_\_ implementation of \_\_\_\_\_ county-operated drainage systems.

Policy 4.~~429~~.3 The City will actively participate in inter-governmental coordination efforts ~~.011(2)(c)4~~ regarding water quality management.

Policy 4.~~429~~.4 The City will actively participate in the preparation of applicable \_\_\_\_\_ Surface ~~.011(2)(c)4~~ Water Improvement and Management (SWIM) plans being undertaken by \_\_\_\_\_ the St. Johns River Water Management District which will involve or \_\_\_\_\_ include land areas in the City or waterbodies affected by drainage \_\_\_\_\_ from the \_\_\_\_\_ City.

**OBJECTIVE 4.**~~4310~~ The City will protect and preserve existing wetlands as viable components of the City's surface water management systems by disallowing development in wetlands, unless otherwise permitted by the SJRWMD and / or USACOE. In addition, the City will not allow development in the 100-year floodplain, unless consistent with Policy 4.8.4.  
~~.011(2)(b)5-~~

Policy 4.~~4310~~.1 Public infrastructure improvements that encourage the development of \_\_\_\_\_ of ~~.011(2)(c)4~~ \_\_\_\_\_ wetlands will not be allowed for the purpose of protecting and \_\_\_\_\_ preserving \_\_\_\_\_ wetland areas.

~~Policy 4.13.2 The City will review its land development and zoning ordinances, .011(2)(c)4 regulations and standards in order to remove any requirements that allow development in wetland areas.~~

Policy 4.~~4310~~.~~32~~ The City will not encourage applications for the annexation of \_\_\_\_\_ predominantly wetland areas, unless an identified public purpose is served by the annexation action.  
~~.011(2)(c)4~~

Policy 4.~~4310~~.~~43~~ The City will use scenic, drainage, flood control, wetland, \_\_\_\_\_ conservation, ~~.011(2)(c)4~~ or other easements or rights-of-way to \_\_\_\_\_ preserve and protect natural \_\_\_\_\_ drainage features and similar lands.

Policy 4.~~4310~~.~~54~~ The design return frequency storm event used for calculating rainfall runoff ~~.011(2)(c)2~~ volumes and storage needs will be consistent \_\_\_\_\_ with Policy 4.1.1 of this \_\_\_\_\_ element.

Policy 4.1310.65 Stormwater management systems serving new development in the  
~~.011(2)(c)4~~ City will be required by the City to employ the most efficient and cost  
effective pollution control techniques available, consistent with or more  
restrictive than state and St. Johns River Water Management District  
regulations, standards and design criteria.

~~Policy 4.13.7 New or redesigned stormwater management systems which will use  
.011(2)(c)4 detention-type stormwater treatment facilities will also provide for the  
diversion of the "first flush" of runoff to separate retention areas in order to  
protect the water quality in the detention system from the adverse  
effects of direct stormwater discharges, particularly in cases where  
direct bleeddown techniques are employed.~~

Policy 4.1310.86 Individual on-site stormwater treatment facilities will be inspected \_\_  
~~following .011(2)(c)4~~ their construction. A yearly inspection will be  
conducted by qualified personnel to ensure operation and maintenance is  
compliant with the SJRWMD and FDEP requirements. and a program  
developed by 1991 to begin a periodic  
inspection program with regard to proper operation and maintenance.

~~OBJECTIVE 4.13A By January 1993, the City shall address the correction of  
9J-5.01(2)(b) drainage deficiencies within the City as well as the extension  
of drainage services to meet future needs.~~

~~Policy 4.13A.1 By January 1993, the City shall develop a stormwater management  
9J-5.011(2)(b) master plan that will address the following:~~

- ~~1. Maintaining surface and groundwater quality by reducing direct  
stormwater runoff into lakes;~~
- ~~2. Prevention of flooding by upgrading deficient drainage facilities to  
meet adopted LOS standards;~~
- ~~3. Extending and/or increasing the capacity of drainage systems as  
necessary to meet future needs; and~~
- ~~4. Recommending a revenue source for implementing the  
Stormwater Management Master Plan.~~

~~Policy 4.13A.2: The City will amend the Comprehensive Plan at the time the Stormwater  
Master Plan is completed to include the results of the Stormwater  
Master Plan.~~

## Potable Water

~~OBJECTIVE 4.14 Public facility Objectives 4.1 through 4.5 and Policies 4.1.1 through  
.011(2)(b)2 4.5.1 will apply to this sub-element. These objectives and policies  
address public facilities in general.~~

~~OBJECTIVE 4.1511~~ The City of Edgewood will maintain an agreement with the Orlando Utilities Commission for potable water service.

Policy 4.~~1511~~.1 The City will coordinate with the Orlando Utilities Commission to \_\_\_\_\_ establish ~~.011(2)(c)2~~ a potable water agreement that will \_\_\_\_\_ include all necessary legal \_\_\_\_\_ requirements, rates, \_\_\_\_\_ service area specifications and relevant \_\_\_\_\_ information pertinent to the provision of potable water service to the residents of Edgewood.

Policy 4.~~1511~~.2 The City will continue to require that development projects must \_\_\_\_\_ obtain \_\_\_\_\_ approval for potable water service from \_\_\_\_\_ the Orlando Utilities \_\_\_\_\_ Commission \_\_\_\_\_ before a development permit may be issued.

Policy 4.~~1511~~.3 Expansion of the distribution system will continue to be funded with \_\_\_\_\_ user \_\_\_\_\_ fees and connection charges in accordance \_\_\_\_\_ with the requirements of \_\_\_\_\_ the ~~franchise agreement~~ \_\_\_\_\_ ~~service provider~~.

~~OBJECTIVE 4.16~~ ~~By the end of 1991, Edgewood will make available public \_\_\_\_\_ information to keep the residents informed on the quality of water \_\_\_\_\_ and service in the City.~~

~~Policy 4.16.1~~ ~~The City will make available at City Hall information about the potable \_\_\_\_\_ water service system.~~

~~OBJECTIVE 4.17-12~~ ~~By the end of 1991, water~~ Water conservation ~~measures~~ will be included in ~~.011(2)(b)4~~ \_\_\_\_\_ development regulations \_\_\_\_\_ and public information. These \_\_\_\_\_ regulations and public information shall incorporate the \_\_\_\_\_ Goals, \_\_\_\_\_ Objectives, Policies of the \_\_\_\_\_ Conservation Element that pertain to use \_\_\_\_\_ of potable water. ~~The City will attempt to achieve a 3% reduction in \_\_\_\_\_ water use by 1995.~~

Policy 4.~~1712~~.1 City development regulations will be revised to include water conservation strategies.

~~.011(2)(c)3~~

- a) Conservation strategies will include at least the following:  
Installation of water conserving plumbing fixtures in new or renovated building construction which are, at minimum, consistent with the requirements of the State Water Conservation Act. ~~(s. 553.14, F.S.)~~.
- b) Water reuse and / or reclamation, where available appropriate, for irrigation, industrial use and other appropriate non-potable water use applications.

- c) Require new development to use natural vegetation and/or drought resistant plants.
- d) Minimize the use of potable water by air/water heat pumps by adopting an ordinance based on the Air/Water Heat Pump Model Ordinance prepared by the St. Johns River Water Management District.

Policy 4.~~17~~12.2 The City will support water conservation through participation in      existing ~~.011(2)(e)3~~ county, state and federal programs, as well as      through actions described      in Policy 4.~~17~~152.1.

Solid Waste

~~OBJECTIVE 4.18~~ ~~Public Facilities Objectives 4.1 through 4.5 and Policies 4.1.1~~  
~~.011(2)(b)3~~ ~~through 4.5.1 apply to the Solid Waste Sub - Element. These~~  
~~objectives and policies address public facilities in general.~~

~~OBJECTIVE 4.19~~13 The City of Edgewood will maintain a franchise agreement ~~with a~~  
~~.011(2)(b)2~~ ~~private company~~ for solid waste collection service.

Policy 4.~~19~~13.1 The collection service will be operated with revenues from non - ad valorem taxes fees, ~~and the sales of refuse containers to solid waste~~  
~~customers.~~

Policy 4.~~19~~13.2 The City will evaluate the impact of proposed land development ~~.011(2)(e)2~~ projects on the collection system.

~~OBJECTIVE 4.20~~14 ~~The City will coordinate with Orange County regarding~~  
~~processing~~ ~~and disposal of solid waste from~~  
~~the City of Edgewood at the The~~      ~~Orange~~  
~~County solid waste facility, as well as participate with other~~  
~~agencies for safe disposal of waste. -will be utilized for the~~  
~~.011(2)(b)2~~ ~~processing and disposal of solid waste from the City of Edgewood.~~

~~Policy 4.20.1~~ ~~The private company under contract with the City will deliver the City's~~  
~~.011(2)(c)2~~ ~~solid waste to the Orange County Solid Waste Processing facility in~~  
~~accordance with Orange County requirements, with the exception of~~  
~~recyclables. [If the collector has the option, this should not be a policy.]~~

Policy 4.~~20~~14.~~21~~ ~~Beginning in 1991~~21 the City will participate in state, county and       
     local      intergovernmental strategies to address       
     hazardous waste disposal.

Policy 4.~~20~~14.~~32~~ 32 The City will participate in any future intergovernmental activities       
     related to

~~.011(2)(c)1~~ the expansion of the County solid waste disposal facility or other ~~disposal~~ alternatives to meet future needs.

~~OBJECTIVE 4.21~~ The City will coordinate with Orange County to reduce the volume ~~.011(2)(b)2~~ of solid waste requiring disposal by 30% by 1994.

~~Policy 4.21.1~~ The City will distribute literature promoting the recycling of materials.

~~Policy 4.21.2~~ The City will continue to implement its recycling program.

### NOTES

~~I.~~ Public Facilities Element (9J-5.011) Requirements that are not applicable:

~~.011(2)(b)(1)~~ The Element shall contain one or more specific objectives for each goal ~~statement that address correcting existing facility deficiencies.~~  
~~Edgewood has no existing deficiencies.~~

~~.011(2)(b)(5)~~ The Element shall contain objectives and policies that address the ~~.011(2)(c)(4)~~ protection of the functions of groundwater recharge areas; Edgewood ~~has no prime recharge areas.~~

## Conservation

9J-5.013

### Goals, Objectives, Policies

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GOAL 5: Conserve, protect and appropriately manage the natural resources of the City of Edgewood to ensure the highest environmental quality ~~possible~~practicable, as well as promote water conservation through practicing water conservation strategies.  
~~.013(2)(a)~~

#### Water Quality Protection

OBJECTIVE 5.1: Surface and ground water quality in the City shall meet or exceed the minimum criteria set by the ~~FDEP Florida Department of~~ Environmental Regulation Protection.  
~~.013(2)(b)2.~~

Policy 5.1.1 The City shall use the site design standards contained in Ch. ~~17-3,~~ 62, F. A. C. and regulations for the control of stormwater runoff to ensure the adequate treatment of stormwater from all new development or redevelopment prior to its discharge to surface waters, in order to ameliorate the adverse effects of stormwater pollutants on fisheries habitats.  
~~.013(2)(c)1.~~

Policy 5.1.2 The City shall identify means for reducing the volume of untreated stormwater discharged to surface waters in order to maintain the drainage water quality level of service as contained in Policy 4.1.1.  
~~.013(2)(c)1.~~

Policy 5.1.3 ~~The City shall ensure that land uses which require the routine application of herbicides and/or pesticides maintain a groundwater monitoring program designed to detect contamination of the surficial aquifer by those substances.~~  
~~.013(2)(c)1.~~

#### Water Supply

OBJECTIVE 5.2: The City shall identify key areas to contribute to water conservation and smart use of water resources to ensure capacity can be achieved and quality maintained. ~~encourage the reduction of per capita consumption~~  
~~.013(2)(b) 2.~~ ~~of potable groundwater by its residents through conservation and reuse of existing water supplies.~~ The City will use OUC, Orange County, and the SJRWMD as resources in implementing non-facility based water supply and conservation programs. ~~achieve a~~

~~three percent reduction in water use by 1995.~~

Policy 5.2.1  
~~.013(2)(c)1.~~ The City shall adopt specific standards which regulate the installation and operation of air/water heat pumps in a manner consistent with the County policy, in order to reduce the wasteful use of groundwater by such systems.

Policy 5.2.2  
~~.013(2)(c)1.~~ In order to reduce the amount of water used in the irrigation of landscaping, the City shall encourage the use of native or drought resistant plants, as appropriate, in the landscaping of new development or redevelopment.

Policy 5.2.3  
~~.013(2)(c)1.~~ The City shall encourage conservation of water by supporting the retrofit of low-volume plumbing fixtures in existing development, and by requiring the use of such fixtures in new development and redevelopment.

Policy 5.2.4  
~~.013(2)(c)4.~~ The City shall assist the SJRWMD in the enforcement of the provisions of emergency water shortage plans at those times when an official emergency water shortage declaration is made by the SJRWMD Governing Board by posting water restriction information at City Hall.

#### Air Quality

OBJECTIVE 5.3:  
~~.013(2)(b)1.~~ Air quality in the City of Edgewood shall meet or exceed the minimum criteria set by the FDEP Florida Department of ~~Environmental Regulation~~ Protection.

Policy 5.3.1  
~~\_\_\_\_\_~~ The City shall ~~coordinate-cooperate~~ with the County, MetroPlan Orlando and the FDOT ~~\_\_\_\_\_~~ in the ~~\_\_\_\_\_~~ monitoring of transportation related air ~~\_\_\_\_\_~~ quality impacts, and the ~~\_\_\_\_\_~~ planning of ~~\_\_\_\_\_~~ improvements needed on regionally significant roadways to rectify observed or predicted air quality problems on those roads.

Policy 5.3.2  
~~\_\_\_\_\_~~ New development and roadways, whether public or private, shall be designed to accommodate and encourage alternative modes of transportation to the maximum extent practical. Appropriate measures may include, but are not limited to: construction of bicycle facilities along new roads; construction of pedestrian sidewalks along roads and within developments; provision of passenger shelters for users of mass transit paved access to bus stops, bus shelters, bus pullout lanes, and other facilities for mass

transit users.

Policy 5.-3.3 The City shall encourage the establishment and usage of mass transit transportation alternatives in lieu of new roadways, wherever such alternatives cannot be shown to be impractical or infeasible, through inter-governmental coordination with the Orlando Urban Area MPOMetroPlan Orlando, the County, FDOT, and Tri-County Transit AuthoritydLYNX.

Policy 5.3. 4 In order- to reduce peak traffic loads on roadways which contribute to air quality degradation, the City shall encourage government and private sector businesses to adopt alternative and/or flexible work schedules where they are practical.

Policy 5. 3.-5 The City shall prohibit any development that FDER-FDEP considers to be a major air pollution source.

Policy 5.3.6 The City shall require all new developments to provide a statement on possible air quality impacts from construction and operation of the development.

Policy 5.3.7: The City will encourage water conservation regulations that promote and encourage the use of low impact development techniques such as those that use the Florida Water Star Program.

Policy 5.3.8: The City will also evaluate creating incentive programs that encourage the installation of water-saving plumbing devices, such as indoor water audits and leak detection and will consider adopting regulations that require water-efficient landscaping for all new development projects and require functioning rain sensor devices on automatic irrigation systems, as well as overriding green lawn deed restrictions.

Policy 5.3.9: The City commits to using lower quality sources of water for nonpotable needs when such sources (storm water, surface water, or reclaimed water) become available.

Policy 5.3.10: The City commits to implementing water conservation practices that include: educational programs at schools; observing “Water Conservation Month” through press releases and resolution; promoting water conservation and environmental education newsletters, as well as web-based newsletters; and, enforcement of

the Water Management District's 'permanent water conservation rule'.

## Endangered and Threatened Species

OBJECTIVE 5.4: Existing populations of endangered and threatened species within ~~the City~~ shall be protected and managed so as to maintain ~~the persistence of~~ viable populations of any such species.  
~~013(2)(b)4.~~

Policy 5. 4.1 Development approval in areas which have been identified as providing suitable habitat for listed species shall be contingent upon a review of the development site to determine whether any listed species are present and the development of a management plan which would protect any listed species which occur or are discovered on the development site.  
~~.013(2)(c)5.~~

Policy 5.4.2 The City shall consult with the ~~FGFWFCFWC~~ and/or the ~~FDNR~~ FDEP in \_\_\_\_\_ the review of listed species management plans prepared by private developers, and shall implement the recommendations of those agencies in the issuance of development orders to the greatest extent practicable.  
~~.015(2)(c)5.~~

## Vegetative Cover and Wildlife Habitat

OBJECTIVE 5.5: The City shall ensure that new developments protect, to the greatest extent feasible, natural vegetative communities to maintain the existing degree of wildlife and habitat diversity.  
~~.013(2)(b)3.~~  
~~.013(2)(b)4.~~

Policy 5.5.1 The City shall require that natural vegetative communities be preserved intact (including canopy trees, shrub and herbaceous layer vegetation) in order to satisfy the requirements of open space regulations used in development site plan approval. Special emphasis should be given to protection of vegetative communities which: (a) may provide habitat for species listed by the USFWS, ~~FGFWFCFWC~~-or FNAI as endangered, threatened , \_\_\_\_\_ rare or \_\_\_\_\_species of special concern; (b) are \_\_\_\_\_ themselves considered \_\_\_\_\_endangered \_\_\_\_\_ in State , regional or local habitat inventories; or (c) \_\_\_\_\_ occur within the 100 year floodplain.  
~~.013(2)(c)6.~~

Policy 5.5.2  
~~.013(2)(c)5.~~  
~~.013(2)(c)6.~~  
\_\_\_\_\_ limits \_\_\_\_\_ adverse effects on the species to the \_\_\_\_\_ greatest extent practicable.

Policy 5.5.3  
~~.013(2)(c)6.~~  
The City shall not approve any development which would adversely alter the ecological functions of freshwater wetlands or deepwater habitat . Ecological functions include: (a) provision of wildlife and fisheries habitat; (b) maintenance of in-stream flows and lake levels during of high and/or low rainfall; (c) erosion control; and (d ) water quality enhancement.

Policy 5.5.4  
~~.013(2)(c)6.~~  
\_\_\_\_\_ ~~Control~~ \_\_\_\_\_ ~~Management~~ . The City shall discourage aquatic plant control efforts except when needed to provide reasonable recreational access to surface waters or to correct problems of public health, safety and welfare, including water quality.

## Fisheries

OBJECTIVE 5.-6:  
~~.013(2)(b)4.~~  
The City shall establish guidelines for lake front development and activity to ensure water quality levels that maintain or enhance diversity of fish habitat and species.

Policy 5.6.1  
~~.013(2)(c)6.~~  
\_\_\_\_\_ adequate \_\_\_\_\_ treatment of stormwater from all new \_\_\_\_\_ development or \_\_\_\_\_ redevelopment prior to its discharge to surface waters, in order to ameliorate the adverse effects of stormwater pollutants on fisheries habitats.

~~Policy 5.6.2~~  
~~.013(2)(c)6.~~  
~~The City shall identify means for reducing the volume of untreated stormwater discharged to surface waters in order to maintain the drainage level of service as contained in Policy 4.1.1. [Policy is duplicate of Policy 5.1.2.~~

Policy 5.6.32  
~~.013(2)(c)6~~  
The City shall not permit shoreline development activities which would destroy or degrade the function of lacustrine shoreline or deepwater habitat, except where such activities are clearly in the

public interest and there is no practical alternative which reduces or avoids the impacts.

~~Policy 5.6.4 The City shall, in conjunction with Orange County, develop a program to take corrective action, to the greatest extent feasible, via retrofit of stormwater facilities. This program will be based on the recommendations of the Orange County Stormwater Master Plan.~~

### Floodplain Management

~~OBJECTIVE 5.7:~~ The City shall protect the flood storage and conveyance functions of the 100 year floodplain by coordinating with the St. Johns River Water Management District and the lake districts ~~to prevent~~ regarding development in the 100-year floodplain.

~~Policy 5.7.1~~ No development will be allowed in the 100-year floodplain, unless compensating storage is provided in accordance with Policy 4.8.4.  
~~.013(2)(c)6.~~ Developers shall be encouraged to incorporate those portions of sites which are within the 100 year floodplain as open space preservation.

### Soil Conservation and Mineral Resources:

~~OBJECTIVE 5.8:~~ Development and mineral extraction activities shall be regulated to limit the adverse effects of soil erosion and sediment transport on air and water quality.

~~Policy 5.8.1~~ The City shall require that all land clearing for agriculture or development be conducted in compliance with soil erosion Best Management Practices as published by the SCS, FDOT, ~~FDER,~~ FDEP, FDACS, IFAS. Land clearing for development shall be limited to the minimum amount necessary.

~~Policy 5.8.2~~ The City shall prohibit all mineral extraction activities except those for on-site fill purposes.

### Hazardous Waste and Materials

~~OBJECTIVE 5.9:~~ The volume of hazardous waste and materials generated within the City which is improperly used, stored or disposed of shall be eliminated ~~by the year 1995~~; the number of sites which engage in improper use, storage, or disposal of hazardous waste shall also be reduced to zero.

Policy 5.9.1 The City shall continue to coordinate with the ~~FDER~~ FDEP and \_\_\_\_\_  
Orange County \_\_\_\_\_ in the  
~~.013(2)(c)10.~~ establishment of Amnesty Days for the collection of domestic  
hazardous wastes.

Policy 5.9.2 The City shall ~~establish a program~~ cooperate with the Orange  
County Environmental Department Protection Division to ensure that  
\_\_\_\_\_ businesses \_\_\_\_\_ which  
~~.013(2)(c)10.~~ store, generate, or transport hazardous wastes or materials do  
so in accordance with State and Federal guidelines and  
regulations.

Policy 5.9.3 The City shall provide the greatest support practicable to Federal, State and County hazardous waste and materials management  
~~.013(2)(c)10.~~ programs.

## Recreation and Open Space

9J-S.014

### Goals, Objectives, Policies

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GOAL 6: The City of Edgewood will ensure that residents have access to a full range of recreational opportunities.

The City of Edgewood will ensure the conservation of open space areas within the City to provide aesthetically pleasing buffer areas, to serve as wildlife habitats, to act as groundwater recharge areas, to give definition to the urban area, and to enhance and preserve natural resources, in conjunction with Orange County.

OBJECTIVE 6.1: ~~By the end of 1994~~ the City will ~~establish agreements with Orange County and the School Board to fulfill the parks, recreation, and~~ continue intergovernmental cooperation with Orange County and ~~and~~ the School Board to fulfill the parks, recreation, and open space needs for the residents of Edgewood.

Policy 6.1.1 ~~.014(3)(c)5.~~ Continue intergovernmental coordination activities with Orange County Parks and Recreation regarding facilities that serve residents of Edgewood.

Policy 6.1.2 Continue to work with ~~the Orange County School Board~~ Orange County Public Schools to ~~.014(3)(b)5.~~ allow the use of school recreational facilities by the residents of Edgewood.

Policy 6.1.3 ~~.014(3)(c)4.~~ The adopted level of service for recreation and open space areas for ~~in~~ Edgewood is ~~set as the same as Orange County~~ 1.5 acres per every 1000 people.

OBJECTIVE 6.2: ~~.014(3)(6)1.~~ The City will coordinate with Orange County Parks and Recreation to ensure that all identified recreational facilities in proximity with Edgewood, and natural resource areas of the City will be accessible to all residents and tourists in Edgewood.

Policy 6.2.1 The City will participate in Orange County recreational programs that are designed to ensure accessibility of recreational facilities for the disabled, elderly, and economically disadvantaged.

~~Policy 6.2.2 .014(3)(c)2. Work with Orange County Parks and Recreation to achieve multiple community benefits during parks and recreational facility development such as using a multi-purpose field for stormwater retention or developing a park with passive recreation areas that fulfill open space needs within the City.~~

~~OBJECTIVE 6.3: .014(3)(b)4. By the end of 1991 the City shall establish a program to coordinate the development of joint public/private recreational and open space resources.~~

~~Policy 6.32.13 ——— Continue to encourage support from garden clubs and other service organizations in landscaping, supporting, and establishing recreational facilities .~~

~~Policy 6.3.2 .014(3)(c)2. Work with Orange County Parks and Recreation to achieve multiple community benefits during parks and recreational facility development such as using a multi-purpose field for stormwater retention or developing a park with passive recreation areas that fulfill open space needs within the City.~~

~~Policy 6. 3.3 .014(3)(c)2. Adopt regulations requiring the dedication of park land or fees in lieu thereof by all new residential developments to insure that future park sites are developed to meet the demand for recreational activities associated with their residential developments. [This policy has been determined to be unenforceable and is being eliminated.~~

~~OBJECTIVE 6.4: .014(3)(b)4. Within one year of plan submittal, the land development regulations will include provisions for addressing the open space needs of the City.~~

~~Policy 6.4.1 .014(3)(c)2. The City will coordinate with Orange County Parks and Recreation on existing or proposed acquisition programs for district and regional parks and natural reservations in proximity to Edgewood that will also fulfill the passive recreation and open space needs of Edgewood residents.~~

~~Policy 6.4.2 .014(3)(c)1. By 1991, the City will develop regulations which define open space and set standards for open space preservation in local land development. The regulations shall include:~~

- ~~- a definition of open space;~~
- ~~- provisions for open space in all zoning categories; and~~
- ~~- minimum tree requirements on all development.~~

~~[This objective has been met and is therefore being eliminated.]~~

NOTES

~~I. Recreation and Open Space (9J-5.014) Requirements that are not applicable.~~

~~.014(3)(c)3. Maintain or improve existing levels of beach and share access...;  
Edgewood is not a coastal jurisdiction.~~

~~.014(2)(c) Future Recreational uses depicted on the Future Land Use Map;  
Edgewood has no future recreational uses within the City.~~

~~II. Recreation and Open Space requirements located in other Plan Elements:~~

~~NONE.~~

## Intergovernmental Coordination

9J-5.015

### Goals, Objectives, Policies

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GOAL 7: The City will maintain an ongoing commitment to intergovernmental coordination to ensure that the growth management goals of the Comprehensive Plan will be effectively implemented.

OBJECTIVE 7.1: ~~By the end of 1991, The the~~ City will ~~establish a procedure for an annual review of monitor the~~ plans of other local governments and ~~\_\_\_\_\_ districts, and meetings~~ to coordinate actions on subjects of ~~\_\_\_\_\_~~ mutual ~~\_\_\_\_\_~~ concern. To include at least ~~\_\_\_\_\_~~ following:

- (a) Orange County Comprehensive Plan
- (b) City of Orlando Comprehensive Plan
- (c) City of Belle Isle Comprehensive Plan
- (d) State agencies: FDOT, ~~DER, DNR~~FDEP, and SJRWMD
- (e) School Board of Orange County, District Plan

Policy 7.1.1 ~~By 1991, the~~The City Council will ~~establish a schedule of~~continue to participate ~~in~~ intergovernmental coordination meetings with the local governments listed in Objective 7.1, and other entities as needed. ~~An annual summary report of intergovernmental coordination \_\_\_\_\_ activities will be prepared by the City Council.~~

Policy 7.1.2 In the event of a conflict with the Comprehensive Plan of ~~-.015(3)(c)2.~~ another local government or regional agency, -which the City ~~\_\_\_\_\_~~ Council determines to be ~~\_\_\_\_\_~~ irreconcilable, the City will ~~appeal to the ECFRPC's informal \_\_\_\_\_ mediation process or use whatever means necessary to protect \_\_\_\_\_~~ the City utilize the East Central Florida Regional Planning Council's dispute resolution process pursuant to state law.

Policy 7.1.3 The City will provide information on issues related to

~~.015(3)(c)~~ comprehensive planning to appropriate local governments, including those listed in Objective 7.1, through scheduled meetings and upon request.

Policy 7.1.4  
~~.015(3)(c)4.~~ The City will continue to respond to annexation opportunities. Ongoing intergovernmental coordination with Orange County and other jurisdictions will include resolution of annexation issues.  
~~The City will submit to formal arbitration to resolve annexation disputes. The City desires to encourage responsible annexations that are compact and contiguous to existing City boundaries that do not burden facility provision or services. Within 18 months from adoption of the 2012 EAR-based amendments, the City will prepare \_\_\_\_\_ an analysis and report regarding an the feasibility of entering into a joint planning agreement interlocal agreement with \_\_\_\_\_ Orange County to create a formal annexation agreement.~~

Policy 7.1.5  
~~.015(3)(c)1.~~ The City will participate in any county-wide intergovernmental forums which may be initiated as a result of comprehensive plan adoptions or other reasons.

~~Policy 7.1.6 \_\_\_\_\_ The City will coordinate with Orange County and the City of Belle Isle in the preparation of a Stormwater Master Plan and the City will implement the recommendations of that plan.~~

~~Policy 7.1.6 \_\_\_\_\_ The City will coordinate with Orange County Public Schools regarding school siting needs and program implementation applicable to the City.~~

OBJECTIVE 7.2:  
~~.015(3)(b)2.~~ Any proposed development will be evaluated for its impact on adjacent local governments, the region or the state pursuant to the development and adoption of applicable criteria. Where a potential impact exists as determined by the City of Edgewood, the City will solicit review and comment from the appropriate unit(s) of government before a development permit is issued.

Policy 7.2.1  
~~.015(3)(c)5.~~ Future development projects in Edgewood will include an assessment of impact on the ~~Comprehensive comprehensive Plans plans~~ of adjacent \_\_\_\_\_ jurisdictions when the \_\_\_\_\_ Planning and Zoning Board has \_\_\_\_\_ determined that the project impacts public services or land uses adjacent to Edgewood. Affected jurisdictions will be advised of the potential impact.

Policy 7.2.2 Amendments to this Comprehensive Plan, including the FLU and

~~.015(3)(c)7.~~ the CIE, will be assessed for impact on the comprehensive plans of adjacent jurisdictions, when the amendment impacts public services or land uses adjacent to Edgewood. Affected jurisdictions will be advised of the potential impact.

~~Policy 7.2.3~~ ~~Development which is proposed in any Element of this Plan will be reviewed prior to issuance of a permit for impact on the Comprehensive Plans of adjacent local governments. When the development impacts public services or land uses adjacent to Edgewood, affected jurisdictions will be advised of the potential impact. [This policy is redundant with Policy 7.2.1 and Policy 7.2.2.~~

~~OBJECTIVE 7.3:~~ ~~By the end of 1991, Public services in the City that are provided either through inter local agreement, contract with a governmental entity, or private service provider, will include coordination of LOS standards.~~

~~Policy 7.3.1~~ ~~The city Clerk will coordinate with the FDOT, local government and private entities for levels of service within the city, as indicated below:~~

<del>State roads</del>	<del>FDOT</del>
<del>County roads</del>	<del>Orange County</del>
<del>Potable water</del>	<del>Orlando Utilities Commission</del>
<del>Wastewater</del>	<del>Orange County</del>
<del>Solid Waste</del>	<del>Franchise (collection) Orange County (landfill/disposal)</del>
<del>Recreation</del>	<del>Orange County</del>

~~[Objective 7.3 and Policy 7.3.1 have been implemented .]~~

~~Objective 7.3:~~ ~~The City shall participate in conservation and coordination activities with Orange County, OUC, the Florida Department of Environmental Protection, and the St. Johns River Water Management District in order to provide for coordinated management and use of the water resources.~~

~~POLICY 7.3.1:~~ ~~A Future Land Use amendment requires the demonstration of adequate water supplies and demonstrates that associated public facilities are (or will be) available to meet projected growth demands pursuant to state statutes.~~

~~POLICY 7.3.2:~~ ~~Prior to approving a building permit or its functional equivalent, the City will consult with or require documentation from the Orange County Utilities and/or OUC to determine~~

whether adequate water supplies will be available to serve the new development prior to issuing a development order or building permit.

**POLICY 7.3.3:** The City has developed a ten-year water supply work plan that addresses current and projected water needs and sources. The City shall coordinate with all applicable local, state, and federal agencies regarding the work plan. In addition, the City will update the work plan within 18 months of any update to the regional water supply plan.

**POLICY 7.3.4:** The City will participate in the development of updates to the SJRWMD's water supply assessment and district water supply plan and in other water supply development-related initiatives facilitated by SJRWMD that affect the City.

**POLICY 7.3.5:** The City will coordinate with the Orlando Utilities Commission (OUC), Orange County, and other local jurisdictions in OUC's and Orange County's water service area regarding population projections and development projects that affect future water demands to assist in master planning to ensure that current and future water demands can be met.

Cross Reference:

The following objectives and policies which appear in other Elements, are concerned with intergovernmental coordination:

Element	Number	Subject	
<del>1. FUTURE LAND USE</del>	<del>Policy 1.4.1</del>	<del>Land development regulations</del>	
	<del>Policy 1.6.1</del>	<del>Development guidelines</del>	
<del>2. TRAFFIC CIRCULATION</del>	<del>Policy 2.1.1</del>	<del>LOS standards</del>	
	<del>Policy 2.4.3</del>	<del>Dedication of R-O-W and Setback requirements</del>	
	<del>Policy 2.7.1</del>	<del>Interlocal agreements for road improvements</del>	
	<del>Policy 2.7.2</del>	<del>Coordination with FDOT</del>	
<del>3. HOUSING</del>	<del>Objective 2.8</del>	<del>Traffic Circulation Planning</del>	
	<del>Policy 3.1.11</del>	<del>Coordination with United Way</del>	
<del>4. PUBLIC FACILITIES</del>			
	<del>a. Potable Water</del>	<del>Objective 4.15</del>	<del>Provision of service</del>
	<del>b. Wastewater</del>	<del>Objective 4.4</del>	<del>Maintain design capacity</del>
		<del>Objective 4.8</del>	<del>Provision of service</del>
	<del>c. Solid Waste</del>	<del>Objective 4.20</del>	<del>Provision of service</del>
		<del>Objective 4.21</del>	<del>Reduce volume of solid waste</del>
<del>d. Drainage</del>	<del>Objective 4.12</del>	<del>Operation of drainage systems</del>	
<del>5. CONSERVATION</del>	<del>Policy 5.2.4</del>	<del>Assist SJRWMD in water restriction enforcement</del>	
	<del>Policy 5.3.1</del>	<del>Monitoring of air quality impacts</del>	
	<del>Policy 5.3.3</del>	<del>Encourage use of mass transit</del>	
	<del>Policy 5.9.3</del>	<del>Support hazardous waste management programs</del>	
<del>6. RECREATION &amp; OPEN SPACE</del>	<del>Objective 6.1</del>	<del>Establish agreements with Orange County and School Board regarding provision of facilities</del>	
	<del>Objective 6.2</del>	<del>Identified recreation areas accessible to residents of Edgewood</del>	
	<del>Objective 6.3</del>	<del>Programs coordinating resources</del>	
<del>7. CAPITAL IMPROVEMENTS</del>	<del>Policy 8.3.1</del>	<del>LOS established</del>	
	<del>Policy 8.3.2</del>	<del>Provision of service</del>	

Intergovernmental Coordination Areas Map [This map does not exist and is not required as part of the City's Map Series. It may be something that the City would seek to incorporate following creation of an interlocal agreement such as an annexation agreement discussed in Policy 7.1.4.]

# Capital Improvements

9J-S.016

## Goals, Objectives, Policies

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### Introduction

The City of Edgewood does not provide public facilities and services to its residents (with the exception of stormwater drainage). These are provided as follows:

- |  |                                  |
|--|----------------------------------|
| 1. potable water                       | Orlando Utilities Commission     |
| 2. wastewater collection and treatment | Orange County                    |
| 3. solid waste collection and disposal | Franchise, Orange County         |
| 4. drainage (stormwater)               | Edgewood, FDOT and Orange County |
| 5. roads, state and county             | FDOT and Orange County           |
| 6. parks                               | Orange County                    |

Capital improvements and Level of Service (LOS) standards for the above facilities are not the fiscal or ~~operational~~ operational responsibility of the City. Edgewood will coordinate LOS standards as determined by the service provider. For purposes of concurrency management, the City is responsible only for maintaining local roads and drainage facilities.

**GOAL 8:** The City shall continue to provide needed public facilities to its businesses and residents in a manner that maximizes existing City infrastructure and promotes orderly urban growth.

**OBJECTIVE 8.1:** Capital improvements will be accomplished as indicated in the ~~.016(b)1-~~ 5-Year Schedule of Improvements. The Schedule will be used as a means to meet the needs of the City for the construction of capital facilities necessary to address existing deficiencies, accommodate future growth, and to replace obsolete or worn out facilities.

**Policy 8.1.1** A Capital Improvement shall be defined as any infrastructure item or project for which the City has fiscal responsibility, and which costs \$10,000 or greater (local roads).

**Policy 8.1.2** The City shall include all projects identified in the other elements of this Plan estimated to cost \$10,000 or more as capital improvements projects to be included in the 5-Year Schedule of Improvements. Includes only the following Elements: ~~Traffic Circulation~~ Transportation.

Policy 8.1.3 The City Council will act as the Capital Improvements Coordinating Committee. The Committee will evaluate and prioritized proposed projects for inclusion in the Capital Improvements Schedule.

Policy 8.1.4 Proposed capital improvements projects shall be evaluated and prioritized according to the following guidelines:  
~~.016(c)1.~~

- a. The elimination of public hazards;
- b. The elimination of existing capacity deficits;
- c. Local budget impact;
- d. Locational needs based on projected growth patterns;
- e. The accommodation of new development and redevelopment facility demands;
- f. Financial feasibility; and
- g. Plans of state agencies and water management districts that provide public facilities within the local government's jurisdiction.

Policy 8.1.5 The City will, whenever cost-effective and in the City's best interest, assign a higher priority to those projects which correct existing facility deficiency or repair/replacement needs, as identified in Plan Elements. This priority will be included in the adopted Five Year Schedule of Capital Improvements.  
~~.016(c)3.~~

~~Policy 8.1.6 The City shall include all drainage improvements identified in the Stormwater Master Plan as part of the 5-year Capital Improvements Schedule.~~

OBJECTIVE 8.2: The City will manage its fiscal resources to ensure the provision of needed capital improvements already identified by previously issued development orders, and for future development and redevelopment.  
~~.016(b)5.~~

Policy 8.2.1 In providing capital improvements, the maximum ratio of outstanding indebtedness to total property tax base shall be limited to five percent. (The City has no debt at this time.)  
~~.016(c)2.~~

~~Policy 8.2.2 The City shall adopt an annual capital budget as part of its budgeting process. [moved to Objective 8.6]~~  
~~.016(c)7.~~

Policy 8.2.3<sup>2</sup> Efforts shall be made to secure grants or private funds, wherever possible, to finance the provision of capital improvements.

OBJECTIVE 8.3: Decisions regarding the issuance of development orders and permits will be based upon coordination of development  
~~.016(b)3.~~

requirements included in this Plan, the land development regulations which will be revised to be consistent with this Plan, and the availability of necessary public facilities to support such development.. All land use decisions shall be coordinated with the availability of fiscal resources and with the schedule of capital improvements to maintain adopted levels of service.

Policy 8.3.1 The City shall use the following Level of Service (LOS) standards in reviewing the impacts of new development and redevelopment on public facility provisions:

Facility	LOS	LOS established and provided by
a) Sanitary Sewers:	<del>300</del> <u>225 gallons/ dwelling unit/day</u> <del>gpd</del> <u>300 gallons per equivalent residential connection (without reclaimed water)</u>	Orange County
b) Solid Waste:	<u>Disposal: 6.0 lbs per day per person</u> <del>6.1 pounds per capita per day</del> <u>Collection: two/week, each household</u>	<u>Orange County</u>  Franchise - Edgewood
c) Drainage:		Edgewood & Orange County
Facility	Design Storm	
Bridges	50 year	
Canals, ditches or culverts for drainage external to the development	25 year	
Crossdrains, storm sewers	10 year	
Roadside swales for drainage internal to the development	10 year	
<u>Retention/Retention</u> <del>Retention</del> basins	25 year	
Retention/ <u>Retention</u> basins (no positive outfall)	<u>100-year meet pre and post development runoff volumes and rates for the 25-year, 96-hour storm event</u>	
(all of the above are for a 24-hr. storm event)		
<u>Water Quality: For a dry retention system retain 0.5 inch of runoff from the contributing</u>		

~~basin or 1.25 inches of runoff from impervious areas, whichever is greater, plus half an inch of runoff from the contributing basin. For a wet detention system detain 1 inch of runoff from the contributing basin or 2.5 inches of runoff from the impervious areas, whichever is greater. For a dry retention system retain 1 inch of runoff from the contributing basin or 1.25 inches of runoff from impervious areas, whichever is greater, plus half an inch of runoff from the contributing basin. , whichever is greater For a wet detention system detain 1 inch of runoff from the contributing basin or 2.5 inches of runoff from the impervious areas, whichever is greater~~

~~Stormwater quantity = post development stormwater runoff flow rates, peaks, and velocities shall be equal to or less than levels which existed prior to development for the 24-hour, 25 year, 24 hour storm event~~

~~Stormwater quality = no degradation of existing water quality conditions in receiving waterbodies below the minimum conditions necessary to ensure the suitability of the water for the designated use of its classification as established in Ch. 17-302, F. A. C.~~

~~On-site stormwater management = retention of the first one inch of rainfall runoff for areas greater than 1 acre. Areas less than 1 acre 1/2 inch is required.~~

~~Stormwater quantity = post development stormwater runoff flow rates, quantities, peaks, and velocities shall be equal to or less than levels which existed prior to development~~

~~Stormwater quality = no degradation of existing water quality conditions in receiving waterbodies below the minimum conditions necessary to ensure the suitability of the water for the designated use of its classification as established in Ch. 17-302, FAC.~~

d) Potable Water	<del>325 gallons/dwelling unit/day (without reclaimed water)300 per ERG</del>	Orlando Utilities Commission
e) Roadways		<u>Orange County</u>
Principal Arterials:		
Orange Avenue at Holden	<del>Current operating level (35.964 ADT) plus 15 percent <u>E*</u></del>	
Orange Avenue at the one-way pair	<del>Current operating level (22.996 ADT) plus 15 percent <u>E*</u></del>	
Hansel Avenue at the one-way pair	<del>Current operating level (19.516 ADT) plus 15 percent <u>E*</u></del>	

Collectors:		
Holden Avenue	Current operating level (14,000 ADT) plus 15 percent <u>E*</u>	
Gatlin Avenue	LOS <u>E</u> at peak hour <u>E*</u>	
f) Recreation	same as Orange County <u>1.5 acres/1000 people*</u>	Orange County
<u>* same as Orange County's LOS standards</u>		

Policy 8.3.2 The City shall, consistent with this Comprehensive Plan, ensure that at the time a development order or permit is issued, sufficient capacities of public facilities at the adopted Levels of Service are available concurrent with the impact of the development. The City shall coordinate with the other jurisdictions providing services in the manner described in the appropriate policies of this Plan.

Policy 8.3.3 The expenditure of public funds for all capital improvements shall recognize the policies of the other Plan elements contained within this Comprehensive Plan.

**OBJECTIVE 8.4:** Future development will be required to bear a proportional cost of facility improvements necessitated by development in order to maintain adopted level of service standards. This requirement shall be based on policies and regulations of facility providers that serve the City of Edgewood.

~~Policy 8.4.1 By 1991, the City will include fair share and user fee development guidelines in the land development regulations, based on the premise that new development will pay for itself. The guidelines will be applied whenever development necessitates improvements to public facilities. The guidelines will be consistent with those of the agencies that provide the facilities and services.~~

**OBJECTIVE 8.5:** The City of Edgewood will shall not approve development unless it is consistent with the Goals-Objectives-Policies of the Comprehensive Plan.

Policy 8.5.1 The City shall maintain service agreements with the outside service providers listed in Policy ~~98~~.3.1 throughout the planning period. Potable water and wastewater territory agreements are between Orange County/OUC and Orange County/City of Orlando, respectively. A franchise agreement exists with the solid waste service provider.

Policy 8.5.2 The City will not issue a development order or permit unless (1) outside service providers have verified in writing that service will be available,

consistent with adopted LOS standards, and (2) the proposed development is consistent with the Goals-Objectives-Policies of the Comprehensive Plan.

**OBJECTIVE 8.6:** Annual review of the Capital Improvements Element will be included in the City's budget process.

Policy 8.6.1 ~~The annual fiscal review of the CIE will include updating the fiscal assessment analysis and the Five-Year Schedule of Improvements. The City shall adopt an annual capital budget as part of its budgeting process and include an amendment to the Capital Improvements Element for an update to the 5-year Capital Improvements Schedule. The City budget will be adopted at an advertised public hearing.~~

Policy 8.6.2 The City will manage its fiscal resources to ensure the provision of needed capital improvements for and development orders issued prior to Plan adoption.  
~~.016(c)5.~~

Policy 8.6.3 Fiscal policies in the Capital Improvements Element will be reviewed annually to ensure compatibility with and support of other Elements in the Comprehensive Plan.  
~~.016(c)9.~~

**OBJECTIVE 8.7:** The City will maintain an ongoing commitment to intergovernmental coordination in order to determine the best possible solution to providing capital improvements for public facilities.

Policy 8.7.1 The City will appoint representatives as needed to participate in all intergovernmental activities pertaining to local government public facility issues in Orange County.

Policy 8.7.2 The City will work to address multi-jurisdictional issues concerning the funding of public services when it is in the best interest of the residents of Edgewood.

Five-Year Capital Improvements Schedule\*

<u>Project ID</u> <u>Fund</u>	<u>Project Name</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
<u>541530-02</u>	<u>COMMERCE DRIVE</u> <u>-CUL-DE-SAC</u> <u>(Stormwater)</u>	<u>\$11,500</u>				
<u>541530-02</u>	<u>WINDSONG@ HARBOUR</u> <u>ISLAND-LDSCP (1)</u> <u>(Roads &amp; Streets)</u>	<u>\$2,650</u>				
<u>541530-02</u>	<u>W(NDSONG@HARBOUR</u> <u>ISLAND-LOSCP (2)</u> <u>(Roads &amp; Streets)</u>	<u>\$650</u>				
<u>541530-02</u>	<u>WINDSONG @</u> <u>HARBOUR</u> <u>ISLAND-LDSCP (3)</u> <u>(Roads &amp; Streets)</u>	<u>\$2,800</u>				
<u>541530-02</u>	<u>WINDSONG@</u> <u>HARBOUR</u> <u>ISLAND-LDSCP (4)</u> <u>(Roads &amp; Streets)</u>	<u>\$1,400</u>				
<u>541530-02</u>	<u>HEDGE COURT @</u> <u>LYNWELL DRIVE</u> <u>(Stormwater)</u>	<u>\$1,800</u>				
<u>549460-02</u>	<u>JAMAICA LANE-PUBLIC</u> <u>PORTION (Stormwater)</u>	<u>\$1,000</u>				
<u>541698-01</u>	<u>REPAIR INLET @</u> <u>SILVERA DR &amp; VISCAYA</u> <u>AVE (Stormwater)</u>	<u>\$750</u>				
<u>541698-01</u>	<u>REPAIR INLET EROSION</u> <u>ON COMMERCE DR</u>	<u>\$2,500</u>				

	<u>(Stormwater)</u>					
<u>541697-08</u>	<u>CLEAN STORMCEPTOR ON MANDALAY/ BALI HAI LAGOON</u> <u>(Stormwater)</u>	<u>\$2,500</u>				
	<u>CITY SIDEWALK REPAIR</u>	<u>\$15,000</u>				
<u>TOTAL CAPITAL IMPROVEMENT PROJECTS</u>		<u>\$42,550</u>				

\* Please note capital improvements have only been scheduled for the first budgetary year of the Capital Improvements Schedule.

<u>PROJECT NAME</u>	<u>SOURCE FUND</u>		<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>	<u>FY 18/19</u>	<u>Totals</u>
<u>Mandalay Road Rehab &amp; Regrade</u>	<u>ROADS</u>	<u>STREETS</u>	<u>125,000</u>	-	-	-	-	<u>125,000</u>
<u>Oak Lynn Drive Rehab &amp; Regrade</u>	<u>ROADS</u>	<u>STREETS</u>	-	-	-	-	-	-
<u>Lynwell Court Rehab &amp; Regrade</u>	<u>ROADS</u>	<u>STREETS</u>	-	-	-	-	-	-
<u>Alleman Drive Rehab &amp; Regrade</u>	<u>ROADS</u>	<u>STREETS</u>	-	-	-	-	-	-
<u>Haveril Drive Rehab &amp; Regrade</u>	<u>ROADS</u>	<u>STREETS</u>	-	-	-	-	-	-
<u>Linson Court Rehab &amp; Regrade</u>	<u>ROADS</u>	<u>STREETS</u>	-	-	-	-	-	-
<u>Hedge Court Rehab &amp; Regrade</u>	<u>ROADS</u>	<u>STREETS</u>	-	-	-	-	-	-
<u>Lake Mary Jess</u>	<u>ROADS</u>	<u>STORMWATER</u>	<u>15,506</u>	-	-	-	-	-
-	-	-	-	<u>349,200</u>	-	-	-	<u>349,200</u>
<u>Lake Mary Jess Area</u>	<u>ROADS</u>	<u>STREETS</u>	-	-	<u>72,750</u>	-	-	<u>72,750</u>
<u>Stratemeyer</u>	<u>ROADS</u>	<u>STREETS</u>	-	-	-	<u>145,000</u>	-	<u>145,000</u>
<u>Jessamine Lane</u>	<u>ROADS</u>	<u>STREETS</u>	-	-	-	-	<u>49,450</u>	<u>49,450</u>
<b><u>Total</u></b>	-	-	<b><u>140,506</u></b>	<b><u>349,200</u></b>	<b><u>72,750</u></b>	<b><u>145,000</u></b>	<b><u>49,450</u></b>	<b><u>741,400</u></b>

**NOTES**

~~I. CIE (9J-5.016) requirements that are not applicable:~~

~~.016(b)2. The limitation of public expenditures that subsidize development in high hazard coastal areas; Edgewood is not a coastal jurisdiction.~~

~~II. CIE requirements located in other Plan Elements:~~

~~NONE.~~

## Monitoring and Evaluation Procedures

### A. Annual Monitoring Report

To ensure that the comprehensive planning program in Edgewood is a continuous and ongoing process, a monitoring report shall be prepared annually by the last working day of December during each year in which an Evaluation and Appraisal Report is not required. The monitoring report shall be presented to the Local Planning Agency (LPA) in January for recommendations to the City Council. The monitoring report shall include all requirements of State Law and the following:

1. Any existing problems associated with development or any physical deterioration in the City, the location of these areas, and the social and economic effects of such conditions in the City.
2. The condition of each element in the Comprehensive Plan at the time of adoption and at the date of the report, including a status report on the required goals, objectives and policies to be achieved that year and any recommended changes.
3. The extent to which unanticipated problems and opportunities occurred between the date of adoption and the date of the report, including the nature of the problems or opportunities and any recommended changes to the [planPlan](#).
4. A list of approved projects and developments in the City.
5. A list of areas in the City affected by substandard service levels (if any) and recommendations to achieve acceptable levels of service for substandard areas.
- 5.6. [Description of the prior year's intergovernmental coordination activities and any policy changes by other agencies that require updates to the City's Comprehensive Plan and/or Land Development Code.](#)

The Edgewood City Council shall take the monitoring report into account when considering proposed Comprehensive Plan [and/or Land Development Code Amendments-amendments](#) for the [respective following](#) year.

### ~~B. Five Year Evaluation and Appraisal Report~~

~~By June 1994, a five year Evaluation and Appraisal Report (EAR) shall be prepared to assist the Local Planning Agency (LPA) in formulating an updated Comprehensive Plan. The EAR shall include at a minimum all the requirements of State Law and Administrative Rules and the following:~~

- ~~1. Any existing problems associated with development or any physical deterioration in the City, the location of these areas, and the social and economic effects of such conditions in the City.~~
- ~~2. The condition of each element in the Comprehensive Plan at the time of adoption and at the date of the report, including a status report on the required goals, objectives and policies to be achieved in the five year timeframe and any recommended changes.~~
- ~~3.~~
- ~~4. The extent to which unanticipated problems and opportunities occurred between the date of adoption and the date of the report, including the nature of the problems or opportunities and any recommended changes to the plan.~~
- ~~5.~~
- ~~6. A list of approved projects and developments in the City.~~
- ~~7.~~
- ~~8. A list of areas in the City affected by substandard service levels (if any) and recommendations to achieve acceptable levels of service for substandard areas.~~
- ~~9.~~
- ~~10. The LPA shall review the EAR at a public hearing or series of public hearings and make its recommendations to the City Council for adoption of the EAR. City Council shall adopt the EAR as recommended by the LPA or adopt the EAR with additional modifications.~~
- ~~11.~~
- ~~12. To provide that all affected property owners and interested residents of Edgewood are properly notified of the discussions of the EAR, the public hearings held by the LPA will be advertised through a public notice in a newspaper of general circulation in the Edgewood area. Likewise, notices will be posted at Edgewood City Hall and at the Orange County Library. In addition, preliminary and final draft copies of the EAR will be made available at City Hall and in the Orange County Library. Mailing lists will be maintained for residents and affected parties in order to keep them informed of meetings throughout the process. Surrounding jurisdictions will be notified of the process at the outset, after the June 1994 draft of the EAR has been prepared. Any oral or written comments will be incorporated into the public record, and responses to requests for information or clarification shall be maintained by the City Clerk. All written requests and responses to the EAR will be included as an appendix to the document. Any additional requirements of State Law or Administrative Rules will be followed as well.~~
- ~~13.~~
- ~~14. C. Comprehensive Plan Update~~
- ~~15.~~
- ~~16. The process established to update the Comprehensive Plan for the 1995 update is much the same as that used to prepare the 1990 plan. The LPA shall update appropriate baseline data upon which the 1990 Plan was developed. This update of the data and analysis sections of the Plan will involve incorporating newly available data from sources such as:~~
- ~~17.~~

- ~~18. Population estimates and projections from the University of Florida, Bureau of Economic and Business Research;~~
- ~~19.~~
- ~~20. Demographic and economic data available from the most recent U. S. Census, if different from that employed in the preparation of the current Plan;~~
- ~~21.~~
- ~~22. Land use changes recorded by the City;~~
- ~~23.~~
- ~~24. Traffic counts and capacities recorded by FDOT;~~
- ~~25.~~
- ~~26. Water, sewer or solid waste generation or utilization information available from Orange County or the Orlando Utilities Commission; and~~
- ~~27.~~
- ~~28. Other pertinent data available at the time of the five year update.~~
- ~~29.~~
- ~~30. The LPA will use the new data and the EAR to update the plan and propose new or modified goals, objectives and policies appropriate to the circumstances of the City at that time. Once the LPA has developed a plan consistent with State and local concerns, the LPA shall hold at least one public hearing in order to formalize the document and make recommendations to the City Council at both transmittal and final hearing stage. After the LPA recommendation, formal public hearings will be conducted as required by Florida Statute when the City Council transmits and adopts the Plan.~~
- ~~31.~~
- ~~32. To provide that all affected property owners and interested residents of Edgewood are properly notified of the discussions of the Comprehensive Plan update, the public hearings held by the LPA will be advertised through a public notice in a newspaper of~~
- ~~33. general circulation in the Edgewood area. Likewise, notices will be posted at Edgewood City Hall and at the Orange County Library. In addition, preliminary and final draft copies of the updated Comprehensive Plan will be made available at City Hall and in the Orange County Library. Mailing lists will be maintained for residents and affected parties in order to keep them informed of meetings throughout the process. Surrounding jurisdictions will be notified of the Plan update process. Any oral or written comments will be incorporated into the public record, and responses to requests for information or clarification shall be maintained by the City Clerk. All written requests and responses to the Plan update will be included as an appendix to the document. Any additional requirements of State Law or Administrative Rules will be followed as well.~~

# ~~Public Participation Plan~~

## ~~CITY OF EDGEWOOD~~

### ~~I. PURPOSE~~

~~The purpose of the Citizen Participation Plan is to delineate the methods to be utilized by the Planning and Zoning Board and the City Council to assure an adequate opportunity for citizen participation in the comprehensive planning process. This Plan will provide procedures for dissemination of information, opportunities for written comments, public hearings, and consideration of and response to written comments. The procedures shall be used by the City in considering the initial formulation and adoption of the Comprehensive Plan, amendments to the Plan, and continuing evaluation and appraisal of the Plan. These procedures must be adopted by both the Planning and Zoning Board and the City Council prior to official consideration of the Comprehensive Plan. This Citizen Participation Plan must also be submitted to the Florida Department of Community Affairs along with the Comprehensive Plan when the Plan is adopted and submitted for compliance review on December 17, 1991.~~

### ~~II. INTRODUCTION TO THE COMPREHENSIVE PLANNING PROCESS~~

~~The Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 153, F.S.) requires that the City of Edgewood prepare and adopt a Comprehensive Plan containing the following elements:~~

- ~~1. Land Use Element;~~
- ~~2. Traffic Circulation Element;~~
- ~~3. Housing Element;~~
- ~~4. General Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element;~~
- ~~5. Conservation Element;~~
- ~~6. Recreation and Open Space Element;~~
- ~~7. Intergovernmental Coordination Element; and~~
- ~~8. Capital Improvements Element.~~

~~The City of Edgewood must adopt and submit this plan to the Florida Department of Community Affairs by December 1991.~~

### ~~III. ESTABLISHMENT OF THE LOCAL PLANNING AGENCY~~

~~Chapter 163.3174, F.S., requires that the City of Edgewood establish a Local Planning Agency (LPA) by ordinance. The LPA shall have the general responsibility for the conduct of the Comprehensive Planning Program. Specifically, the LPA shall:~~

- ~~A) Be the agency responsible for the preparation of the Comprehensive Plan and shall make recommendations to the City Council regarding the adoption of~~

~~such Plan or element or portion thereof. The City Council in cooperation with the LPA may designate any agency, committee, department or person to prepare the Comprehensive Plan or any element thereof, but final recommendation of the adoption of the Plan to the City Council shall be responsibility of the LPA;~~

- ~~B) Monitor and oversee the effectiveness and status of the Comprehensive Plan and recommend to the City Council such changes in the Comprehensive Plan as may from time to time be required, including preparation of the five year update required by Chapter 163.3191, F.S.; and~~
- ~~C) Perform other functions, duties and responsibilities assigned to it by the City Councilor by general or special law.~~
- ~~D) By City Ordinance No. 89-346, the Planning and Zoning Board was officially designated as the City's LPA.~~

#### ~~IV. INITIAL COMPREHENSIVE PLAN PREPARATION PUBLIC FORUMS~~

- ~~A) At strategic points during the comprehensive planning process, the LPA shall hold public meetings to: explain the ongoing planning process and the schedule for Plan revisions pursuant to Rule 9J-5, FAC; discuss the data inventory, analysis and proposed goals, objectives, and policies of the Comprehensive Plan; solicit input from the general citizenry regarding related issues and provide for timely response to citizen concerns.~~
- ~~B) The LPA shall hold a public meeting at which time it shall make a formal recommendation to the City Council regarding adoption of the proposed Comprehensive Plan.~~
- ~~C) The City Council shall hold two public hearings, in accordance with Chapter 163.3184 (15) F.S. One hearing shall be held prior to transmitting the Plan to the State Department of Community Affairs (DCA) for review. The second shall be held after considering DCA comments and prior to adopting the Plan.~~

#### ~~V. PUBLIC HEARING AND NOTICE REQUIREMENTS FOR PLAN TRANSMITTAL, ADOPTION, AMENDMENT, OR FOR PLAN EVALUATION AND APPRAISAL.~~

~~Chapter 163.3184, F.S., as exists or may hereafter be amended, stipulates detailed procedures and specifications for convening public hearings and providing due public notice:~~

- ~~• Prior to transmitting the Plan to the State Department of Community Affairs for review;~~
- ~~• After receipt of comments from the State Department of Community Affairs and prior to adopting the Plan;~~

- ~~• Prior to adopting all plan amendments including plan amendments recommended as part of the plan evaluation and appraisal process cited in Chapter 163.3191, F.S.~~

~~The City of Edgewood Planning and Zoning Board and City Council shall carry out the provisions of these statutes in order to ensure continuance of the citizen participation process as mandated through State legislation. These provisions shall be supplemented by the provisions of this Citizen Participation Plan. The Citizen Participation Plan shall be duly implemented to ensure all real property owners due notice concerning official actions that may affect their use of property. In addition, the specific procedures cited in Section VII below shall be implemented to further encourage citizen participation, including but not limited to, timely oral and written comments from the general public and timely response by City staff and/or public officials.~~

#### ~~VI. PUBLIC NOTICE REQUIREMENTS~~

~~All public meetings convened by the Planning and Zoning Board and/or the City Council for the purpose of encouraging participation by the general public shall include the following notice requirements except public hearings required by Chapter 163.3184 F.S.:~~

~~Regularly scheduled public meetings cited in Section IV of the Citizens Participation Plan shall be advertised in a newspaper of general circulation at least five (5) working days prior to the scheduled meeting. The advertisement shall cite the date, time and place of the meeting; the subject of the meeting; and shall state, if applicable, that relevant background information shall be available at City Hall, 405 LaRue Avenue, Edgewood, Florida, 32809-3406, and may be inspected by the public. The advertisement shall also encourage interested parties to appear at the meeting to speak and/or to provide written comments.~~

#### ~~VII. PROVISIONS FOR ENCOURAGING WRITTEN COMMENTS AND CONTINUING INPUT~~

- ~~A) Maintenance of Mailing List. The City Clerk shall ensure that a mailing list is maintained at City Hall that contains the names and addresses of all city residents, advisory boards, neighborhood groups and other special interest groups interested in receiving information on the comprehensive planning process. This list will be used for periodic mailings to keep interested parties updated on meetings and the status of the comprehensive planning process.~~
- ~~B) Meeting Agenda and Back-Up Material. The Planning and Zoning Board staff shall prepare meeting agendas for all Comprehensive Plan public meetings. In addition, the City Clerk shall ensure that memoranda, executive summaries, progress reports, or other written media are available to assist the general public in following the preparation of the Comprehensive Plan.~~

- ~~C) Response to General Public Comments. The City Clerk shall coordinate with the Planning and Zoning Board to ensure that the agenda of each Comprehensive Plan public meeting includes allocated time during which the general public is encouraged to provide oral or written comments regarding any relevant issue. Similarly, the public meeting agenda should include an adequate allocation of time for responding to oral and written comments of the public as may be appropriate.~~
- ~~D) Draft Elements of the Comprehensive Plan or Portions Thereof to be Available for Inspection. Draft Comprehensive Plan elements or portions thereof, as well as other documents describing proposed future amendments to the Plan or evaluation and appraisal of the Plan, will be made available for public inspection at the City Hall, 405 LaRue Avenue, Edgewood, Florida 32809-3406.~~
- ~~E) Timing of Public Comments. Citizens are encouraged to provide oral or written comments at least five (5) working days prior to a scheduled public meeting in order that staff may respond to such comments at that meeting. Such comments should specify that particular element being addressed and refer to the page number if appropriate. Written comments should include the name, address and phone number of the commentator and should be dated. Citizens may also provide oral or written comments regarding the Comprehensive Plan either at a scheduled public meeting or send written comments to the City Clerk at the above stated address.~~

~~Consistency with State and Regional Planning  
City of Edgewood  
Comprehensive Plan  
Consistency with State and Regional Plans~~

~~This plan adheres to those policies enunciated in Chapter 187, Florida Statutes, titled State Comprehensive Plan, and in the East Central Florida Comprehensive Regional Policy Plan dated May 7, 1987. Specific cites and comments follow.~~

~~1. Education:~~

~~\_\_\_\_\_ The City of Edgewood has a limited role in administering to the educational  
\_\_\_\_\_ needs of the community. Requirements for education are addressed by the  
\_\_\_\_\_ Orange County School BoardOrange County Public Schools.~~

~~2. Children:~~

~~\_\_\_\_\_ This goal area is not applicable for the city of Edgewood.~~

~~3. Families:~~

~~\_\_\_\_\_ This goal area is not applicable for the city of Edgewood.~~

~~4. Elderly:~~

~~\_\_\_\_\_ A variety of services for the benefit of the elderly are provided by Orange County.~~

~~5. Housing:~~

~~\_\_\_\_\_ The City of Edgewood has proposed in this plan housing policies designed to  
\_\_\_\_\_ ensure the affordability and availability of housing to low-income and moderate-  
\_\_\_\_\_ income persons.~~

~~6. Health:~~

~~\_\_\_\_\_ Health services are provided by private sector and by the Orange County Health  
\_\_\_\_\_ Department.~~

~~7. Public Safety:~~

~~\_\_\_\_\_ The City of Edgewood operates a police force which consists of seven fulltime  
\_\_\_\_\_ and eight reserve officers. Maintenance of this police force is addressed in the  
\_\_\_\_\_ Capital Improvements Element.~~

#### ~~8. Water Resources.~~

~~— The City of Edgewood receives its potable water supply from the Orlando Utilities Commission (OUC). The City will continue to coordinate with OUC for the provision of potable water and will encourage water conservation.~~

#### ~~9. Coastal and Marine Resources.~~

~~— There are no coastal areas or marine resources within or adjacent to the City.~~

#### ~~10. Natural Systems and Recreational Lands.~~

~~— The City has almost no natural systems and no recreation areas; however, all wetlands within the City are protected by the policies of this plan.~~

#### ~~11. Air Quality.~~

~~— Air quality within the City is considered to be good at the present. The City of Edgewood will coordinate with the County and FDER to minimize air quality impacts within the City.~~

#### ~~12. Energy.~~

~~— The City of Edgewood is a minimal user of energy. The City will coordinate its primary type of energy use with the supplier of that service.~~

#### ~~13. Hazardous and Nonhazardous Materials and Waste.~~

~~— All solid waste removal is by franchised hauler. The plan contains policies designed to regulate the storage and disposal of hazardous materials and waste.~~

#### ~~14. Mining.~~

~~— There are no commercially valuable minerals within the city.~~

#### ~~15. Property Rights.~~

~~— The City of Edgewood does not propose any rules or ordinances that constitute a taking of property.~~

#### ~~16. Land Use.~~

~~— The City of Edgewood encourages infill development. This policy optimizes the use of existing infrastructure and minimizes the requirement for addition facilities and services to support growth.~~

~~17. Downtown Revitalization.~~

~~There is no discernible downtown.~~

~~18. Public Facilities.~~

~~The City of Edgewood has proposed policies in the plan designed to protect existing public facilities. The adoption of the infill concept minimizes the need for additional public facilities, thereby releasing more of the available funds for maintenance of existing facilities.~~

~~19. Cultural and Historical Resources.~~

~~There are no areas within the City that have been designated as historically significant. The City has included policies in the plan calling for the identification and protection of historic resources.~~

~~20. Transportation.~~

~~The City of Edgewood coordinates its transportation needs through the Orlando Urban Area Metropolitan Planning Organization.~~

~~21. General Government.~~

~~Policies in the plan call for the City of Edgewood to coordinate with Orange County, the Department of Transportation, the [Orange County School Board](#) [Orange County Public Schools](#) and neighboring cities.~~

~~22. The Economy.~~

~~The City of Edgewood has included policies in the plan designed to encourage commercial and business enterprises to locate or expand their operations within the City.~~

~~23. Agriculture.~~

~~The City of Edgewood has included policies in the plan designed to provide an adequate supply of land area for all land uses while retaining that land area which is ideally suited for agricultural purposes to remain in that land use category. This land use category allows the landowner a variety of uses for the land and does not restrict future uses of the land.~~

24. Tourism.

~~There are no tourist-related activities located within the City of Edgewood at the present. The plan allows for such uses and facilities.~~

25. Employment.

~~The plan places no impediments upon employment. Conversely, the plan facilitates all forms of economic endeavor which would encourage or result in employment opportunities.~~

26. Plan Implementation.

~~The plan exceeds all state and regional requirements for implementation. Significantly, requirements are established for citizen participation (advisory boards), planning agencies, city officials and the general public. Review and evaluation is an important phase of the plan and includes mid-year review of the Capital Improvements Program and its 5-Year Schedule of Improvements.~~

## Concurrency Management System

### General Requirements

To ensure that facilities and services needed to support development are available concurrent with the impacts of such development, the City of Edgewood must adopt a concurrency management system. Prior to the issuance of a development order and development permit, the concurrency management system must ensure that the adopted level of service standards required for roads, potable water, wastewater, solid waste, drainage and recreation will be maintained.

The concurrency management system consists of adopted level of service standards for the facilities and services listed above. Also included are the minimum requirements for concurrency, including guidelines for interpreting and applying level of service standards to applications for development orders and permits as well as determining the point in time at which the test for concurrency must be met.

### The City's Concurrency Management System

The policies in the Future Land Use, Public Facilities and Capital Improvements Elements have been revised to satisfy the requirements for a concurrency management system as outlined in 9J-5.0055(2). The adopted concurrency management system establishes a framework through which the City will work with the various entities providing services and facilities within the City to ensure that prior to the issuance of a development order and development permit, public facilities and services will be available and maintained at the adopted level of service standards. The concurrency management system takes into account that the latest point in the application process for the determination of concurrency is prior to the approval of an application for a development order or permit that contains a specific plan for development, including densities and intensities of development.

### Policies in the Comprehensive Plan that Address Concurrency:

Policies 1.1.3, 1.4.4, 1.4.5, 2.1.1 (roads), Objective 2.3, Policies 2.3.1 and 3.1.8, Objective 4.1, Policies 4.1.1 (LOS for all public facilities), 4.4.3 (wastewater), 4.15.1, 4.15.2 (water), 4.19.2 (solid waste) and 6.1.3 (parks).

Policy 1.1.3—No development order or permit shall be approved unless the developer .006(3)(c)3. obtains letters from the applicable public facility providers guaranteeing and .0055. that sufficient public facilities are available concurrent with the impact of \_\_\_\_\_ development that are consistent with the level of service standards \_\_\_\_\_ adopted as part of the Comprehensive Plan and identified in the Capital \_\_\_\_\_ Improvements Element.

~~Policy 1.4.4 Developers shall assess their needs for essential services (electricity, gas, etc.) and seek confirmation of future availability from appropriate utility suppliers. Confirmation should be provided by the utility during the planning stages of development, before the issuance of a development order.~~

~~Policy 1.4.5 The City Clerk will coordinate with public utilities that provide essential services and develop guidelines to assure continuity and availability of service.~~

~~Policy 2.1.1 The City shall maintain for the purpose of issuing building permits and .007(3)(C)1. development orders the following minimum peak hour levels of service (LOS) for each of the following roadway facilities:~~

Roadway	Functional Classification	Minimum LOS
Orange Ave. (at Holden) (SR 527)*	Principal arterial	Current operating level (35,961 ADT) plus 15%
Orange Ave. (at one-way pair) (SR 527)*	Principal arterial	Current operating level (22,996 ADT) plus 15%
Hansel Ave. (SR 527)*	Principal arterial	Current operating level (19,516 ADT) plus 15%
Gatlin Ave.	Urban collector	LOS-E
Holden Ave.**	Urban collector	Current operating level (14,000 ADT) plus 15%

~~\*The City will work with FDOT to have these roads designated as backlogged facilities.~~

~~\*\*This road is designated as a backlogged facility.~~

~~If the roadway's level of service is below the adopted minimum standard, or if a proposed development would cause the levels of service to fall below the standard, then no new development impacting that roadway shall be permitted unless mitigative measures are undertaken which result in the minimum level of service being maintained.~~

~~**OBJECTIVE 2.3:** Development shall bear the full burden of the cost of roadway improvements necessitated by impacts to the roadway network that are caused by traffic generated by that development.~~

~~Policy 2.3.1 The principle of equitable cost participation shall be used in the following manner as a guide in development approval decisions, including allocation of costs among private parties benefiting from or creating the need for transportation improvements:~~

- ~~A) New development being required to pay its fair share as a condition for development approval, based on impact fees, special assessments or other local exaction methods. Ordinances to enact these methods shall be in place by 1991 (if not already in place).~~
- ~~B) Existing unmet needs being identified, to include an assessment of the need and estimated cost of fulfillment. This shall be accomplished on an annual basis.~~
- ~~C) Existing land uses and activities that benefit from better access being required to participate in the cost of the roadway improvement in the form of user fees or special assessments. New construction located on land improved with better access may be required to pay a pro-rata share of the cost.~~
- ~~D) Provisions being made in development orders to include the mitigation of adverse impacts on the state highway system.~~

~~Policy 3. 1. 8 The City will review and revise its Land Development Regulations .010(3)(c)3. by 1991 to reduce the cost of new construction for developments which target low and moderate - income housing needs. These revisions of the code shall maintain suitable standards to protect the health, safety, and welfare of the City' s residents. Revisions to the LDRs will include streamlining of regulations and procedures. Under the streamlined procedures, the City would require that facility commitments be submitted concurrent with permit applications. Commitments would be required from the following service providers:~~

- ~~Potable Water: Orlando Utilities Commission~~
- ~~Wastewater: Orange County~~
- ~~Solid Waste : Orange County~~
- ~~Transportation: Orange County~~

~~OBJECTIVE 4.1: By one year from Plan submission, the City will implement .011(2)(b)2. procedures to ensure that at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development.~~

~~Policy 4.1.1: The following level of service (LOS) standards are hereby adopted, and .011(2)(c)2 shall be used as the basis for determining the availability of facility capacity and the demand generated by a development. Methods for determining available capacity and demand should incorporate peak demand coefficients for each facility and each type of proposed development. (same as Capital Improvements Element Policy 9.3.1)~~

POLICY 4.1.1  
 LOS STANDARDS FOR EDGEWOOD PUBLIC FACILITIES  
 (Comprehensive Plan Elements contain detailed analyses  
 of levels of service standards)

<u>FACILITY</u>	<u>LOS STANDARD</u>
WASTEWATER TREATMENT PLANT Orange County	(a) 300 gpd per equivalent residential connection
	(b) quality of treatment is in compliance with FDER effluent parameters

DRAINAGE  
 Edgewood and Orange County

- \_\_\_\_\_ Drainage LOS
- \_\_\_\_\_
- \_\_\_\_\_ • all storms are a 24-hour duration

<u>Facility</u>	<u>Design Storm</u>
-----------------	---------------------

Bridges	50 year
Canals, ditches or culverts for drainage external to the development	25 year
Cross drains, storm sewers	10 year
Roadside swales for drainage internal to the development	10 year
Detention basins	25 year
Retention basins (no positive outfall)	100 year

On-site stormwater management = retention of the first one inch of rainfall runoff for areas greater than 1 acre. Areas less than 1 acre 1/2 inch is required.

DRAINAGE con't.

Stormwater quantity = post-development stormwater runoff flow rates, quantities, peaks, and velocities shall be equal to or less than levels which existed prior to development

~~Stormwater quality = no degradation of existing water quality conditions in receiving waterbodies below the minimum conditions necessary to ensure the suitability of the water for the designated use of its classification as established in Ch. 17-302, F. A. C.~~

## ~~POTABLE WATER~~

~~Orlando Utilities Commission City of Edgewood  
300 per equivalent residential  
connection~~

~~LOS based on City of Orlando Comprehensive Plan, (1990) Potable Water Element. Note: Edgewood does not have storage facilities for potable water.~~

## ~~SOLID WASTE~~

~~Disposal: Orange County Landfill  
Edgewood Contribution Rate: 6.1 lbs per capita per day~~

~~Collection: Edgewood (franchise) two/week, each household~~

~~Policy 4.4.3 Developers will be required to obtain a letter from Orange County guaranteeing wastewater service before a development order will be issued by the City.~~

~~Policy 4.15.1 The City will coordinate with the Orlando Utilities Commission to establish .011 (2)(c)2 a potable water agreement that will include all necessary legal requirements, rates, service area specifications and relevant information pertinent to the provision of potable water service to the residents of Edgewood.~~

~~Policy 4.15.2 The City will continue to require that development projects must obtain approval for potable water service from the Orlando Utilities Commission before a development permit may be issued.~~

~~Policy 4.19.2 The City will evaluate the impact of proposed land development .011(2)(c)2 projects on the collection system.~~

~~Policy 6.1.3 The adopted level of service for recreation and open space areas .014(3)(c)4. for in Edgewood is set as the same as Orange County.~~

#### ~~Guidelines for Interpreting and Applying Level of Service Standards~~

~~Level of Service standards shall be applied on the following basis:~~

- ~~1) Traffic Circulation: For all roads directly impacted by the project, the City will require the developer to complete a traffic study based on accepted traffic engineering methodology. The study will show traffic levels generated by the project and the impact on the traffic circulation system and current LOS. If the traffic generated by the project exceeds the adopted LOS, no permit will be issued unless the developer enters into an agreement to improve the impacted roadway or roadways to an acceptable LOS.~~
- ~~2) Potable Water: Per established geographic service area as defined by Orange County.~~
- ~~3) Wastewater: Per established geographic service area as defined by Orange County.~~
- ~~4) Solid Waste: County-wide.~~
- ~~5) Drainage: Site-specific.~~
- ~~6) Recreation Facilities: Per established geographic service area as defined by Orange County.~~

~~[The concurrency management system should be implemented by ordinance and not in the Comprehensive Plan.]~~

## List of Acronyms and Abbreviations

CIE - Capital Improvements Element

~~DCA - Department of Community Affairs~~

ECFRPC - East Central Florida Regional Planning Council

EPA - Environmental Protection Agency

FDACS - Florida Department of Agriculture and Consumer Services

~~FDER~~ ~~FDEP~~ - Florida Department of Environmental ~~Regulation~~ Protection

~~FDNR - Florida Department of Natural Resources~~

FDOT - Florida Department of Transportation

FEMA - Federal Emergency ~~management~~ Management Agency

~~FGFWFC~~ ~~FWC~~ - Florida ~~Game~~ Fish and ~~Freshwater~~ Wildlife ~~Fish~~ Conservation Commission

FHA - Federal Housing Administration

FIRM - Flood Insurance Rate Map

FLUCCS - Florida Land Use and Cover Classification System

FNAI - Florida Natural Areas Inventory

FSUTMS - Florida Standard Urban Transportation Modeling System

HUD - Housing and Urban Development

IFAS - Institute of Food and Agricultural Sciences

LPA - Local Planning Agency

LOS - Level of Service

~~MPO - Metropolitan Planning Organization~~ MetroPlan Orlando

MSA - Metropolitan Statistical Area

MUTCD - Manual of Uniform Traffic Control Devices

NFIP - National Flood Insurance Program

~~OCEPD - Orange County Environmental Protection~~ Department Division

OOCEA - "Orlando Orange County Expressway Authority

OUATS - Orlando Urban Area Transportation Study

OUC - Orlando Utilities Commission

SCS - Soil Conservation Service (U.S.)

SJRWMD - St . Johns River Water Management District

SWIM - Surface Water Improvement Management

TIP - Transportation Improvement Program

USFWS - U. S . Fish and Wildlife Service

CITY OF EDGEWOOD  
COMPREHENSIVE PLAN

VOLUME II  
DATA AND ANALYSIS

Prepared By:

Edgewood City Council  
with technical assistance provided by the  
~~East Central Florida Regional Planning Council~~ Florida Engineering Group, Inc.  
~~December~~ March ~~November~~, ~~1994~~ 2013

CITY OF EDGEWOOD  
COMPREHENSIVE PLAN BACKGROUND ANALYSIS

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## INTRODUCTION

The City of Edgewood Comprehensive Plan has been developed pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Florida Statutes, and ~~Chapter 9J-5, Florida Administrative Code, Minimum Criteria for Review of Local Government Comprehensive Plans.~~ The Plan is designed to provide policy direction for the City over the next ~~fifteen~~ twenty-year period.

Volume I consists of Goals, Objectives and Policies for the ~~eight~~ required elements, procedures for monitoring and evaluation, and documentation of plan consistency with the State Comprehensive Plan. Accompanying maps describing the Future Land Use and Future ~~Traffic Circulation~~ Transportation have also been included.

Volume II consists of the Comprehensive Plan Background Analysis. Each of the plan elements is based on an extensive analysis that describes existing and future conditions and a needs assessment developed in response to the demands anticipated from the projected population growth. The Comprehensive Plan Background Analysis is a support document presented under separate cover from Volume I: Comprehensive Plan Goals, Objectives and Policies.

A Note About Revisions to the  
Proposed Edgewood Comprehensive Plan

Underlines are text added to the original document; strikethroughs are text deleted from the original.

~~For tables that were added to the original document, only the line indicating the table number was underlined.~~

In some cases, titles in the original text were underlined.

## FUTURE LAND USE ELEMENT

### TABLE OF CONTENTS ANALYSIS

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## City of Edgewood Future Land Use Element

### INTRODUCTION

#### Purpose

The purpose of the Future Land Use Element is to set forth a desirable spatial arrangement for the major categories of land deemed necessary to support the projected population of the City over the next ~~fifteen~~ twenty years. The land use plan proposed in the element provides a guideline for future land use and establishes the standards and principles by which future development should take place.

As an element of the Comprehensive Plan, the land use element will present a development scenario that is supportive of and implements the goals and policies of the other Plan elements. The Future Land Use ~~map~~ Map is one means by which this is to be accomplished. The Map should be recognized, however, as a graphic representation of the development direction proposed by the Plan and articulated through the goals and policies within this element. It is the policies and guidelines which are the basis for the Plan and provide the flexibility for its future use and interpretation.

The future land use proposals provided in this element result from consideration of community goals and objectives as expressed by the City. Additional consideration was given to existing development patterns, availability and future extension of community facilities and services and subsequent carrying capacity, and the capacity of the area's natural systems to support development. The proposals outlined in this element represent the most desirable trends based upon what can now be anticipated about future growth needs and demands.

### DEVELOPMENT FACTORS

The determination of future land uses for Edgewood involved an inventory and analysis of the City's existing conditions and an evaluation of their potential effect on future land use needs. The analysis of development factors relating to natural features, development characteristics, vacant land use analysis and historic sites forms the basis upon which planning for future growth and development in Edgewood may proceed. A description of existing land uses and future development is presented below.

#### Existing Land Use Data

Existing land use data was collected for the City of Edgewood ~~and for areas adjacent to the City boundary. This data will provide an up-to-date account of land use to be used~~

~~in all aspects of the local planning process. The data used to update the existing land use inventory was the Department of Revenue (DOR) codes assigned to each property by the Orange County Property Appraiser in 2012.~~

~~Existing land use within the City of Edgewood and adjacent to its City boundary was mapped on a City zoning base map. Aerial photo interpretation and extensive windshield surveys were used to determine current land use on a parcel by parcel basis. The aerials used were produced by Real Estate Data, Inc. at a scale of 1:300' or 1:900' and are dated 1985-86. Land use was field verified by a windshield survey of every street within the City, bringing the land use information up-to-date during March, 1989.~~

~~The land use classification system used was the Florida Land Use and Land Cover Classification System (FLUCCS) (see the following attachments). Urban land uses were classified at the detailed Level III, while rural agricultural uses were classified at Level II and natural resources were classified at the broader Level I classifications. Land uses on the existing land use map are depicted in colors representing the Level I or Level II classifications. Level III classifications are written in numerical code within each urban use polygon.~~

~~Once the existing land use map was completed, it was electronically digitized through the East Central Florida Regional Planning Council's AutoCAD software program into a microcomputer system and a plot was made of the land use map. The resulting AutoCAD file was transferred to the ERDAS geographic information system for final calculation of acreages and for use in the analysis. For identifying acreage the 9J-5 categories of "educational uses," "public buildings and grounds," and "other public facilities" were grouped together into an "institutional" category of land use. This institutional category is then further interpreted into Level III classifications on the existing land use map. Below is a description of each land use category on the existing land use map.~~

~~The existing land use data is up-to-date as of March, 1989, when the windshield surveys took place.~~

TABLE 1-1  
EXISTING LAND USE 1989-2012  
CITY OF EDGEWOOD

Land Use	Acres	%
Residential, S.F. - Low Density	27.93	5.8%
Residential, S.F. - Medium Density	126.28	26.3%
Multi-Family, Low Rise	15.00	3.1%
Commercial and Services	104.40	21.8%
Industrial	11.51	2.4%
Communications/Utilities	6.95	1.5%
Institutional	0.80	0.2%
Transportation	66.42	13.8%
Open Land & Other	78.10	16.3%
Agriculture	13.44	2.8%
Water	24.83	5.2%
Wetlands	3.99	0.8%
Total	479.64	100.0%

Totals and Percentages are based on non-zero points.

<u>Existing Land Use</u>	<u>Acreage</u>	<u>Percent of Total</u>
<u>Residential</u>	<u>513.316</u>	<u>56.78%</u>
<u>Commercial</u>	<u>149.852</u>	<u>16.57%</u>
<u>Religious</u>	<u>8.319</u>	<u>0.92%</u>
<u>Institutional</u>	<u>1.301</u>	<u>0.14%</u>

<a href="#"><u>Agricultural</u></a>	<a href="#"><u>40.817</u></a>	<a href="#"><u>4.51%</u></a>
<a href="#"><u>Vacant</u></a>	<a href="#"><u>41.986</u></a>	<a href="#"><u>4.64%</u></a>
<a href="#"><u>Water</u></a>	<a href="#"><u>54.46</u></a>	<a href="#"><u>6.02%</u></a>
<a href="#"><u>Assisted Living</u></a>	<a href="#"><u>1.101</u></a>	<a href="#"><u>0.12%</u></a>
<a href="#"><u>Non Ag acreage</u></a>	<a href="#"><u>30.005</u></a>	<a href="#"><u>3.32%</u></a>
<a href="#"><u>Public Facilities</u></a>	<a href="#"><u>5.199</u></a>	<a href="#"><u>0.58%</u></a>
<a href="#"><u>Vacant HOA Land</u></a>	<a href="#"><u>38.493</u></a>	<a href="#"><u>4.26%</u></a>
<a href="#"><u>Other/ROW</u></a>	<a href="#"><u>19.27</u></a>	<a href="#"><u>2.13%</u></a>
<a href="#"><u>Total</u></a>	<a href="#"><u>904.119</u></a>	<a href="#"><u>100%</u></a>

TABLE 1-2  
FLORIDA LAND USE AND COVER CLASSIFICATION SYSTEM  
USED FOR CITY OF EDGEWOOD LAND USE MAPPING

Level III - Urban Uses

- 111—Single Unit, Low Density (less than 2 DUPA\*)
- 112—Single Unit, Medium Density (2 up to 6 DUPA)
- 113—Single Unit, High Density (6 and over DUPA)
- 114—Mobile Homes, Medium Density (less than 6 DUPA)
- 115—Mobile Homes, High Density (6 and over DUPA)
- 116—Multiple Dwelling, Low-rise (2 stories or less) DUPA may be designated by user
- 117—Multiple Dwelling, High-rise (3 stories or more) DUPA may be designated by user
- 118—Mixed Residential
- 119—Residential Under Construction

- 121—Retail Sales and Services
- 122—Wholesale Sales and Services, Including Trucking and Warehousing (except  
——warehousing associated with industrial use)
- 123—Offices and Professional Services
- 124—Hotels and Motels
- 125—Cultural and Entertainment
- 126—Oil & Gas Storage Facilities (except where associated with industrial use)
- 127—Mixed Commercial and Services
- 128—Commercial Under Construction

- 131—Light Industrial
- 132—Heavy Industrial
- 133—Industrial Under Construction

- 141—Airports, Including Runways, Parking Areas, Hangars, and Terminals
- 142—Railroads, Including Yards and Terminals
- 143—Bus and Truck Terminals
- 144—Major Roads and Highways
- 145—Port Facilities
- 146—Navigable Waterways
- 147—Auto Parking Facilities (when not directly related to another land use)
- 148—Oil & Gas Long Distance Transmission Pipelines
- 149—Transportation Facilities Under Construction

\*DUPA = Dwelling Units per Acre

- 151—Electrical Power Facilities
- 152—Major Long Distance Transmission Lines
- 153—Broadcasting or Transmission Towers

- ~~154—Water Supply Plants (Including Pumping Stations)~~
- ~~155—Sewage Treatment Facilities~~
- ~~156—Solid Waste Disposal Sites~~
- ~~157—Other Communication Facilities~~
- ~~158—Other Utility Facilities~~
- ~~159—Communication and Utilities under Construction~~
  
- ~~161—Educational Facilities, Including Colleges, Universities, High Schools, and  
—Elementary Schools~~
- ~~162—Religious Facilities, Excluding Schools~~
- ~~163—Medical and Health Care Facilities~~
- ~~164—Correctional Facilities~~
- ~~165—Military Facilities~~
- ~~166—Governmental, Administrative, and Service Facilities~~
- ~~167—Cemeteries~~
- ~~168—Institutional Facilities Under Construction~~
- ~~169—Other~~
  
- ~~171—Swimming Beaches and Shores~~
- ~~172—Golf Course~~
- ~~173—Parks, Zoos~~
- ~~174—Marinas~~
- ~~175—Stadiums~~
- ~~176—Fairgrounds~~
- ~~177—Community Recreational Facilities~~
- ~~178—Racing Tracks~~
- ~~179—Other Recreational~~
  
- ~~180—Mixed--Any Mixture of Urban or Built-up Where no Single Use Predominates~~
  
- ~~191—Undeveloped Land Within Urban Areas~~
- ~~192—Inactive Land With Street Patterns but Without Structures~~
- ~~193—Land Undergoing Active Development Without Indication of Intended Use~~
- ~~194—Vacant Buildings~~

Level II—Agricultural Uses

- ~~210—Cropland and Pastureland~~
- ~~220—Orchards, Groves (except Citrus), Vineyards, Nurseries, & Ornamental  
—Horticultural Areas~~
- ~~230—Citrus Groves~~
- ~~240—Confined Feeding Operations~~
- ~~250—Specialty Farms~~
- ~~260—Other Agriculture~~

Level I—Natural Resources

- 300—Rangeland
- 400—Forested Uplands
- 500—Water
- 600—Wetlands

Level II - Barren Lands

- 740—Altered Lands
- 750—Extractive
- 760—Other Barren Lands

TABLE 1-3  
Definitions of Land Use Categories  
Used in Land Use Mapping of Edgewood

Residential

Residential land uses range from high-density urban housing to low-density areas, with relatively few dwelling units per gross acre. The variation includes multi-family apartments found in the City's urbanized areas to those single-family houses sometimes having lot sizes of more than one acre.

Residential land uses were broken down into Level III categories to obtain densities required by Rule 9J-5, FAC. The following categories of residential land use can be found on the land use acreage table and on the map:

- Single Family Units, Low Density (less than 2 DUPN)
- Single Family Units, Medium Density (2 to 6 DUPA)
- Single Family Units, High Density (6 and over DUPA)
- Mobile Homes, Medium Density (less than 6 DUPA)
- Mobile Homes, High Density (6 and over DUPA)
- Multiple-Family, Low Rise (2 stories or less)
- Multiple-Family, High Rise (3 stories or more)
- Mixed Residential (where no one residential use is predominate)
- Residential Under Construction

\*Dwelling Units Per Acre

Commercial and Services

Commercial areas are predominantly connected with the sale of products and services. This category is composed of a large number of individual types of commercial land use, often occurring as a complex mixture of uses.

The Commercial and Services category includes the main building, plus secondary structures and integral areas assigned to support the base unit. Included are sheds, warehouses, office buildings, driveways, parking lots, and landscaped areas.

Industrial

The Industrial category includes those land uses where manufacturing, assembly, or processing of products takes place. Included are facilities for administration and research, assembly, storage and warehousing, shipping and associated parking lots and grounds. Included are pulp or lumber mills, and electronic plants.

## Transportation

The Transportation category encompasses rail-oriented facilities including stations, repair and switching yards and related areas.

Airport facilities including runways, intervening land, service buildings, navigation aids, fuel storage, parking lots and a limited buffer zone fall within the Transportation category.

Roadways are also included in this category, including local roads, major highways and highway interchanges. Auto parking facilities, when not related to another land use, are included in the Transportation category.

## Communications and Utilities

The Communications and Utilities category embraces power generating facilities, water treatment plants, plus facilities that are used to transport water, gas, oil, electricity and airwave communications. Power transmission lines were not included. Small facilities, or those associated with an industrial, commercial or extractive land use, however, are included within the larger category with which they are associated. Drainage easements within the City, where identifiable, were included in this category.

## Public/Institutional

Educational, religious, and health facilities are the main components of this category. Included within a particular institutional unit are all buildings, grounds and parking lots that compose the facility. Educational institutions encompass all levels of public and private schools, college, training centers, etc. The entire areas of buildings, campus open space, dormitories, recreational facilities and parking are included when identifiable. Governmental buildings are included in this category, as well as any government-owned maintenance and storage facilities. Health facilities include all public and private hospitals, health-care facilities, nursing homes and emergency health-care centers, but exclude private physician offices.

## Vacant/Undeveloped

This category includes undeveloped land within urban areas and inactive land with street patterns but without structures. Open land does not exhibit any structures or intended use. Urban inactive land may be in a transitional state and ultimately be developed into one of the typical urban land uses, although at the time of the inventory the intended use was impossible to determine. Land with vacant buildings was classified under this land use category.

## Agricultural

In a broad sense, agricultural land may be defined as those lands which are cultivated to produce crops and livestock. The sub-categories of Agriculture are: Cropland and Pastureland; Orchards, Groves (except Citrus), Vineyards, Nurseries and Ornamental Horticultural Areas; Citrus Groves; Confined Feeding Operations; Specialty Farms; and Other Agriculture. For citrus groves, if new replants or surviving mature citrus trees were present with evidence of maintenance and caretaking, they were classified as "citrus groves". If the groves had only root stock grow-back, they were classified as "other agriculture" since they will not be capable of producing a commercial citrus crop.

## Water

All areas of land that are persistently covered with water. Retention ponds may be included in this category.

## Wetlands

Wetlands are those areas where the water table is at, near, or above the land surface for a significant part of most years. The hydrologic regime is such that aquatic or hydrophytic vegetation usually is established, although alluvial and tidal flats may be nonvegetated.

Wetlands are frequently associated with topographic lows. Examples of wetlands include marshes, emergent vegetative areas, and swamps. Shallow water areas with submerged aquatic vegetation are classed as Water and are not included in the Wetlands category.

## Floodplains

Floodplains are required by 9J-5 to be mapped on the existing land use map series. Delineation of the floodplain here is for general planning purposes only.

Floodplains were mapped for the City of Edgewood as an overlay to the City base map. Hundred-Year Flood Boundaries depicted on the Edgewood Flood Insurance Rate Map (FIRM) produced for the National Flood Insurance Program were used to delineate the 100-year floodplain. Most areas designated as 100-year flood boundaries were those for which base flood elevations and flood hazard factors had been determined.

The FIRM map was the best available data on floodplains within the city limits. This information was published in 1978 and, therefore, may have been altered somewhat. Every effort will be made to adequately reflect such changes in the floodplain boundaries. The FIRM map was prepared for flood insurance purposes only at a scale of 1" to 1000', and does not necessarily show all areas subject to flooding in the community. Every effort was made to identify additional areas of flooding not portrayed on the FIRM map.

## Soils

Soils data is required by Rule 9J-5 to be depicted on the existing land use map series. Current detailed soils data is available in the Orange County Soil Survey prepared by the Soil Conservation Service. This survey will be used in all analyses requiring the use of soils data.

The Soils Map included as part of this element shows the major soil types in the City. The City of Edgewood soil types can be found on survey sheets #41 and #53 of the Orange County Soil Survey. The soils data found in the soil survey is the most accurate soil information available and is widely used in all areas of planning as a reliable source.

## Minerals

Minerals are required to be mapped to help delineate areas of the City which may provide future mining sites with economic potential.

The mineral deposits for the City will not be mapped due to the fact that those maps available as sources are at such a scale which precludes the transfer of such data to a City scale map. The mineral deposit maps used for data collection were derived from the Florida Mining Atlas: A Guide to Mined Resource Management. A list is attached of those minerals found in the City which may have mining potential.

The data from the Florida Mining Atlas was the best available. The information was limited because it was mapped for the county as a whole and not for the City in particular. Other sources used were for the state as a whole and did not provide much municipal-level data. They were used for general reference.

There are no mineral deposits of major economic significance in the City. The Florida Department of Natural Resources, Bureau of Geology, Map Series No. 85 identifies only surface and near-surface deposits of clayey sand. The variable quality and low volume of this material precludes its economic importance.

## Historic Resources

Historic resources are required by 9J-5 to be shown on the existing land use map series. These sites should be considered in the formulation of local plan policies and in the development of the future land use map.

Historic resources are defined as all areas, districts, or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant. Historic resources were identified through the Florida Master Site File, the National Register of Historic Places, and through interviews with the City Staff. The Florida Division of Historical Resources sent a county listing of all sites on both the Florida

~~Master Site File and the National Register of Historic Places. Section, township and range were used to identify whether these sites were within the City's jurisdiction. There were no historic resources within Edgewood which were listed on the National Register of Historic Places. There was one site listed on the Florida Master Site File: the Lake Jennie Jewel archaeological site. The site was added to the list in 1976, and its status was listed at that time as "open to development". The site has since been developed.~~

~~Not all historically significant sites in Florida are on the National Register or the Florida Master Site File. The sites on the Florida Master Site File are those for which data have been collected and reported to the state. They have not necessarily been determined to be historically significant. The sites on the National Register have been determined to be highly significant. And there may be other sites not on these lists which do have historical significance, but have not been reported to the state. There are several homes in the city that are over 50 years old. These may have some historical significance.~~

### ~~Conservation Areas~~

~~A conservation area is considered to be an area officially designated for the purpose of conserving or protecting natural resources or environmental quality and which is protected from further development for such purposes.~~

~~There are no designated state or federal conservation areas within the city limits of Edgewood. In addition, the City has not designated any local conservation areas within its jurisdiction. Therefore, no conservation areas are to be mapped for Edgewood.~~

### ~~Existing and Planned Waterwells~~

~~Existing and planned waterwells and their cones of influence are required by Rule 9J-5 to be mapped on the existing land use series. The waterwells include wells excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption.~~

~~There are no existing or planned waterwells within the City of Edgewood. The residents of the City receive public potable water supply from the Orlando Utilities Commission. According to the South Florida Water Management District, there are no permitted industrial or agricultural waterwells within Edgewood.~~

## ANALYSIS

The City of Edgewood is a small community of approximately ~~4460~~ 2500 people located ~~a few miles south of~~ in an urban area of Orlando ~~Orange County~~. The predominant land uses within the City are residential and commercial, representing 73.35% of all non-vacant land. Future development will continue to be residential and commercial. Below is an analysis of the vacant land in the City and its potential for development, followed by an analysis of the future land use need for the City's projected population.

### Vacant/Undeveloped Land Area

~~Open/vacant space~~ Vacant lands presently makes up approximately ~~78.1~~ 174.64% of the City (~~approximately 42 acres~~). ~~The majority of this land has been neither platted nor subdivided and lies alongside the Seaboard Coast Line railroad corridor. Undeveloped land within Edgewood is shown as Land Use Classification #191 on the Existing Land Use Map.~~

### Soils and Topography

Although soils in Edgewood do not necessarily need protection, underlying soil can constrain development. The Orange County Soil Conservation Survey designates soil limitations for certain types of development. Soil constraints are rated with respect to four land use areas: septic tank absorption fields, dwellings without basements, low commercial buildings, and roads and streets. Each soil is rated as favorable or unfavorable for development. Favorable conditions are defined as those that allow development without major constraints, such as a high water table. Unfavorable conditions are defined as those that have one or more major constraints to overcome, thus having a lower potential rating for development. Soil potential is defined as the ability of the soil to produce, yield or support a given structure or activity.

Soils in Edgewood tend to be sandy and relatively infertile. Most of the soil varieties present in the City that have not become part of the Urban Land Complex do not have very good natural drainage features. There are almost no crops in the City, thus obviating the need to include agricultural soils. (There is still one small area of citrus grove in Edgewood; it is located in an area only mildly suited to its growth.) The Soils Map included in this element shows the major soil types in the City. A summary of these soils can be found in Table 1-~~4~~2.

Table 1-42  
Soil Types

Type	Symbol
Basinger fine sand	3
Candler - Urban land complex	7 and 8
Hontoon Muck	19
Lochloosa fine sand	22
Millhopper - Urban land complex	24
Seffner fine sand	43
Smyrna - Urban land complex	45
Tavares - Urban land complex	48
Urban Land	50
Zolfo - Urban land complex	55

Source: Orange County Soil Survey.

As stated above, most of the soils in the City do not have very good natural drainage features. The Orange County Soil Survey rates the soils in Edgewood as having slight to severe limitations for septic tanks. Generally, the soils in the northern half of the City have only slight to moderate limitations for septic tanks, while the soils in the southern half of the City have more severe limitations. Approximately half of the City is served by septic tanks, while the remainder is hooked up to central wastewater. The areas served by septic tanks are located throughout the City. The City will not allow new development to use septic tanks; all new development will be required to hook up to the central wastewater system.

Most of Orange County is nearly level. The topography of Edgewood is relatively flat, ranging from 85 to 110 feet above sea level. The City borders on several lakes of varying size, but the elevation gradient is not worthy of note. The topography in Edgewood does not result in development constraints.

#### Natural Resources

Natural resources in Edgewood that should be protected from development consist of the wetlands surrounding the City's lakes. These wetlands will be protected in the policies of this plan as lakefront buffer. There are no known commercially valuable resources within Edgewood with the possible exception of clayey sand; the economic importance of this is at best limited due to its variable quality and low volume.

#### Historic Resources

There is only one historic site within Edgewood listed on the Florida Master Site File; the Lake Jennie Jewel archaeological site. This site has already been developed, Several

homes in Edgewood are over 50 years old and may have some historical significance. The City should assist the owners of these properties to submit applications for these homes to the Florida Master Site File, The City should also consider the preservation of any historic homes when permitting future development.

## Future Land Use Need

### 1. Future Residential Land Use

Most of the work necessary to determine the amount of space needed for residential development was carried out in the Edgewood population projections (see Appendix A Housing Element). ~~In these projections it was determined that as many as 275~~

~~residential units could be constructed in the City, with a more realistic figure being around 220. This results in a land usage of 2,635,950 sq. ft. or approximately 61 acres. The average household size used for these estimates was a conservative 2.15. However, following this projection would mean that 83% of all presently vacant land would be used for residences, a very large estimate by any means.~~

Based on the population projections, it was determined that an additional inventory of 274 housing units will be needed over the twenty-year planning period.

~~Residential densities will be established as follows:~~

~~Low Density Residential: up to 4 units per acre~~

~~Medium Density Residential: 4-7 units per acre~~

~~High Density Residential: 7-16 units per acre~~

Because the City is predominantly built-out with only 4.64% of vacant land, additional housing stock will likely come through a combination of using existing sites that have an agricultural use to develop as residential or through conversion and redevelopment of existing properties.

### 2. Future Commercial/Services Land Use

Approximately ~~400-150~~ acres of the City is in commercial use. This total is expected ~~to increase by 2005 by approximately 20 acres to accommodate the needs of the projected population. Commercial intensities shall be established by floor area ratio (FAR). Floor area ratio specifies the relationship between the area of permitted floor space in a structure and the area of the lot on which it is situated. A floor area ratio of 0.5 allows (for example) a one-story building that covers one half of the lot or a two-story building that covers one quarter of the lot. The maximum commercial intensity for the City of Edgewood shall be 0.5 FAR. to be maintained as the commercial corridor is defined adjacent to Orange Avenue.~~

### 3. Future Institutional Land Use

Only ~~one fifth of one~~ 14% percent is presently devoted to Institutional use within Edgewood. There will be no increase in institutional use within Edgewood during the planning period. ~~There is an education facility just off Edgewood's southeast corner and a religious facility found on the northwest corner, but neither of these land uses is likely to expand into Edgewood itself.~~

### 4. Future Recreation and Open Space Land Use

There is presently no space being used as Parkland within Edgewood and there is no anticipation that any space will be allocated for such use in the future. City residents presently utilize nearby district or local parks and open areas if they desire. ~~Their ability to do this will be greatly enhanced when Orange County constructs a large park just west of the City.~~

### 5. Future Agricultural Land Use

Edgewood's agricultural land, about 34.5% (~~12.53 acres~~) of the City's total land, consists entirely of citrus groves. ~~However, most of these groves have been killed by the recent freezes.~~ This percentage of groves in the City will not increase in the future; in fact, it is ~~possible~~ likely that the existing ~~citrus groves~~ agricultural properties will be converted to other uses.

### 6. Future Conservation and Historic Land Uses

No conservation uses presently exist within Edgewood and there is no indication that this situation will change in the future. The City should determine whether any homes in the City can be considered historic resources and take actions to preserve these properties. The only site listed on the Florida Master Site File is the Lake Jennie Jewel archaeological site, which has already been developed.

### 7. Renewal of Blighted Areas

Edgewood has no blighted areas. ~~The citrus grove across from City Hall was killed in the December 1989 freeze, but this area has been replanted and is being maintained.~~

### 8. Flood Areas

Most of the flood-prone areas in Edgewood are residential and sit on the perimeter of Lake Jennie Jewel, Lake Gatlin, and Little Lake Conway on the northern and eastern borders of the City. The single worst threat of flood comes from Lake Jessamine to the City's west. Both the 100 and 500 year flood boundaries are wider than anywhere else in Edgewood. ~~No development will be allowed in the 100-year floodplain.~~

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City of Edgewood  
~~Traffic Circulation~~Transportation Element

PURPOSE AND SCOPE

The purpose of the ~~Traffic Circulation~~Transportation Element is to guide the City in developing a safe and efficient transportation system, based on the City's future land use plans, and consistent with the community Goals and Objectives. Secondly, this element will help to ensure consistency among the Transportation Plans of Edgewood, Orange County, and the State of Florida.

STANDARDS

Transportation planning decisions have a major impact on growth patterns within a city. The improvement of existing roads, and the construction of new facilities act to change overall travel patterns in ways that not only affect immediate individual land use decisions, but also eventually influence entire land use patterns. Due to this inherent relationship, development of the ~~Traffic Circulation~~Transportation Element of the Comprehensive Plan should be closely coordinated with development of the Future Land Use Element, reflecting the access and travel needs of any proposed new or revised land uses.

The Transportation Planning Process

~~The methods used to develop the Traffic Circulation Element of the Edgewood Comprehensive Plan are part of a transportation planning process that should be a continuous effort. A general outline of this overall planning process is described by the following steps:~~

- ~~1) Research previous transportation planning and analysis efforts.~~
- ~~2) Identify and evaluate the current status of the transportation system.~~
- ~~3) Identify community goals and objectives regarding transportation.~~
- ~~4) Identify constraints imposed on the transportation system.~~
- ~~5) Determine current and future transportation improvement needs.~~
- ~~6) Propose alternative solutions.~~
- ~~7) Evaluate and choose alternative solutions.~~
- ~~8) Prepare a detailed implementation and funding plan, and include within the~~

~~———Transportation Improvement Program (TIP).~~

~~9)———Implement the transportation plan.~~

~~10)———Systematically review and update the transportation plans.~~

~~This Traffic Circulation Element addresses several of these items. A more complete study is recommended which will address the complete planning process.~~

### Transportation Systems Planning Principles

In preparing alternative potential transportation systems to serve projected travel demand, a number of general items should be considered. The broad categories of factors influencing local transportation planning include:

- o Existing facilities
- o Current and future land uses being served
- o Local terrain
- o Financing
- o Travel characteristics of the local population
- o Travel patterns dictated by the character of the surrounding areas

In designing the actual transportation system, it is important to maintain flexibility, both by providing alternative routes and travel modes and in allowing for additions and modifications to the system. The following principles should be kept in mind while preparing the transportation plan:

- o Provide many alternative travel paths, while keeping traffic conflicts to a minimum
- o Maintain system continuity, providing smooth and logical traffic flow patterns
- o Reflect land use access requirements
- o Consider mass transit service, bicycle travel, and pedestrian safety
- o Pay special attention to freeways and interchanges
- o Consider one-way street systems
- o Provide for traffic signal coordination
- o Provide for future modification and expansions
- o Ensure environmental compatibility

## TRAFFIC CIRCULATION PLAN

In order to conduct a traffic circulation plan it is necessary to identify the main components of the network and to assess the general operating conditions of the existing transportation network. This portion of the traffic circulation element of the Edgewood comprehensive plan will, in compliance with 9J-5, address the following variables:

1. classification of the roadways
2. number of lanes
3. existing levels of service
4. existing needs
5. peak hour traffic volumes

A description of levels of service are as follows:

### Levels of Service

The concept of levels of service is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A level-of-service definition generally describes these conditions in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety.

Six levels of service are defined for each type of facility for which analysis procedures are available. They are given letter designations, from A to F, with level-of-service A representing the best operating conditions and level-of-service F the worst.

Level-of-service - In general, the various levels of service are defined as follows for uninterrupted flow facilities:

\*Level-of-service A represents free flow. Individual users are virtually unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to maneuver within the traffic stream is extremely high. The general level of comfort and convenience provided to the motorist, passenger, or pedestrian is excellent.

\*Level-of-service B is in the range of stable flow, but the presence of other users in the traffic stream begins to be noticeable. Freedom to select desired speeds is relatively unaffected, but there is a slight decline in the freedom to maneuver within the traffic stream from LOS A. The level of comfort and convenience provided is somewhat less than at LOS A, because the presence of others in the traffic stream begins to affect individual behavior.

!

\*Level-of-service C is in the range of stable flow, but marks the beginning of the range of flow in which the operation of individual users becomes significantly affected by interactions with others in the traffic stream. The selection of speed is now affected by the presence of others, and maneuvering within the traffic stream requires substantial vigilance on the part of the user. The general level of comfort and convenience declines noticeably at this level.

\*Level-of-service D represents high-density, but stable, flow. Speed and freedom to maneuver are severely restricted, and the driver or pedestrian experiences a generally poor level of comfort and convenience. Small increases in traffic flow will generally cause operational problems at this level.

\*Level-of-service E represents operation conditions at or near the capacity level. All speeds are reduced to a low, but relatively uniform value. Freedom to maneuver within the traffic stream is extremely difficult, and it is generally accomplished by forcing a vehicle or pedestrian to "give way" to accommodate such maneuvers. Comfort and convenience levels are extremely poor, and driver or pedestrian frustration is generally high. Operations at this level are usually unstable, because small increases in flow or minor perturbations within the traffic stream will cause breakdowns.

\*Level-of-service F is used to define forced or breakdown flow. This condition exists wherever the amount of traffic approaching a point exceeds the amount which can traverse the point. Queues form behind such locations. Operations within the queue are characterized by stop-and-go waves, and they are extremely unstable. Vehicles may progress at reasonable speeds for several hundred feet or more, then be required to stop in a cyclic fashion. Level-of-service F is used to describe the operating conditions within the queue, as well as the point of the breakdown. It should be noted, however, that in many cases operation conditions of vehicles or pedestrians discharged from the queue may be quite good. Nevertheless, it is the point at which arrival flow exceeds discharge flow which causes the queue to form, and level-of-service F is an appropriate designation for such points.

These definitions are general and conceptual in nature, and they apply primarily to uninterrupted flow. Levels of service for interrupted flow facilities vary widely in terms of both the user's perception of service quality and the operational variables used to describe them.

Functional roadway classification is defined as the assignment of roads into systems according to the character of service they provide in relation to the total road network. Basic functional categories include arterial roads, collector roads and local roads which may be subdivided into principal, major or minor levels. Those levels may be additionally divided into rural and urban categories. Within Edgewood, two minor arterials and one principal arterial were identified (see the Existing Traffic Circulation Map). Roadway classifications are defined as follows:

ARTERIAL ROAD - A route providing service which is relatively continuous and of relatively high traffic volume, long average trip length, high operating speed and high mobility importance. In addition, every United States numbered highway is an arterial road.

URBAN PRINCIPAL ARTERIAL ROAD - Routes which generally serve the major centers of activity of an urban area, the highest traffic volume corridors, and the longest trip purpose and carry a high proportion of the total urban area travel on a minimum of mileage. The routes are integrated, both internally and between major rural connections.

URBAN MINOR ARTERIALS - Routes which generally interconnect with, and augment, urban principal arterial routes and provide service to trips of shorter length and a lower level of travel mobility. Such routes include all arterials not classified as "principal" and contain facilities that place more emphasis on land access than the higher system.

COLLECTOR ROAD - A route providing service which is of relatively moderate average traffic volume, moderately average trip length, and moderately average operating speed. Such a route also collects and distributes traffic between local roads or arterial roads and serves as a linkage between land access and mobility needs.

LOCAL ROAD - A route providing service which is of relatively low average traffic volume, short average trip length or minimal through-traffic movements, and high land access for abutting property.

The classification of the roadways was obtained from the Florida Department of Transportation (FDOT) office in Winter Park. FDOT currently is classifying all roadways in the state which are classified as collector roads or higher in compliance with 355.04 F.S.

~~The number of lanes were obtained from the aforementioned worksheets from FDOT and from field surveys. The number of lanes noted are for the predominant lanage for the roadway.~~

~~Average Daily Trips were obtained from three sources: a study by Barton and Aschman Associates, FDOT, and Orange County.~~

~~Existing levels of service were determined by comparing the peak hour traffic counts with capacity tables. The capacities utilized are generalized capacities supplied from the Florida Department of Transportation. These capacities were calculated through methods in the 1985 Highway Capacity Manual and based upon conditions found in the State of Florida. Capacities and assumptions are found in Attachment A. The Existing Traffic Circulation Map illustrates roadway capacities for existing conditions.~~

The following is general description of roadway characteristics in the City of Edgewood and current levels of service.

#### Existing Traffic Circulation Conditions (1989)

Of the three major roadways in the City, only S.R. 527 is operating at an unacceptable level of service, as can be seen below.

Orange Avenue (SR 527) is an undivided, five lane, principal arterial which runs north-south through the middle of the City. At a point south of Stratemeyer Dr. it becomes one way southbound with Hansel Ave. being the northbound component. The road is maintained by the FDOT. Peak hour traffic count:

- northbound at Gatlin Ave is 2018 and southbound is 1685; this yields a LOS "F".
- southbound at Oakridge Rd. is 1860; this yields a LOS "F".

Hansel Avenue is a two lane, one way northbound, principal arterial with Orange Ave. as its southbound component. The road is maintained by the FDOT. Peak hour traffic count:

- northbound at Oakridge Rd. is 2280; this yields a LOS "F".

Holden Avenue is a two lane, undivided collector street which runs east-west and terminates at Orange Ave. from the west. The road is maintained by Orange County. Peak hour traffic count:

- eastbound is 482; this yields a LOS "D".
- westbound is 518; this yields a LOS "D".

Gatlin Avenue is a two lane, undivided collector street which runs east-west and terminates at Orange Ave. from the east. The road is maintained by Orange County. Peak hour traffic count:

- eastbound is 734; this yields a LOS "E".
- westbound is 373; this yields a LOS "C".

Accident frequency data was obtained from the Florida Department of Transportation (FDOT) for the year 1990. In that year, 42 accidents were recorded on S.R. 527 through Edgewood. FDOT uses accident frequency data to calculate a 'safety ratio' for each roadway. The purpose of calculating this ratio is to concentrate 'on locations that are most likely to have a high priority for corrective action.' The safety ratio is the actual accident rate divided by the critical accident rate. A high accident segment has a safety ratio greater than 1.0. The safety factor for the segment of S.R. 527 running through Edgewood was 0.766; therefore, this segment of S.R. 527 is not considered a high accident location. Accident frequency data for the remainder of the roadways in the City was not available from either the City of Edgewood Police Department or FDOT.

## FUTURE ANALYSIS METHODOLOGY

An analysis for 2000 and for 2005 was conducted to ascertain levels of service for roadways in Edgewood. The following paragraphs address the methodology employed for the analysis.

### Methodology for Traffic Projections

1. For commercial land uses, Table 5 from the population projections was used to determine the amount of vacant buildable land in the City and the designated land use of that land. The maximum intensity for commercial use in the City is .50 floor area ratio (F.A.R.). However, a representative sample of building permits issued over the past several years showed that the commercial parcels are not generally developed at this intensity. So for purposes of this projection, the potential square footage of commercial space at buildout was estimated using 0.35 FAR. (columns A, B, and C)
2. Using a formula from the ITE manual, the number of daily trips that would be generated by the commercial property was projected (column D). The formula is as follows:  
$$\ln(T) = 0.625\ln(X) + 5.985$$
 (where T = trips and X = square feet in thousands)
3. A 2 percent reduction for modal split was taken, as Edgewood has bus service within the City. (column E)
4. The traffic numbers were further reduced to account for passerby trips. This estimate was made using information taken from Orange County's Transportation Impact Fee Study. The reductions are shown in column F. The resulting commercial traffic numbers are contained in column G.
5. In order to estimate the traffic Generated by the residential land in the City, the number of residential units was multiplied by trips per unit to arrive at average daily trips. Reductions for modal split were taken in the same manner as for commercial.
6. A reduction for internal capture was taken for both residential and commercial. For residential, a 5.75 percent internal capture rate (ICR) was used; a 14.3 percent ICR was used for commercial. These percentages were derived as follows:  
According to the OJATS 2005 update, 11.5% of home based trips and 28.6% of non-home based trips were satisfied within 5 minutes. Half of these percentages were used to represent the impact of internally captured trips on the network.

7. The totals for residential and commercial trips were added to arrive at a total traffic projection. The resulting numbers were loaded onto the road network in Edgewood based on the current network assignments.

Note: The commercial square footage projected above represents the potential square footage should the City build out at the maximum allowed intensity over the next ten years. It is highly unlikely that the City will build out in the next ten years.

TABLE 2-1  
Commercial Traffic Projections

A	B	C	D	E	F	G
Parcel Number	Lot Size (sq. ft.)	Sq. Ft. Commercial	Daily Trips	Modal Split (-2%)	Percent New Trips	Number New Trips
16	704,187	246,466	12,419	12,171	74	9,007
17	22,119	7,742	1,428	1,399	49	656
18	51,116	17,890	2,411	2,362	49	1,157
19	231,299	80,955	6,193	6,069	61	3,702
20	37,102	12,985	1,973	1,933	49	947
21	25,241	8,834	1,551	1,520	49	745
23	30,300	10,605	1,739	1,704	49	835
24	61,632	21,571	2,710	2,656	49	1,301
Commercial Trips						18,350

Commercial: 18,350 - 14.3% internal capture = 15,726 trips/day

Existing Transportation System

Map 2-1 depicts the following existing and future transportation system features:

Road System locations within the City that are collector roads and arterial roads. Based on the location of Edgewood, existing and proposed are the same.

There are no limited and controlled access facilities, significant parking facilities, public transit system facilities, public transit terminals or transfer stations, public transit rights-of-way, port facilities, airports facilities including clear zone obstructions, freight and passenger rail lines and terminals, intermodal terminals and access to intermodal facilities, or major public transit trip generators and attractors, based on the existing land use map, within Edgewood.

Bicycle infrastructure and Lynx bus service routes are available along State Road 527 (Orange Avenue and Hansel Avenue).

Table 2.1 shows the average daily traffic counts and level of service (LOS) within the City of Edgewood. All roadways within the corporate limits are two lane facilities. The Florida Department of Transportation Functional Road Classification System identifies State Road 527 (Orange Avenue and Hansel Avenue), as a Principal Arterial Urban in the State Highway System. Gatlin Avenue and Holden Avenue are Urban Collector and Minor Arterial Urban respectively. The Florida Department of Transportation Functional Classification System states that, "all local roads (not otherwise identified) within the municipal limits are included on the city street system."

Traffic counts in the City of Edgewood for the Collectors and State Roads are as follows:

Table 2.1

Average Daily Traffic Counts and LOS

<u>Roadway</u>	<u>Functional Classification</u>	<u>Annual Average Daily Traffic Counts (AADT)</u>	<u>Minimum Standard LOS</u>	<u>Current Operating LOS</u>
<u>Orange Ave.</u>	<u>Principal arterial urban</u>	<u>39,500</u>	<u>E</u>	<u>C</u>

<u>(at Holden)</u> <u>(SR 527)</u>				
<u>Orange Ave.</u> <u>(at one-way pair)</u> <u>(SR 527)</u>	<u>Principal arterial urban</u>	<u>19,000</u>	<u>E</u>	<u>C</u>
<u>Hansel Ave.</u> <u>(SR 527)</u>	<u>Principal arterial urban</u>	<u>22,000</u>	<u>E</u>	<u>B</u>
<u>Gatlin Ave.</u>	<u>Urban collector</u>	<u>8,900</u>	<u>E</u>	<u>C</u>
<u>Holden Ave.</u>	<u>Minor arterial urban</u>	<u>13,600</u>	<u>E</u>	<u>C</u>

(Data obtained from Orange County Government Staff)

Analysis of Future Land Use Upon Transportation

As noted in the Future Land Use Element, the City of Edgewood is essentially a fully developed community with a limited supply of vacant parcels remaining to be developed. Thus, development consistent with the Future Land-Use Element will have very little impact upon the Level of Service of existing roadways within the area. The existing number of occupied units within the Town is 983 . By the year 2030 this number will rise to 1257 (based on the projected addition of 274 units identified in the Housing Element data and analysis). Based upon the average number of weekday trip ends as outlined in the Institute of Transportation Engineers Trip Generation, Informational Report for residential uses (10 trips for single family detached was used to supply a conservative measure) an additional 2740 trips may expected, for the entire City by 2030.

Impacts to the transportation system by the remaining properties to be developed in Edgewood are minimal. Those impacts will not create a necessity for capacity improvements on any of the arterial or collector roadways within the Town. Thus, efforts toward reducing the impacts of existing development will be the focus of the planning and coordination efforts during the next 5 and 10 year planning horizons. Coordination with Orange County in efforts toward enhancement of pedestrian and bicycle facilities and encouraging use of the transit service will be the most feasible and productive efforts in reduction of traffic congestion.

TABLE 2-2  
Residential Traffic Projections

Residential Units	Trips Per Unit	Average Daily Trips	Modal Split (-2%)
205	9.55	1,957	1,918

Residential: 1,918 - 5.75% internal capture = 1,808 trips/day

RESULTS: Commercial 15,726  
Residential 1,808  
TOTAL 17,534 trips/day

The traffic numbers loaded onto the network are as follows:

Orange Ave. northbound  
north of Holden: 6487 (existing is 35,961 - additional count is existing plus 18.0%)

Holden Ave. westbound: 1754 (existing is 14,000 - additional count is existing plus 12.5%)

Gatlin Ave. eastbound: 1929 (NOTE: the LOS for Gatlin Avenue currently contained in the Edgewood Comprehensive Plan is satisfactory; this additional traffic was projected for loading purposes only)

Orange Ave. southbound  
at southern city limit: 3984 (existing is 22,996 - additional count is existing plus 17.3%)

Hansel Ave. northbound  
at southern city limit: 3380 (existing is 19,516 - additional count is existing plus 17.3%)

~~There is one improvement listed in the Orlando Urban Area Transportation Improvement Program (TIP) within Edgewood: Installation of traffic signals at the intersection of Orange Avenue and Mary Jess Road. This TIP improvement is noted in the analysis, but the capacities of existing roadway configurations are used.~~

## Study Results

Edgewood's only traffic circulation problems are the LOS on SR 527 and Holden Avenue during peak periods. In order to increase the LOS on SR 527, the road should be widened to six lanes through Edgewood. The road could be widened to six lanes without any structural improvements by simply eliminating parking along the roadway. The FDOT has not included the widening of SR 527 through Edgewood in their five-year Transportation Plan. The City will coordinate with the FDOT to have SR 527 designated a backlogged facility through the City. The City will support the widening of S.R. 527 through Edgewood.

Holden Avenue will operate below Level of Service E between 1991 and 2005. This facility has been designated backlogged by FDOT. The City will adopt as the LOS for Holden Avenue the current operating level of 14,000 Average Daily Trips (ADT) plus 15 percent.

The remaining roadways through Edgewood will operate at acceptable levels of service throughout the planning period. The Future Traffic Circulation Maps show the LOS for these roadways for the two planning periods, 2000 and 2005.

The City will adopt as the LOS for Orange Avenue and Hansel Avenue the present operating conditions plus 15 percent. The latest traffic counts for these roads are as follows:

Orange Avenue at Holden: 35,961 ADT  
Orange Avenue at the one-way pair: 22,996 ADT  
Hansel Avenue at the one-way pair: 19,516 ADT

The City believes that adopting this level of service is justified for several reasons. The City will work with FDOT to have these roads designated backlogged facilities; they are not currently designated as backlogged. However, improvements to these roads are not included on FDOT's 5-year schedule of improvements. The City is a small community within an urban area and is almost built out. Adopting this LOS will allow infill development in this area, thus promoting compact urban development patterns.

## Other Transportation Related Considerations

The City of Edgewood has jurisdiction over the facilities which comprise the City's roadway system. All of the major arterials which lie within the city limits are under state jurisdiction. The situation requires that the City of Edgewood coordinate local roadway planning efforts with a number of other municipalities and government agencies, including:

- o The State of Florida
- o The Florida Department of Transportation

- ~~o The Florida Department of Community Affairs~~
- ~~o The East Central Florida Regional Planning Council~~
- ~~o Orange County~~
- ~~o The Orlando Urban Area Metropolitan Planning Organization~~

### Transportation Systems Management Strategies

~~The transportation plan for the City of Edgewood needs to provide for the short-range transportation needs of the area by making efficient use of the existing transportation resources, and by providing for the movement of people in an efficient manner. Transportation Systems Management concepts attempt to identify traffic engineering, management, operational, and other improvements to the existing transportation system, excluding new transportation facilities or major improvements to existing facilities. Intergovernmental coordination with FDOT and Orange County is necessary to enact many of these improvements.~~

~~The following is a list of possible transportation system management strategies:~~

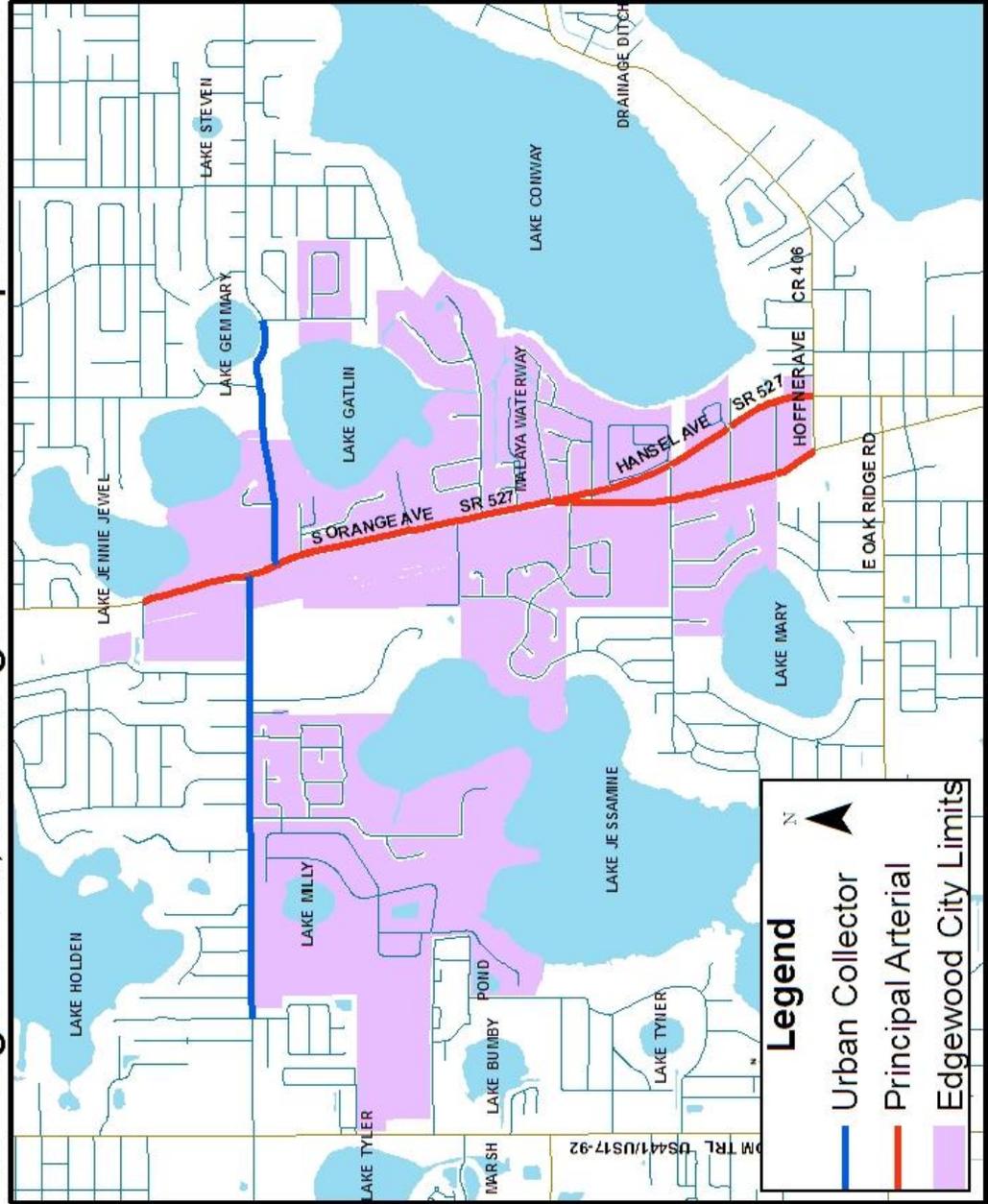
- ~~1) — Improve traffic signalization.~~
- ~~2) — Improve traffic engineering.~~
- ~~3) — Improve bikeways.~~
- ~~4) — Improve channelization of traffic.~~
- ~~5) — Install pedestrian-activated signals.~~
- ~~6) — Develop zoning strategies to improve travel.~~
- ~~7) — Improve taxi efficiency.~~
- ~~8) — Develop better bicycle storage facilities.~~
- ~~9) — Encourage flexible work hours.~~
- ~~10) — Encourage staggered work hours.~~
- ~~11) — Dedicate the CSX railroad for use as a light rail corridor. Encourage bicycle paths — in conjunction with the light rail.~~
- ~~12) — Encourage mass transportation alternatives. Edgewood currently maintains bus — stops for Tri-County Transit. (See map on p. 2-13.)~~
- ~~13) — Improve pedestrian access. Edgewood currently has a sidewalk program — designed to accomplish this.~~

### CONCLUSION

~~Traffic problems in Edgewood will continue due to its location in a transportation corridor between suburban and metro Orlando. Non-structural mitigation such as alternative transportation and flex-time work schedules can be encouraged as ways of relieving some traffic. Options for reducing traffic levels or increasing LOS in the City are limited and primarily controlled by governmental bodies outside of Edgewood. The City's primary role will be in continued intergovernmental coordination with those agencies that govern roadways in the City.~~

Map2-1 - Existing and Proposed Transportation Routes

City of Edgewood, Existing/ Future Transportation Routes



|

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~~Map 2-1 – Existing Traffic Circulation Map~~

Map 2-2 - Future Traffic Circulation Map - 2000

Map 2-3 - Future Traffic Circulation Map - 2005

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## City of Edgewood Housing Element

### INTRODUCTION

The Housing Element of the City of Edgewood's Comprehensive Plan is intended to be a framework which will assist in identifying and meeting the housing needs of the City's current and prospective population. It is also intended to serve as a guide and information source for governmental decision-making in all matters related to housing. By providing this summary of the housing conditions in the City of Edgewood, the plan will: assist the City's builders and developers by identifying the housing construction needs of the City's population; assist the local government to identify the housing problems of the City's low- and moderate-income families; assist the local government to preserve existing housing and neighborhoods; and maximize coordination among all public and private entities concerned with the provision of housing within the City.

The Housing Element is divided into three sections: existing conditions; future needs assessments; and summary and recommendations. In the first section, data is provided which illustrates current housing conditions in Edgewood. The second section analyzes current conditions in terms of demographics and types and costs of available housing. Also analyzed are projected population trends and their effect on the housing market.

The source for most of the data provided in this element is the 1980-2010 US Census, the Florida Housing Data Clearinghouse, and the University of Florida, Bureau of Economic and Business Research, Florida Population Studies, Bulletin 162 (Revised), March 2012. ~~If updated data is available, this data was used. In some instances, data is available for Orange County for 1980 and the current year, and available for the City of Edgewood for 1980. In these cases, the percentage change for the County from 1980 is assumed to be the same for the City.~~ Additional sources are indicated where used.

### EXISTING CONDITIONS (~~1980~~2010)

In this section, existing housing conditions are identified ~~as required in 9J-5.010(1) (a) through (h)~~. ~~The first requirement of this rule is that~~ This information includes the number of housing units in Edgewood ~~be identified by type, tenure (owner or renter), age, rent, value, monthly cost of owner-occupied units, and rent or cost-to-income ratio.~~ Tables 3-1 through 3-7 provide this information. These tables also provide a comparison of Edgewood statistics with those of Orange County. The sources for Tables 3-1 through 3-6 are listed after Table 3-1.

Table 3--1 lists the total housing units and the number of units which are owner-occupied, renter-occupied or vacant. According to these numbers, the vacancy rate in 1980-2010 for ~~owner-occupied~~all units was ~~4-1~~10.4%, while the vacancy rate for ~~renter-occupied~~sale or rent units was ~~2-9~~5.1%. Edgewood had a ~~higher~~lower percentage of

occupied rental housing (57.715.3%) in 1980-2010 than did Orange County (37.636.5%). This situation may have changed since 1980 because the Camelot complex is no longer rental housing, but a condominium. This could be indicative of increased single-family construction since the last update of the Comprehensive Plan. Availability of rental housing is an important factor to consider when analyzing the affordable housing situation in a community.

TABLE 3-1  
Housing Units - Edgewood and Orange County 2010

	Edgewood	Orange County
Total Housing Units	<u>4711,097</u>	<u>184,747487,839</u>
Year-Round Housing Units	<u>466Not Available</u>	<u>483,215Not Available</u>
Seasonal Units	<u>5Not Available</u>	<u>1,532Not Available</u>
Total Occupied Units	<u>453983</u>	<u>170,754421,847</u>
Owner-Occupied Units	<u>481815</u>	<u>106,601243,950</u>
Renter-Occupied Units	<u>272168</u>	<u>64,150177,897</u>
Total Vacant Units	<u>48114</u>	<u>13,93365,992</u>
Vacant For Sale or Rent Units	<u>4356</u>	<u>7,37,470226</u>
Vacant Seasonal Units	<u>524</u>	<u>1,53213,633</u>
Other Vacant Units	<u>-34</u>	<u>5,23514,889</u>

SOURCES:; United States Department of Commerce, Bureau of the Census, 1980 Census of Housing, General Housing Characteristics (HC80-1-A11) and Detailed Housing Characteristics (HC80-1-B11). Census Bureau, 2010 Census Demographic Summary Files for the City of Edgewood and Orange County.

In Table 3-2, housing units are shown by the number of units in the structure. In 19802010, a majority of the housing units (62.280.2%.) were single-family homes, while multi-family units accounted for the remaining 37.819.8%. of the total units. There are no mobile homes in Edgewood; the only mobile home park closed in 1987.

TABLE 3-2  
Number of Housing Units in Structure, All Units  
(2010)

<u>All Units</u>				
Number of Units in Structure	Edgewood		Orange County	
	Number	Percent	Number	Percent
1	<u>293877</u>	<u>62.280.2</u>	<u>119,877</u> <u>310,894</u>	<u>64.963.7</u>
2-4	<u>072</u>	<u>0.06.5</u>	<u>16,237</u> <u>23,442</u>	<u>8.84.8</u>
5-9	<u>021</u>	<u>0.01.9</u>	<u>10,220</u> <u>29,251</u>	<u>5.56.0</u>
10- <u>4919</u>	<u>17884</u>	<u>37.87.7</u>	<u>14,633</u> <u>50,994</u>	<u>7.910.4</u>
<u>50-20</u> or more	<u>040</u>	<u>0.03.7</u>	<u>10,210</u> <u>54,196</u>	<u>5.511.1</u>
Mobile Home/ <u>Trailer</u>	0	0.0	<u>12,196</u> <u>19,262</u>	<u>6.63.9</u>
<u>N/CBoat, RV, van</u>	0	0.0	<u>1,374</u> <u>133</u>	<u>0.80.1</u>
TOTAL	<u>4711,094</u>	100.0%	<u>184,747</u> <u>488,172</u>	100.0%

The age of the housing units in Edgewood is shown in Table 3-3. Age of the housing stock is one of the variables to be considered when estimating future occurrences of substandard housing. Approximately 5621% of the housing in Edgewood was built prior to 1970. The housing in Edgewood is, on the whole, slightly newer than the housing in the unincorporated County; nearly half of the housing is less than twenty years old newer housing, as approximately 80% has been built after 1970. Orange County data reveals that the County has a similar pattern of housing stock by year built. The rate of housing construction can be expected to increase in the next 10 years.

TABLE 3-3  
Year Structure Built, All Units  
(2010)

<u>All Units</u>				
Year Structure Built	Edgewood		Orange County	
	Number	Percent	Number	Percent
1939 or earlier	<u>1624</u>	<u>3.42.2</u>	<u>11,927</u> <u>Not available</u>	<u>6.52.0</u>
1940-1969	<u>248206</u>	<u>52.618.8</u>	<u>101,020</u> <u>Not available</u>	<u>54.618.5</u>

1970-March 1980-1999	<u>207604</u>	<u>44.055.2</u>	<u>70,426</u> Not <u>available</u>	<u>38.153.6</u>
<u>2000-2004</u>	<u>180</u>	<u>16.5</u>	<u>Not available</u>	<u>16.9</u>
<u>N/C2005 or later</u>	<u>080</u>	<u>0.07.3</u>	<u>1,374</u> Not <u>available</u>	<u>0.89.1</u>
TOTAL	<u>4711,094</u>	<u>100.0%</u>	<u>184,747</u> <u>488,172</u>	<u>100.0%</u>

Affordability of housing is an issue that must be analyzed in any Housing Element. One measure of affordability is the value of existing housing. The median value of housing in Edgewood was 575,400330,000 in 19802010, significantly which is approximately 53% higher than the median value of 543,000\$174,200 in Orange County. Another measure of affordability is the monthly cost of housing. The median monthly cost of units with a mortgage was somewhat higher for Edgewood (\$4472099) than for Orange County (\$3451,674). The median monthly cost for units without a mortgage is slightly \$114 higher in Edgewood than in unincorporated Orange County. Table 3-4 and Table 3-5 contains these figures.

TABLE 3-4  
Value of Housing Units  
Specified Owner-Occupied  
Housing Units  
(2010)

Value of Unit	Edgewood		Orange County	
	Number	Percent	Number	Percent
Less than <u>\$19,999</u> <u>50,000</u>	<u>36</u>	<u>2.8.7</u>	<u>7,005</u> Not <u>available</u>	<u>6.55.9</u>
<u>\$20</u> <u>50,000 -</u> <u>\$49</u> <u>99,999</u>	<u>52</u> <u>14</u>	<u>28</u> <u>1.7</u>	<u>40,516</u> Not <u>available</u>	<u>54.6</u> <u>15.2</u>
<u>\$100,000-\$149,000</u>	<u>47</u>	<u>5.6</u>	<u>Not available</u>	<u>16.5</u>
<u>\$150,000-\$199,999</u>	<u>137</u>	<u>16.3</u>	<u>Not available</u>	<u>21.5</u>
<u>\$200,000-\$299,999</u>	<u>132</u>	<u>15.7</u>	<u>Not available</u>	<u>21.8</u>

<a href="#">\$300,000-\$499,999</a>	<a href="#">347</a>	<a href="#">41.3</a>	<a href="#">Not available</a>	<a href="#">12.5</a>
<a href="#">\$500,000-\$999,999</a>	<a href="#">138</a>	<a href="#">16.4</a>	<a href="#">Not available</a>	<a href="#">4.3</a>
<a href="#">\$1,000,000 or more</a>	<a href="#">124</a> <a href="#">19</a>	<a href="#">68.5</a> <a href="#">2.3</a>	<a href="#">Not available</a> <a href="#">32,884</a>	<a href="#">38.1</a> <a href="#">2.2</a>
Total	<a href="#">181</a> <a href="#">840</a>	100.0	<a href="#">80,405</a> <a href="#">237,734</a>	100.0
Median	<a href="#">\$76,400</a> <a href="#">330,000</a>		<a href="#">\$43,000</a> <a href="#">174,200</a>	

~~\*Specified owner-occupied housing units are defined in the 1980 Census as "one-family houses of less than 10 acres without a commercial establishment or medical office on the property. The data exclude owner-occupied condominium housing units, mobile homes, trailers, boats, tents or vans occupied as a usual residence, as well as owner-occupied non-condominium units in multi-family buildings."~~

Table 3-5  
Monthly Cost  
(2010)

	Edgewood	Orange County
Units with Mortgage Median Monthly Cost	<del>\$447</del> <a href="#">\$2099</a>	<del>\$315</del> <a href="#">1674</a>
Units without Mortgage Median Monthly Cost	<del>\$111</del> <a href="#">\$587</a>	<del>\$101</del> <a href="#">473</a>

Monthly contract rent for housing units in Edgewood is an important measure of housing affordability, because often low and moderate-income families cannot afford to buy a home and therefore must rent housing. Rental housing in Edgewood was slightly more ~~more~~ [less](#) expensive in ~~1980-2010~~ than housing in the rest of Orange County (see Table 3-~~56~~).

TABLE 3-~~56~~  
Monthly Contract Rent  
City of [Edgewood and Orange County](#)

Specified-Renter-Occupied  
Housing Units\*  
(2010)

Monthly Rent	Edgewood	Orange County
--------------	----------	---------------

	Number	Percent	Number	Percent
Less than \$99200	<u>30</u>	<u>4.10</u>	<u>Not available</u> <u>5,434</u>	<u>8.7.5</u>
\$100-200 - \$499299	<u>450</u>	<u>16.50</u>	<u>Not available</u> <u>22,412</u>	<u>35.8.6</u>
\$200-300-\$499 or more	<u>2240</u>	<u>82.40</u>	<u>Not available</u> <u>32,843</u>	<u>52.42.6</u>
<u>\$500-\$749</u>	<u>53</u>	<u>54.1</u>	<u>Not available</u>	<u>13.7</u>
<u>\$750-\$999</u>	<u>28</u>	<u>28.6</u>	<u>Not available</u>	<u>31.2</u>
<u>\$1000-\$1499</u>	<u>17</u>	<u>17.3</u>	<u>Not available</u>	<u>37.4</u>
<u>\$1500 or more</u>	<u>0</u>	<u>0</u>	<u>Not available</u>	<u>14.0</u>
No Cash Rent Paid	--	--	<u>1,9314,850</u>	<u>Not available</u> <u>3.4</u>
Total	<u>18498</u>	<u>100.0</u>	<u>62,620159,857</u>	<u>100.0</u>
Median	<u>\$248744</u>		<u>\$206-1,013</u>	

\*Specified renter-occupied housing units are defined in the 1980 Census as all renter-occupied units except single-family homes on more than 10 acres.

In Table 3-67, rent-to-income ratios for housing are given for the City of Edgewood. Because this information was not available in the 1980 Census for Edgewood, the ratios given for Orange County in the Census were assumed to be the same for Edgewood. While a Almost half one quarter of the renters (42.324.4%.) spend less than 25% of their monthly income on housing, 57.1% of the total number of renters spend less than 35% of their income on rent., 31.942.9% of the renters spend in excess of 35% of their income on housing costs, which is less than that for Orange County as a whole, which has 51% of the renter population paying greater than 35% of their monthly income on housing. This data indicates that affordability within the City is good condition comparatively.

TABLE 3-67  
Rent to Income Ratio  
\_City of Edgewood  
(2010)

Rent-To-Income Ratio	Number	Percent
Less than .15	<u>3418</u>	<u>42.518.4</u>
.15 - .19	<u>416</u>	<u>45.26.1</u>
.20 - .24	<u>400</u>	<u>44.60</u>
.25 - .29	<u>3320</u>	<u>42.120.4</u>
.30 - .34	<u>2312</u>	<u>8.512.2</u>
.35 or more	<u>8742</u>	<u>31.942.9</u>
<u>N/C Not computed</u>	<u>1422</u>	<u>5.2 Not available</u>
Total	<u>27298</u>	100.0

SOURCE: Orange County Housing Element.

The condition of existing housing will affect the projected demand for housing to meet future population needs. Housing that is substandard must be rehabilitated or demolished, and any housing lost through demolition must be replaced. ~~Chapter 9J-5.010(1)(c) requires that the city provide a definition of standard and substandard housing and an estimate of the number of dwelling units in the city in substandard condition, along with a generalized location of these units. These definitions and estimates are given below.~~

On the whole, the condition of housing units in Edgewood is good. Given the age of housing stock, where approximately 80% of all housing units has been built within the past 40 years (1970-2010), according to the U.S. Census Bureau 2006-2010 Community Survey 5-Year Estimates, and the condition of existing units within the Town, replacement housing is not seen as a significant consideration.

The definitions of standard and substandard housing to be used throughout the Housing Element are as follows:

#### Classification of Housing Conditions

Standard Housing Unit - Any housing unit which is suitable for human occupancy, which has working and operable plumbing, which has an adequate heating system, and which is in a safe structural condition. A standard housing unit may have incipient housing code violations which may be corrected by relatively inexpensive means by the occupant. These code violations consist of those which require only minor repairs and upkeep. A standard housing unit has a life expectancy of a minimum of ten years.

Substandard Housing Unit Suitable for Rehabilitation - A housing unit which is suitable for human occupancy but which has some degree of hazardous conditions to the health

or safety of the occupants. A substandard housing unit which is suitable for rehabilitation is structurally sound but has visible degrees of deterioration and several housing code violations, all of which are economically feasible to correct to standard conditions. A substandard housing unit suitable for rehabilitation has a life expectancy of a minimum of three years.

Substandard Housing Unit Not Suitable for Rehabilitation - Any housing unit which is structurally unsound and which possesses a serious and immediate threat to the health and safety of the occupants. A substandard housing unit not suitable for rehabilitation is also unsuitable for occupancy, and the conditions or code violations are not economically feasible to correct to standard conditions. Housing units in this classification include units damaged by fire, storm or other natural causes. Demolition and clearance is the recommended action for these units (and relocation of the occupants if necessary).

~~A windshield survey was conducted in the City to determine the number of substandard housing units currently occupied. Currently there are no substandard units in the City.~~

~~Also required by 9J-5.010 (c) is an inventory, taken from the latest decennial census, listing the number of housing units lacking complete plumbing facilities for exclusive use, lacking complete kitchen facilities, or lacking central heating, as well as units which are overcrowded. This inventory is contained in Table 3-7 for the City of Edgewood and Orange County. For purposes of this comprehensive plan, these units will not be counted as substandard. Lack of central heat is not considered to be a serious problem in Florida. Overcrowded units (defined in the 1980 Census as units occupied by more than one person per room) would be suitable for smaller households. Shared plumbing and/or kitchen facilities would not automatically render a housing unit substandard. The 2010 U.S. Census identified that 100% of housing in Edgewood is determined to have complete plumbing and kitchen facilities.~~

TABLE 3-78  
Specified Housing Characteristics  
City of Edgewood and Orange County, All Units  
(2010)

All Units

	Edgewood	Orange County
Units lacking complete plumbing	<u>20</u>	683
Units lacking complete kitchen facilities	<u>not available0</u>	991

Units lacking central heating	<u>55</u> <u>Not available</u>	815
Overcrowded units	<u>50</u>	3,081

SOURCE (Table 3-2 through Table 3-8): U.S. Census Bureau, 2006-2010 American Community Survey. Please note that the totals are slightly less for total housing units between the data source used in Table 3-1 (1097 versus 1094). This is accounted for by the source in Table-1 being a completed Census count, whereas the source in Table 3-2-Table 3-8 is a survey prior to the final Census count.

SOURCE: U.S. Census, 1980.

One way to alleviate the burden of high rent payments for lower-income families is to provide subsidies to pay part or all of the rent. Chapter 9J-5.010 (1)(d) requires this plan to list all renter-occupied housing developments in Edgewood currently using federal, state or local subsidies. There are currently no subsidized rental units in the City.

A listing of all licensed group homes and foster child care facilities is also required by 9J-5.010(1)(e). Currently, there are no group homes or foster care facilities in the City of Edgewood.

An inventory of mobile home parks was completed for Edgewood as required by 9J-5.010(1)(f). The only existing mobile home park in the City closed in 1987. There are currently no mobile homes in the City.

Chapter 9J-5.010(1)(g) requires that the City provide an inventory of historically significant housing. There is currently no housing listed on the Florida Master Site File or the National Register of Historic Places as historically significant in the City of Edgewood. There is also no housing currently deemed historically significant by the City.

Table 3-8 contains an inventory of the building permits issued for housing construction in Edgewood since 1980, as required by 9J-5.010(1)(h). Also included in the table are housing demolitions. The number of conversions was not available at the time data was collected; it is probable that the number is so low as to be insignificant. Building permit information for the City was obtained from the East Central Florida Regional Planning Council.

TABLE 3-8  
Edgewood Building Permits  
1980-1989

	SF	MF	MH	REMOVALS
1980 (April-December)	4	4	0	0
1981	0	0	0	4
1982	4	0	0	0
1983	0	0	0	0
1984	0	0	0	0
1985	0	0	0	0
1986	10	0	0	0
1987	19	0	0	35 (mobile homes)
1988	24	0	0	3
1989	23	0	0	0
TOTAL	78	4	0	39

NET CHANGE = 40

SOURCE: ECFRPC, The Council Quarterly, various dates.

#### FUTURE NEEDS ASSESSMENTS

##### Edgewood Population: Census and BEBR Summary

In 2010, the City population total as determined by the 2010 Census was 2,503. Orange County's total population was 1,145,956. Based on this information, Edgewood's population represented approximately .22% of the Orange County population. The table below shows the projected population to 2030 for Edgewood based on the BEBR projected populations for Orange County through 2030.

Table 3-9

Population Estimates, Orange County and Edgewood

				*BEBR Medium Estimates			
	<u>Census 2010</u>	<u>**2012 Estimates</u>	<u>Percent of Total</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>
<u>Orange County</u>	<u>1,145,956</u>	<u>1,175,941</u>	<u>100%</u>	<u>1226823</u>	<u>1355676</u>	<u>1480887</u>	<u>1597847</u>
<u>Edgewood</u>	<u>2503</u>	<u>2602</u>	<u>0.22%</u>	<u>2671</u>	<u>2892</u>	<u>3103</u>	<u>3303</u>

\*University of Florida Bureau of Economic and Business research, Population Projections; U.S. Census Bureau, 2010 Decennial Census. \*\*University of Florida Bureau of Economic and Business research, Florida Estimates of Population 2012

Table 3-10

Housing Tenure by Type

(2010)

<u>Housing Tenure</u>	<u>Number</u>	<u>Percent</u>
<u>Occupied housing units</u>	<u>983</u>	<u>100</u>
<u>Owner-occupied housing units</u>	<u>815</u>	<u>82.9</u>
<u>*Population in owner-occupied units</u>	<u>2,102</u>	<u>---</u>
<u>Average household size of owner-occupied units</u>	<u>2.58</u>	<u>---</u>
<u>Renter-occupied units</u>	<u>168</u>	<u>17.1</u>
<u>*Population in renter-occupied units</u>	<u>377</u>	<u>---</u>
<u>Average household size of renter-occupied units</u>	<u>2.24</u>	<u>---</u>
<u>Average household size All units</u>	<u>2.41</u>	<u>---</u>

\*Please note that of the total 2010 population, 24 (10 male and 14 female are housed in Noninstitutionalized group quarters.

Source: United States Census Bureau, 2010 Census Demographic Summary Files for the City of Edgewood and Orange County.

Table 3-11

Projected Housing Needs to 2030

\*University of Florida Bureau of Economic and Business research, Population Projections; U.S. Census Bureau, 2010 Decennial Census. \*\*University of Florida Bureau of Economic and Business research, Florida Estimates of Population 2012

<u>*Housing Needs</u>	<u>2012**</u>	<u>2015*</u>	<u>2020*</u>	<u>2025*</u>	<u>2030*</u>
<u>Population</u>	<u>2602</u>	<u>2671</u>	<u>2892</u>	<u>3103</u>	<u>3303</u>
<u>Units Needed</u>	<u>0</u>	<u>11</u>	<u>92</u>	<u>88</u>	<u>83</u>

\*24 has been subtracted for each population projection by year to account for population in Noninstitutionalized group quarters.

Based upon the data from the U. S. Census and Florida Housing Data Clearinghouse, 2006-2010, population projections, it is expected that the City of Edgewood will need approximately 1660 need to add an additional 274 housing units by 2030. In Table 3-11 above, these are broken down by year of need, projected based on the average household size of All Units, as identified in Table 3-10. Each subsequent year is calculated for need with the assumption that the previous year need has been achieved.

Since the Town is urban in nature with no agricultural land-uses, a there is no demonstrated need for rural or farm worker housing.

Given the age of housing stock, where approximately 80% of all housing units has been built within the past 40 years (1970-2010), according to the U.S. Census Bureau 2006-2010 Community Survey 5-Year Estimates, and the condition of existing units within the Town, replacement housing is not seen as a significant consideration.

### Population Expected to Reside in City

In this section of the housing element, the future housing needs of the city's population will be determined by defining the trends in household size, age of the population, and median household income for the years 1980-2005. Once the demographics of the city have been defined, that information and the current housing situation, which was analyzed in the preceding section in terms of availability, affordability and condition of existing housing, will be used to project the housing needs of each segment of the population for the period 1990-2005. Once the housing needs of the population have been outlined, alternatives for providing adequate housing will be explored.

### Household Size

City population was projected through the methodology discussed in the Future Land Use Element. Those projections were used to project household size for the city. Information on average household size and number of households in each size range was obtained from the 1980 Census. The average household size was assumed to decline slightly between 1980 and 2005. The number of persons in group homes was held constant throughout the planning period. By dividing the total number of persons in households by the average household size, the number of households for 1990, 1995, 2000, and 2005 was projected.

The 1980 U. S. Census reported 453 households in Edgewood. The projected number of households for 2000 is 647, and for 2005 the projected number of households is 679. This represents an increase of 206 households between 1980 and 2005, or an increase of 50 percent. The average increase over the 25-year period is 9 households per year. It is anticipated that the average household size will drop during this period as a result of the high divorce rate, late marriages, relatively low fertility, proportionately more people in adult age groups, increasing numbers of persons living alone, and increased longevity of elderly persons. The average household size in 1980 was 2.28 persons; by 2005, this average is expected to drop to 2.20 persons. (See Table 3-9.)

### Age Profile

Population by age statistics were obtained for Edgewood from the 1980-2010 Census. The percentages of these age groups were held constant through 2005. (See Table 3-10.) This data reveals that the majority of the population is under 55 years of age. The median age in the City is 42.5. The number of residents 65 years or older only represents 370 City residents or approximately 15%.

Table 3-12  
Population by Age  
(2010)

<u>Age</u>	<u>Number</u>	<u>Percentage</u>
------------	---------------	-------------------

<u>19 or younger</u>	<u>579</u>	<u>23</u>
<u>20-54</u>	<u>1206</u>	<u>48</u>
<u>55-Over 85</u>	<u>718</u>	<u>29</u>
<u>Total</u>	<u>2503</u>	<u>100</u>

Currently, there are approximately 112 persons 65 and over in the City of Edgewood; this number represents 10.8 percent of the city's total population. Because a significant percentage of Edgewood's population is elderly, age information is helpful in determining the housing needs of the population. The elderly often have housing needs which differ from those of the rest of the population. This can be due to the fact that many people in the senior population are retired and or have a restricted income. This population may also have different housing type needs than other population groups.

According to the Florida Housing Data Clearinghouse, in 2009, 72 of those people 65 years of age or older paid 30 percent or more of their income for housing. This represents approximately 3% of the City's 2010 total population. In the same age group for 2009, approximately 73% of that age group paid up to 30% of their income for housing. Based on this information, coupled with the limited number of senior population representative of Edgewood's total population, affordable senior housing opportunities do not appear to be a major issue for the City within the five and ten year planning timeframes.

It is also important in determining housing affordability for all people within the City. The Florida Housing Data Clearinghouse, in 2009 identified that for the total population, that approximately 73% pay up to 30% of their income for housing, while 16% pay 30-50% of their income for housing and 11% pay more than 50% of their income for housing.

The burden of income for housing is greater for the rental population, however, 57.1% of the rental population in Edgewood pay less than 35% of their monthly income for housing. Of owner occupied housing, approximately 76% pay up to 30% of their income for housing according to the Florida Housing Data Clearinghouse, in 2009.

Additional housing needs identified over the planning period identified in Table 3-11 may be met with policies that encourage infill development and additional housing opportunities such as mixed-use development, or realized through orderly annexation policies that encourage additional residential opportunities within the City.

TABLE 3-9  
Resident Population & Household Size  
City of Edgewood  
1980-2005  
(actual)

Population	1980	1990	1995	2000	2005
Orange Co.	846,900	470,865	659,900	730,500	792,400
Edgewood	1,504	1,034	1,160	1,332	1,440
In-Group Quarters	0	0	0	0	0
Total Persons in Households	1,494	1,034	1,160	1,337	1,435
Total Occupied Households	679	453	513	592	647
Average Household size	2.20	2.28	2.26	2.24	2.22

Household Size

	1980		1990		1995		2000		2005	
	No.	%								
1-person	153	33.8	176	34.4	205	34.7	227	35.0	240	35.3
2 persons	156	34.5	179	34.8	209	35.2	232	35.8	246	36.2
3-4 persons	101	22.2	110	21.5	124	21.0	131	20.3	135	20.0
5+ persons	43	9.5	48	9.3	54	9.1	57	8.9	58	8.5
TOTAL	453	100.0	513	100.0	592	100.0	647	100.0	679	100.0

TABLE 3-10  
Population by Age Group  
City of Edgewood  
1980-2005

	1980	1990	1995	2000	2005
--	------	------	------	------	------

Age	No.	%	No.	No.	No.	No.
0-5	27	2.6	30	35	37	39
5-17	151	14.6	169	194	210	220
18-64	744	72.0	835	959	1,037	1,083
65+	112	10.6	126	144	156	162
TOTAL	1,034	100.0	1,160	1,332	1,440	1,504

Because they often are on fixed incomes, affordability of housing is an important factor to be considered. Problems with mobility and external maintenance of homes also affect the type of housing elderly persons need.

### Income Range of Households

In order to determine the type of housing required to meet the needs of the anticipated population, it is necessary to determine the income range of future households. Income will affect the type and size of housing families can afford. Income information will help to determine whether there is sufficient affordable housing, available for families at all levels of income.

Median income for Edgewood, according to the 1980 Census, was \$22,232, significantly higher than Orange County's median income of \$15,220. Assuming the same percentage increase for Edgewood and Orange County, Edgewood's median income in 1989 is estimated to be \$49,956.

The income groups described in Table 3-11 have been selected because they coincide with limits in HUD housing assistance programs. Grouping households in these income categories will help to determine whether sufficient housing is available for all families, especially those in the moderate and low income categories.

To estimate income levels for the City of Edgewood, the following method was used. The figures in Table 3-11 are based on the median income for Orange County as given in the 1980 Census.

TABLE 3-11  
Income Limits of Various Groups  
City of Edgewood 1980

Income Group	Percent of Median Income	Income in Dollars
Very low	< 50%	< \$7,610

Low	50%–80%	\$7,610–\$12,176
Moderate	80%–120%	\$12,176–\$18,264
Middle	120%–150%	\$18,264–\$22,830
Upper	>150%	>\$22,830

Source : U.S. Census

According to the 1980 Census, 91 persons in Edgewood had income below 125% of poverty level . The poverty level for a three-person household was \$5,787 at that time, so 125% of the poverty level was \$7,234. This is close to the very low income limit of \$7,610, so it is assumed that 91 persons fall within the limits of very low income. Assuming 2.28 persons per household, approximately 40 households in Edgewood in 1980 had very low incomes.

The median income for Edgewood was, according to the Census, \$22,232. This falls somewhere in the middle income category, using the income limits in Table 3-11. Half of the household incomes in Edgewood fall above \$22,232 and half fall below. Because \$22,232 is close to the upper edge of the middle income limit (\$22,830) it is estimated that a relatively small percentage (10%) of the 227 households earning more than \$22,232 fall into the middle income category, with the remaining units falling into the upper income category.

Assuming the incomes in the middle income category are evenly distributed, it is possible to estimate the number of households in that category. It was estimated in the preceding paragraph that there are 23 households in the middle income category who earn more than \$22,232 (10% of the 227 households earning above median income). The percentage of households earning more than \$22,232 but less than \$22,830, assuming even distribution of incomes in that category, is 13.1% of the middle income category. The number of households in that category is therefore estimated to be approximately 176.

Of the 453 households in Edgewood that reported income information in the 1980 Census, it is estimated that 40 households earned very low income, 176 earned middle income and 204 households earned upper income. This leaves 33 families in the low and moderate income categories. These 33 households will be evenly divided between low and moderate income. The results are shown in Table 3-12.

TABLE 3-12  
Income Groups for Edgewood - 1980

Income Group	Number of Households	Percent
Very Low	40	8.8%
Low	18	4.0%

Moderate	15	3.3%
Middle	176	38.9%
Upper	204	45.0%
TOTAL	453	100.0%

\*Only 453 of the 471 households reported income information in the 1980 Census.

These results are skewed toward middle and upper income, but given that Edgewood's median income is 46.1% higher than Orange County's, these results are to be expected. The percentage of households at each income level was held constant through the year 2005. Table 3-12 shows the number of households at each income level in 1980. Table 3-13 shows the income limits of various groups in 1989, and Table 3-14 shows the number of households at each income level for the years 1990-2005.

TABLE 3-13  
Income Limits of Various Groups  
City of Edgewood 1989

Income Group	Ratio to Median Income	Income limits of Groups (1)	\$ Available for Housing (3) (4)
Very low	<50%	< \$17,100	\$428/mo.
Low	50%—80%	\$17,100—\$27,360	\$428—\$684
Moderate	80%—120%	\$27,360 - \$41,040	\$684 - \$1,026
Middle	120%—150%	\$41,040 - \$51,300	\$1,026 - \$1,283
Upper	>150%	> \$51,300	> \$1,283

(1) estimated HUD median income for Orlando MSA in 1989 = \$34,200

(3) formula = annual income / 12 = monthly income x .3 = \$ available for housing

(4) does not include utilities

TABLE 3-14  
Projections of Households by Income Group  
City of Edgewood  
1990—2005

	1980	1990	1995	2000	2005
--	------	------	------	------	------

Income Group	No.	%	No.	No.	No.	No.
Very Low	40	8.8	45	52	57	60
Low	18	4.0	21	24	26	27
Moderate	15	3.3	17	20	21	22
Middle	176	38.9	200	230	252	264
Upper	204	45.0	230	266	291	306
TOTAL	453	100.0	513	592	647	679

According to Table 3-14, there were 45 very low-income households, 21 low-income households, and 17 moderate-income households in Edgewood in 1980. By the year 2005, there will be 15 additional very low-income households, 6 additional low-income households and 5 additional moderate-income households in the City. (See Table 3-15.)

#### Projected Housing Demand

In the preceding section, changes in the number of households by size and income group were identified, and age trends for Edgewood through the year 2005 were projected. Using these figures, projections of housing needs for the city can be developed.

Future housing demands are estimated by projecting population trends, new household formations and the expected life of existing housing. An allowance for vacancies is added to these factors to keep the vacancy rate at an acceptable level.

For projecting the number of housing units needed by size, several assumptions were made:

1. One and two person households require units with two or fewer bedrooms;
2. Three and four person households require three bedroom units;
3. Five or more person households require units with four or more bedrooms;
4. Wealthy households will, in general, occupy larger units;
5. Low-income households may live in smaller units.

Using these assumptions and Table 3-9, the number of housing units needed through the year 2005 by size was projected. (Assumptions 4 and 5 have a neutralizing effect on each other.) The results of these calculations can be found in Table 3-16.

## Household Formations

Table 3-17 shows the number of new housing units needed in the city between 1990 and 2005 by type and level of income. The estimates in this table were based on several factors and trends in the housing market. Low-income and moderate income families are more likely to rent multi-family housing than to buy single family housing. Upper-income families are less likely to occupy mobile homes than lower-income families. Middle and upper-income families tend to buy rather than rent housing. There is a need for single family homes for those families in the middle and upper-income range.

TABLE 3-15  
Change in Number of Households by Income Group  
City of Edgewood  
1990-2005

Income Group	1990-1995	1995-2000	2000-2005	Total
Very Low	7	5	3	15
Low	3	2	1	6
Moderate	3	1	1	5
Middle	30	22	12	64
Upper	36	25	15	76
TOTAL	79	55	32	166

TABLE 3-16  
 Projected Housing Units Needed by Size-  
 City of Edgewood  
 1990-2005

SIZE	1990-1995	1995-2000	2000-2005	Total
2 or fewer bedrooms	59	45	27	15
3 bedrooms	14	7	4	6
4 or more bedrooms	6	4	1	5
<b>TOTAL</b>	<b>79</b>	<b>55</b>	<b>32</b>	<b>166</b>

\*Not including vacancies.

New household formations should average 9 per year for this period. New housing construction has averaged 19 units per year for the past four years; thus it would appear that the private market has the capacity to provide the needed units.

TABLE 3-17  
 Projected Housing Need by Type and Level of Income  
 City of Edgewood  
 1990-2005

Income Group	1990-1995	1995-2000	2000-2005	Total
Very Low	7	5	3	15
Low	3	2	1	6
Moderate	3	4	4	5
Middle	30	22	12	64
Upper	36	25	15	76
<b>TOTAL</b>	<b>79</b>	<b>55</b>	<b>32</b>	<b>166</b>

Source: ECFRPC, 1990  
 \*including vacancies

## Replacement of Substandard Housing

In Edgewood, it was determined that there are currently no housing units that are structurally deteriorated. At the time of the 1980-2010 Census, ~~there were 2~~no units ~~which~~ lacked complete plumbing facilities and ~~55 units lacking central heat~~no houses were without some type of heating fuel. ~~Where economically feasible, these homes should be renovated to correct these problems.~~ There are 15 units, 3.4 percent of the total units, that were built before 1940 and will therefore be at least 50 years old by the year 2000. However, virtually all of the housing in the City is in good physical condition; the number of units that will become substandard between the present and the year 2000 is minimal.

Conservation of the existing housing stock in standard condition will be achieved generally through private investment in maintenance and repair and the enforcement of the ~~city's housing~~City codes. Financial assistance ~~should~~may be made available to low-income families to correct violations of the housing code, and technical assistance should be made available to all.

## Allowance for Vacancies

~~To determine the appropriate vacancy rate for this housing market, it was first necessary to calculate the population growth rate for the city. Appropriate vacancy rates vary depending on whether the growth rate is rapid (greater than 5 percent per year), moderate (1-5 percent per year), or slow (less than 1 percent per year). The following chart shows the appropriate vacancy rates for owner- and renter-occupied units:~~

Growth	Vacancy Rate	
	Owner-occupied	Renter-occupied
rapid (>5%)	1.5-2%	6-8%
moderate (1-5%)	1-1.5%	4-6%
slow (<1%)	<1%	<4%

Source: FHA Techniques of Housing Market Analysis, 1970.

~~Edgewood is experiencing moderate growth (approximately 1.8 percent per year); therefore, the appropriate vacancy rates are 1-1.5 percent for owner-occupied units and 4-6 percent for renter-occupied units.~~

## Land Requirements for the Estimated Housing Units

According to the above estimates, there will be an expected demand for 180-274 additional ~~single-family~~ housing units in Edgewood between 1990-2015 and 2005-2030. It has been determined that there is adequate land within the City of Edgewood to build the additional housing units needed, whether through infill and redevelopment, increased density options, or traditional ground-build methods.

## The Housing Delivery System: Achieving Full Production

The Housing Element of the Comprehensive Plan differs from most of the other elements in that housing for the City's population is provided exclusively by the private sector. Limited supplies of public housing have been built in the past to house low-income families, but this housing has never been built in adequate quantities to resolve existing affordable housing problems. Also, housing assistance programs have recently changed their emphasis from building low-income housing to subsidizing low-income families so they can live wherever they choose. Subsequently, any housing needs that have been diagnosed in this element must be met by the private sector. The private sector has the capacity to meet the housing need; the housing need identified in this element from the present through the year 2005-2030 will be met by the private sector. The focus of this section of the housing element, therefore, should be to determine what, if any, problems exist in the housing delivery process, and to recommend actions to be taken between builders and local government to alleviate those problems.

### SUMMARY AND RECOMMENDATIONS

In the preceding sections, the demographics of Edgewood's population and its existing housing conditions were identified. Housing needs were projected through the year 2005-2030, and problems with the housing delivery process were identified. In this section, recommendations will be given for dealing with each aspect of the housing situation in order to provide adequate housing for the current and future population of Edgewood. The following issues will be discussed in this section:

1. provision of housing and adequate infrastructure for the projected population.
2. elimination of substandard housing.
3. provision of land.
4. provision in neighborhoods of sites for group homes.
5. identification of conservation, rehabilitation or demolition activities, and historically significant housing or neighborhoods.

The City of Edgewood will increase in population by approximately 344 persons between 1990 and 2005. Approximately 155 additional households will be formed in that period. The City should assist the private sector to provide, in that period, approximately 180 new housing units to accommodate the additional population, replace substandard housing, and maintain an adequate vacancy rate. The housing provided should vary in size, type, and cost so that families at all levels of income can afford to live in decent housing units. There are currently no rural or farmworker households within the City.

The City will assist the private sector in the provision of the needed housing by reviewing and, if necessary, revising the land development regulations to reduce housing construction costs; by providing information on federal subsidy programs that

~~could be used to construct low-cost housing; and by providing sufficient adequately zoned housing sites for very low, low and moderate income housing units.~~

~~There is currently no substandard housing in Edgewood. However, there should be a mechanism to ensure that it does not become a problem in the future. The housing enumerated in the 1980 Census as having inadequate plumbing or lacking central heat should be renovated if economically feasible. To eliminate substandard housing conditions and monitor older units for purposes of preventing the deterioration of housing, the city should adopt, maintain, and enforce a minimum housing code. Financial assistance resources should be identified for made available availability from appropriate agencies to low-income families to correct address violations of the housing code.~~

~~Provision of land for the needed housing units is also not a problem in Edgewood. There is currently enough land available to provide all the recommended housing. The city should determine if the zoning is adequate to meet the needs for different types of housing, and then rezone portions if necessary.~~

~~According to the 1980-2010 Census, there were no persons in group homes 24 people in Edgewood in 1980 Noninstitutionalized Group housing. Efforts should be made to allow group homes in residential neighborhoods. To address this issue, Edgewood will amend its zoning ordinances to allow group homes of six or fewer persons to exist in all residential neighborhoods. Edgewood is reviewing and addressing housing policies for group housing to be consistent with state law.~~

~~There are currently no housing units listed on the Florida Master Site File as historically significant. however, there are two housing units in Edgewood that are over 50 years old. The City should assist in the submittal of applications to the state to have these units listed on the Florida Master Site File and should take whatever measures deemed appropriate to protect and preserve these units.~~

Provision of land for the needed housing units is accommodated in Edgewood, either through existing development potential or redevelopment potential. The City is evaluating incorporating policies to promote additional density opportunities that will further provide for the additional housing needs to be met.

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## City of Edgewood Conservation Element

### PURPOSE AND SCOPE

The purpose of this Conservation Element is to identify existing natural resources, wildlife and vegetation in the City and to provide for the protection of these resources. In this element, several types of natural resources will be identified and analyzed, including: water bodies and wetlands; air and water quality; vegetation and wildlife native to the community; areas experiencing soil erosion problems; sources of commercially valuable minerals; and existing conservation areas within the City. Once these resources have been identified and the existing conditions in Edgewood have been analyzed, objectives and policies will be implemented to meet the conservation goals of the City.

### WATER QUALITY PROTECTION

#### Introduction

Water is indispensable for many reasons: consumption by humans; consumption by livestock; irrigation of agriculture and landscaping; maintenance of natural aquatic ecosystems; and industrial consumption and cooling uses. Although the degree of water purity required to meet each of these needs is different, there is good reason to maintain water quality at the highest reasonable level: failure to maintain the quality of natural waters could result in shortages of drinking water, or damage to crops or fisheries resources. In order to ensure the continued use and enjoyment of the state's water resources, the Florida Department of Environmental ~~Regulation~~ Protection (~~FDER~~FDEP) has developed minimum water quality criteria for both surface waters and groundwater. The ~~FDER's~~ FDEP's water quality criteria, which appear in Chapter ~~17-362-302~~, F.A.C., define the various types of waters and the minimally acceptable contamination levels for each.

Surface waters are classified according to their suitability for various uses: Class I (potable water supply), Class II (shellfish propagation or harvesting), Class III (fish consumption, recreation, and propagation, and maintenance of a healthy, well-balanced population of fish and wildlife), Class IV (agricultural water supplies) and Class V (navigation, utility and industrial use). Each class carries its own minimum acceptable pollutant criteria, which are most stringent for Class I and become progressively less restrictive for other classes. When the ~~FDER~~ FDEP and water management districts review permits for projects that affect surface waters, they determine whether the project can proceed without violating the minimum water quality criteria for the type of surface water involved.

Groundwater is classified in a similar manner: ~~Class G-I (single-source, potable water aquifers, total dissolved solids less than 3000 ppm), Class G-II (potable water, total dissolved solids less than 10,000 ppm), and Classes G-III and G-IV (various non-potable groundwater sources) pursuant to Chapter 62-520.410, F.A.C.~~ In addition to general groundwater quality criteria in Chapter ~~47-362-520~~, F.A.C., the primary and secondary criteria for public drinking water supplies (Chapter ~~47-2262-550~~, F.A.C.) applies to Class G-1 and G-II waters, except where natural background conditions in those waters exceed the criteria of Chapter ~~47-2262-550~~, F.A.C. ; in those cases, the natural background is the accepted criterion. The Floridan aquifer is the source of potable water in the Edgewood area.

The St. Johns River Water Management District (SJRWMD) has several policies that affect water conservation, use and protection in Edgewood. Chapter 40C-21, F. A. C. is the SJRWMD Water Conservation Rule. This rule is comprised of various water conservation measures, including limiting irrigation to evening and night hours and requiring large volume users to obtain a consumptive use permit from the SJRWMD prior to initiating use. Local governments are authorized to enforce the provisions of this rule.

Chapter 40C-21, F.A.C. ~~is the also includes the~~ Water Shortage Rule. This rule establishes four phases of water use restrictions. The SJRWMD imposes the phases when necessary to reduce the water use to meet current and projected demand. Local governments are also authorized to enforce the provisions of this rule.

The other rule that addresses the protection of water is the Stormwater Rule contained in Ch. 40C-42, F.A.C. This rule regulates the discharge of stormwater in order to reduce pollutants carried into surface waters by stormwater.

### Existing Conditions

Lakes and wetlands have been identified on the Existing Land Use Map for the City of Edgewood. There are no rivers, harbors, bays or estuaries in the City. The City is bound on the north by Lake Jennie Jewel, on the west by Lake Jessamine and Lake Mary, and on the east by Lake Gatlin and ~~Little~~-Lake Conway. There are no lakes fully within the city limits.

[Orange County maintains a database of lake information, which is called the "Orange County Wateratlas". Below is a table indicating the current condition of each of these lakes. The condition provided is called the trophic state index. The Trophic State Index \(TSI\) includes chlorophyll, nitrogen, and phosphorus levels. A TSI number of 0-59 is classified as "good". All of the lakes indicated below have good water quality condition. The data collection for the TSI Index was reported in 2012 and is the most current data.](#)

Table 5-1  
Lake Water Quality Conditions

<u>Lake</u>	<u>TSI Index</u>
<u>Lake Jennie Jewel</u>	<u>8</u>
<u>Lake Jessamine</u>	<u>59</u>
<u>Lake Mary</u>	<u>30</u>
<u>Lake Gatlin</u>	<u>37</u>
<u>Lake Conway</u>	<u>28</u>

~~A study of the Lake Conway system, including Lake Gatlin, was completed in 1990 by Professional Engineering Consultants, Inc. for the Lake Conway Navigation and Advisory Board and Orange County. Little Lake Conway was described as having acceptable water quality with no negative trends indicated. However, Lake Gatlin had indicators, such as chlorophyll at levels 4 to 5 times higher than the Lake Conway system; this shows a movement towards a eutrophic state. Lake Gatlin is a much smaller lake and could be an indicator of the Lake Conway systems' future.~~

~~After review of the report, Orange County Environmental protection Department (OCEPD) stated that "... while the water column is good, continued inattention to untreated or poorly treated stormwater could result in a shift from the current mesotrophic status to a nutrient rich eutrophic state within ten (10) years." Lake Conway experienced its' first algal bloom in spring 1989, a sign that the lakes ability to assimilate pollutants is decreasing.~~

~~A study of Lake Jennie Jewel in 1987 by OCEPD indicated that the lake was "fully usable from a recreational and water quality standpoint." From 1979 to 1986 many variables indicated the lake's overall water quality had slightly improved, however phosphorus levels had worsened. Phosphorus causes the intermittent algal blooms which can be expected to increase in the future.~~

~~Lake Jessamine and Lake Mary have had no recent studies, but water quality is continually monitored by OCEPD. The County data indicates all four lakes surrounding in Edgewood to be of similar quality, with Lake Jessamine being slightly better. However, because of their urban location, Lakes Jessamine and Mary will experience the same degradation as the other lakes.~~

### Existing Needs Assessment

Various means of conserving freshwater supplies are addressed in the Potable Water sub-element.

Stormwater Runoff--Stormwater carries more than half of all pollutants entering Florida surface waters. Runoff from streets and parking lots is responsible for 80 to 95 percent of heavy metals (for example, lead zinc, iron, cadmium) that enter surface waters. Unmanaged stormwater runoff from the City is jeopardizing water quality in both the lakes mentioned above. Retrofitting of stormwater pollution treatment and adoption of Best Management Practices (BMP's) is necessary to reduce pollutant loadings to acceptable levels (i.e., consistent with Chapter [47-2562](#), F.A.C.).

### Future Needs Assessment

Stormwater Runoff--There is vacant land within the City that will become developed as the City grows in population. The regulations of the SJRWMD ([Chapter 40C-42, F.A.C.](#)) require that new development projects install stormwater pollution treatment. However, single family units which are not part of a "larger plan of development" are exempt from these requirements. In order to reduce pollution generation by numerous "sub-threshold" projects, the City should coordinate with Orange County enforcing stormwater standards to ensure that individual housing units provide adequate stormwater treatment.

### Summary and Recommendations

The lakes in Edgewood are important aesthetic and recreational natural amenities. The lack of true recreation and open space land within the City can be partially offset by the expanse of the lakes. The City should coordinate with the County in enforcing stormwater Best Management Practices for all developments. Also, adoption of policies regarding shoreline vegetation clearing and a public education program concerning the use of pesticides, herbicides, and yard clipping disposal could reduce the amount of nutrient entering the water.

## WATER SUPPLY

### Introduction

All human activities are ultimately dependent upon the availability of water, whether for industry, agriculture or direct human consumption. Consequently, the water supply directly limits the potential for economic and population growth in a community. Withdrawal of water for human consumption also has environmental consequences. Withdrawals of groundwater from surficial aquifers can affect groundwater table elevations, which might adversely impact wetlands. Groundwater withdrawals from deep aquifers have little or no affect on surface conditions, but could increase the likelihood that the groundwater supply could be contaminated by saltwater intrusion, unless the water resource is carefully managed.

### Existing Conditions

~~The City of Edgewood currently uses 0.227 million gallons per day (MGD) of water which is supplied by the Orlando Utilities Commission (OUC). This is 3.3% of OUC's total average demand. The ultimate source of this potable water is the Floridan Aquifer which provides high quality water requiring little treatment. The Public Facilities Element provides further information on current water use.~~

~~Current and estimated future water needs for Edgewood are given in Table 4-1 of the Potable Water sub-element.~~ The estimates were made using projected future population and current GPCPD. These estimates are based on the following assumptions: (1) Population estimates accurately reflect expected growth in Edgewood; (2) estimates of GPCPD water usage are representative of the Edgewood population; (3) water usage is linearly dependent upon population change; and (4) GPCPD water usage rates will remain constant over time. The last assumption may be especially vulnerable to changes in land use. Should a large industrial plant be established that uses large amounts of potable water from the public supply system, the GPCPD would be skewed upward; disproportionate increases in agricultural or landscape irrigation would also account for greater per capita water usage. However, the water use estimates assume that no water conservation measures, which would reduce per capita consumption and possibly reduce overall water demand below the figures given, will be imposed during the projection period. This assumption provides a conservative "safety-factor" in these estimates.

Existing water regulations that affect water consumption in the City or Edgewood include those imposed by the St. John's River Water Management District (SJRWMD), Orange County and the City itself. The SJRWMD has statutory authority to regulate all consumptive use of water, including groundwater and surface water withdrawals for public water supply or irrigation use. At present, the SJRWMD requires that consumptive use permit (CUP) applicants who are using potable water to irrigate golf courses, pastures or fruit not intended for direct human consumption to investigate sources of reclaimed wastewater and arrange to use such water where it is available and not economically prohibitive.

#### Existing and Future Needs Assessment

The Orlando Utilities Commission has sufficient capacity to meet the existing demands of the City. Consequently, there are no pressing water supply needs facing the community which require immediate attention by the City.

#### Future Needs Assessment

~~In the next 10 years Edgewood's demand for potable water will rise to 0.281 MGD, an increase of 24%. During this period OUC will continue to supply the City's water. OUC is currently operating at 47% of design capacity, thus the City's increased demand should create no supply problems. The current high water quality is also expected to be maintained.~~

## Summary and Recommendations

Orlando Utilities Commission has sufficient supply of potable water for the City or Edgewood. Future demand by the City will increase insignificantly compared to the OUC's entire service area. Water quality meets all federal and state standards and is expected to continue to in the future .

Even though the City has an adequate water supply for the planning period, they have added some water conservation measures could be included into the City codes. For example, a landscape ordinance encouraging the use of native vegetation in new development sites would help extend the available water supply. Article I, Section 114-6 addresses water efficient landscaping.

## AIR QUALITY

### Introduction

State air quality standards are set by the Department of Environmental Regulation Protection (DERFDEP), and appear in Chapter 17-262, F.A.C. The standards are identical to the National Ambient Air Quality Standards (NAAQS) set by the Environmental Protection Agency except for sulfur dioxide and particulates, for which the State standard is more stringent.

Air pollution is defined not only by ambient air quality in the region, but also by the source of the pollutants. EPA defines the source as either stationary or mobile. Stationary sources refer to point sources characterized by smokestacks or polluting machinery and operations. Mobile refers to automobiles. Their different characteristics requires different solutions to reduce emissions.

### Existing Conditions

Air quality data specifically for the City of Edgewood is not available due to the City's small size. For this reason, data from Orange County is used which has been analyzed by the County' s Environmental Protection DepartmentDivision.

The most significant source of air pollution in the City is from auto emissions. These emissions are high in ozone which is the predominant component of photochemical smog. Ozone is also a pulmonary irritant that affects the mucous lining, other lung tissue and respiratory functions. This can have harmful affects to those suffering from respiratory illnesses such as asthma, chronic bronchitis and emphysema. For the general population, ozone is capable of producing eye, nose and throat irritation.

The state and federal air quality standard for ozone is 0.12 parts per million. An exceedence-excedence of the ozone standard was recorded on March 3, 1983 in Orange County. No other exceedences have been recorded through 1989. The County was redesignated as an air quality maintenance area for ozone on May 15, 1987. The most

recent Air Quality Index (AQI) report for Orange County reveals that, from 2005-2007, the County has consistently had over 75% of the year with days reporting as "Good" air quality. This measure includes ozone, sulfur dioxide, nitrogen dioxide, and carbon dioxide.

Orange County has identified one point source of air pollution in Edgewood: Florida Mining and Materials at 101 Mary Jess Road. This company is currently operating within federal and state guidelines and is reviewed periodically. The characteristic pollutant is concrete dust.

Total suspended particulate (TSP) are particles suspended in the air and of local origin. Particulate matter is emitted from both natural and manmade sources . Natural sources account for the greatest portion of TSP, on a global basis. Natural forms of TSP include: pollen and spores, sea salt, wind blown dust and products of combustion from wildfires. Manmade sources include: motor vehicles, commercial ovens, utility boilers, industrial boilers and dryers, and most material handling processes in industry.

~~TSP samples collected in the County during 1989 averaged 42 micrograms per cubic meter. The State standard for TSP is 60 micrograms per cubic meter over a 24-hour sampling period. The United States Environmental Protection Agency has developed a uniform standardized daily air quality reporting index called the Pollution Standard Index. Locally, this is known as the Air Quality Index (AQI). This was done in order to provide a simplified method of advising the public of any possible adverse health effects, due to air pollution, on a day to day basis.~~

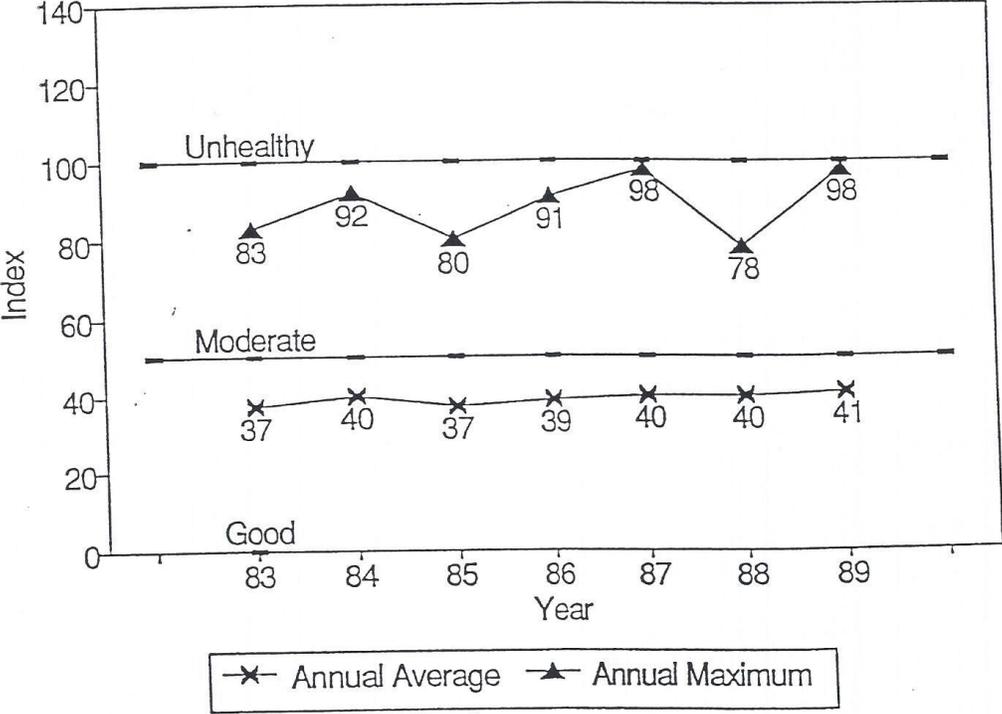
~~In Orange County, the measured levels of two criteria pollutants (total suspended particulate and ozone) are used to obtain a single index number. This index number is translated into a single descriptor word that characterizes the air quality for that particular day. The five descriptor words are good, moderate, unhealthy, very unhealthy, and hazardous.~~

~~For 1989, the County's annual average index value was 41 (good). See Figure 5-1 for a summary of historic AQI data.~~

Figure 5-1

# AIR QUALITY INDEX

Orange County, FL 1983-89



## Existing and Future Needs Assessment

Although the current AQI for the Orange County and Edgewood is good, the past trend shows a steady increase that can be expected to continue in the future. The primary cause of the increase is from increases in automobile traffic. Any improvements in the AQI will only be brought about by greater efficiency in traffic components such as engine combustion, roadway design and signalization; or reduction in the number of automobiles, ~~which is highly unlikely~~ trips, which may come through increased multi-modal transportation options.

## Summary and Recommendations

Air quality in the City of Edgewood is presently good, and is likely to remain so for the near future. However, increases in traffic congestion could result in increased vehicular emissions at certain locations within the City. The City should continue to monitor the traffic situation and, if necessary, should consider the following options:

1. Transportation System Management--This includes a variety of measures designed to increase the efficiency of the existing traffic network. They include actions such as: (a) encouraging mass transit use by establishing transit shelters, (b) encouraging use of bicycles by commuters by establishing safer bike facilities, (c) improving traffic flow through intersections by installing actuated signals, or tying signal timing at several intersections together through a progressive or computer controlled network. This can be achieved through coordination with the County and FDOT.
2. Roadway Construction or Improvements--Construct new transportation facilities, or improve old ones to increase their capacity (e.g., by adding lanes or reconstructing intersections to include longer and more turn bays). This can be achieved through coordination with the County and FDOT.

More aggressive means of controlling vehicular emissions need not be considered until a specific air quality problem (or potential problem) is identified by the [FDERFDEP](#).

Stationary sources can be controlled through Land Development Regulations that ensure industrial type land uses control emissions.

## ENDANGERED AND THREATENED SPECIES

### Introduction

The everyday activities of obtaining the essentials of food, clothing and shelter in a modern, urbanized society unavoidably disrupts the natural environment. The clearing of land for crops, housing developments and shopping centers means a reduction in the amount of natural habitat for the various plants and animals which live in the Edgewood area. For many species, the adverse affects which human activities have on their

survival are minimal. However, in some cases human disturbances threaten to eliminate a species entirely. In the past, some species were driven to extinction through excessive hunting pressures (e.g., the passenger pigeon), but today direct endangerment of that kind is only a problem with a few species which are illegally poached. Today most species threatened with extinction are in trouble because their habitat is being lost to development.

The preservation of species is important for aesthetic, ecological and economic reasons. Plants and animals are valuable simply because they are attractive or interesting to humans. More importantly, almost all species have some role in maintaining the natural ecological balance necessary to prevent outbreaks of pests or other undesirable environmental affects. Lastly, plant and animal species may have some commercial significance, or may be important in maintaining a commercially harvested biological system (e.g., crops dependent upon insect pollination, or "bait" fish which serve as prey for a commercially valuable species). For these reasons the federal government has extended protection in the Endangered Species Act of 1973 to those species that are endangered or threatened with extinction. The State of Florida has also recognized the need to preserve threatened species with the Florida Endangered and Threatened Species Act of 1977, and the provisions of the State Plan. Because development decisions are ultimately made at the local level, and development is one of the principal factors accelerating the loss of species, the City must plan for the protection of endangered species.

#### Existing Conditions

~~The Official Lists of Endangered and Potentially Endangered Fauna and Flora of Florida (FGFWFC, 1986) Florida's Endangered and Threatened Species report, Updated October 2012, by the Florida Fish and Wildlife Conservation Commission (FWC) were was used as the basis for the Edgewood list (Table 5-2). The Florida Forest Service, Federally Listed Plant Species was also used. Those species whose geographic ranges included Orange County the Edgewood area were included in the list. Geographic ranges for species were derived from a variety of sources including the series Rare and Endangered Biota of Florida (Pritchard, 1978), a computer listing maintained by the Florida Department of Transportation (FDOT, 1986), and published keys and field guides (Conant, 1975; Peterson, 1980; Blair, et al., 1968) the FNAI biodiversity database, Biodiversity Matrix Map Server). Species for whom geographic range information was detailed enough to determine that its range in Orange County did not include the Edgewood area were excluded from the list. To this list, those species occur ring in Orange which had been given ranks of S1 or S2 by the Florida Natural Areas Inventory (FNAI) were added; these species represent those which the FNAI has reason to believe are endangered or threatened.~~

~~Fifty-three~~Eighteen species listed as endangered or threatened by the U.S. Fish and Wildlife Service (USFWS) may occur in Edgewood based on their geographic ranges. Suitable habitat for many of these species may exist in the City or its vicinity. However, the habitat available for some of these species must be considered "marginal" due to its

small size, poor condition or its lack of the peculiar conditions needed by the species. Nevertheless, listed species may still occur even in the absence of ideal habitat.

The information in Table 5-42 is only as current as the lists obtained from the various agencies at the time the plan was prepared. Likewise, the information about the geographic ranges of species is only as current as the sources used. In this sense, the list of species is conservatively large. However, the range of some of these species is not well known, and there may be species which occur in Edgewood unobserved. Nevertheless, the Edgewood list probably includes most, if not all, of the listed species which may affect natural resource planning in the city.

### Existing Needs Assessment

The lack of appropriate habitat in Edgewood, makes it unlikely that many of these species will occur. The birds may be present in the area on a temporary basis because of their long range travel and feeding habitats. The gopher tortoise may inhabit the citrus grove sites within the City limits. The presence of gopher tortoises in the City would be significant not only because they are a State Listed Species of Special Concern, but also because three other listed species (indigo snake, Florida mouse and gopher frog) are known to inhabit gopher tortoise burrows with regularity.

The approval of new development within largely natural areas may affect one or more of the above species. In order to prevent unintentional and/or unmitigated harm to endangered or threatened species within the City, an assessment should first be made to determine more accurately which species are present and where. Once the areas known to provide habitat for listed species are identified, any development proposed for such areas should be required to provide for maintenance of the endangered population on site or its relocation to suitable habitat nearby.

### Future Needs Assessment

Identification of any and all listed species within the City and the establishment of development regulations governing their protection will provide for limited protection for those populations in the direct path of near-term development plans. Land acquisition, which is a commonly used method to preserve listed species, is impractical in Edgewood because of the City's urban character and lack of significant undeveloped land.

### Summary and Recommendations

There are 53-18 species listed by either the U.S. Fish and Wildlife Service, the State of Florida or the Florida Natural Areas Inventory (FNAI) which may occur in Edgewood, given their geographic distributions and the availability of suitable habitat in the City. The future persistence of some of the species in Orange County outside of wildlife reserves is in doubt.

In order to insure that the persistence of listed species is not further endangered by development activities, the following actions should be taken:

1. Conduct Listed Species Survey--The City should have a thorough biological study conducted in its remaining natural areas to determine which, if any, listed species do occur or have a strong potential to occur based on the availability of suitable habitat. This study should provide population estimates for those species that are found, and should specifically designate parcels of land likely to be inhabited by listed species.
2. Develop Listed Species Protection Ordinance-- Development regulations describing measures that developers should take to identify, preserve or relocate listed species that occur on their property should be established once the listed species survey (#1, above) is completed.

Table 5-2 Listed Species

<u>Species (Common Name)</u>	<u>Designation</u>
<b><u>Bird</u></b>	
<u>Little Blue Heron</u>	<u>State Species of Special Concern (SSC)</u>
<u>Snowy Egret</u>	<u>SSC</u>
<u>Wood Stork</u>	<u>Federally-designated Endangered (FE)</u>
<u>Southeastern American Kestrel</u>	<u>State-designated Threatened (ST)</u>
<u>Limpkin</u>	<u>SSC</u>
<u>Ivory-billed Woodpecker</u>	<u>FE</u>
<u>Red-cockaded Woodpecker</u>	<u>FE</u>
<b><u>Mammal</u></b>	
<u>Florida Mouse</u>	<u>SSC</u>
<u>Sherman's Fox Squirrel</u>	<u>SSC</u>
<b><u>Reptile</u></b>	
<u>American Alligator</u>	<u>SSC</u>
<u>Eastern Indigo Snake</u>	<u>Federally-designated Threatened (FT)</u>
<u>Florida Pine Snake</u>	<u>SSC</u>
<u>Short-tailed Snake</u>	<u>ST</u>
<u>Gopher Tortoise</u>	<u>ST</u>

<u>Plants</u>	
<u>Clasping Warea</u>	<u>FE</u>
<u>Srub Lupine</u>	<u>FE</u>
<u>Pigeon Wings</u>	<u>FI</u>
<u>Florida Bonamia</u>	<u>FI</u>
<u>Britton's Beargrass</u>	<u>FE</u>

Table 5-1  
Endangered Species List

GROUP	LATIN NAME	COMMON NAME	USFWS	STATE	FWAI	HABITAT?	
Invertebrate	<i>Trigonopelastes floridana</i>	Scrub palmetto flower beetle	UR2		S?		
	<i>Dromogomphus armatus</i>	Southeastern rakeleg			S?		
	<i>Gomphus cavillaris</i>	Sandhill clubtail			S?		
	<i>Progomphus alachuensis</i>	Tawny sand clubtail			S?		
	<i>Libellula jesseana</i>	Purple chaser			S?		
	<i>Didymops floridensis</i>	Maidencane cruiser			S?		
	<i>Triaenodes furcella</i>	Little fork triaenode caddisfly			S?		
	Birds	<i>Egretta caerulea</i>	Little blue heron		SSC	S4	
		<i>Egretta thula</i>	Snowy egret		SSC	S4	
		<i>Egretta tricolor</i>	Louisiana heron		SSC	S4	
<i>Nycticorax nycticorax</i>		Black-crowned night heron			S3?	N	
<i>Nycticorax violaceus</i>		Yellow-crowned night heron			S3?	N	
<i>Mycteria americana</i>		Wood stork	E	E	S2		
<i>Plegadis falcinellus</i>		Glossy ibis			S2		
<i>Accipiter cooperii</i>		Cooper's hawk			S3?		
<i>Elanoides forficatus</i>		Swallow-tailed kite	UR5			N	
<i>Haliaeetus leucocephalus</i>		Southern bald eagle	E	T	S2S3	N	
<i>Falco columbarius</i>		Merlin			SU	N	
<i>Falco peregrinus tundrius</i>		Peregrine falcon	T	E	S2	N	
<i>Falco sparverius paulus</i>		Southeastern American kestrel	UR2	T	S3?	N	
<i>Ardea herodias</i>		Limpkin			SSC	S3	
<i>Grus canadensis</i>		Sandhill crane			T	S2S3	
<i>Ammodramus aestivalis</i>		Bachman's sparrow	UR2		S?	N	
<i>Campephilus principalis</i>		Ivory-billed woodpecker	E	E	SX	N	
<i>Picoides borealis</i>		Red-cockaded woodpecker	E	T	S2	N	
<i>Picoides villosus</i>		Hairy woodpecker			S3?		
<i>Athene cunicularia</i>		Florida burrowing owl			SSC	S3	N
Mammal		<i>Mustela frenata peninsulæ</i>	Florida weasel	UR2		S3?	
		<i>Plecotus rafinesquii</i>	Southeastern big-eared bat	UR2		S3?	N
		<i>Neofiber alleni</i>	Round-tailed muskrat	UR2		S3?	
		<i>Peromyscus floridanus</i>	Florida mouse	UR2	SSC	S3	
		<i>Sciurus niger shermani</i>	Sherman's fox squirrel	UR2	SSC	S2	
Reptile		<i>Alligator mississippiensis</i>	American alligator	T (S/A)	SSC	S4	
		<i>Drymarchon corais couperi</i>	Eastern indigo snake	T	T	S3	
	<i>Lampropeltis calligaster</i>	Mole snake			S2S3	N	
	<i>Pituophis melanoleucus mugitis</i>	Florida pine snake	UR2	SSC	S?		
	<i>Stilosoma extenuatum</i>	Short-tailed snake	UR2	T	S3		
	<i>Gopherus polyphemus</i>	Gopher tortoise	UR2	SSC	S2		
Plants	<i>Persea borbonia</i> var. <i>humilis</i>	Dwarf redbay, redbay persea	UR5				
	<i>Warea amplexifolia</i>	Clasping warea	E	E	S1		
	<i>Paronychia chartacea</i>	Paper-like nailwort	T		S2		
	<i>Clitoria fragrans</i>	Butterfly-pea	UR2		S3		
	<i>Lupinus aridorum</i>	Scrub lupine	E	E	S1		
	<i>Asclepias curtissii</i>	Curtis milkweed		T	S3		
	<i>Polygonella myriophylla</i>	Small's jointweed	UR5		S2S3		
	<i>Ilex opaca</i> var. <i>arenicola</i>	Scrub holly	UR5		S3		
	<i>Agalinis pupurea</i> var. <i>cart.</i>	Carter's large purple foxglove	UR2			N	
	<i>Agalinis stenophylla</i>	Narrow-leaved false foxglove	UR2			N	
	<i>Bonania grandiflora</i>	Florida bonania	T	E	S3		
	<i>Coelorachis tuberculosa</i>	Florida jointtail	UR2		S3		
	<i>Nemastylis floridana</i>	Fall-flowering ixia	UR2	E	S2	N	
	<i>Nolina brittoniana</i>	Britton's beargrass	UR2		S2		
<i>Asplenium plenum</i>	Double spleenwort	UR2	T	SU	N		

Source: ECFRDC Database

## VEGETATIVE COVER AND WILDLIFE HABITAT

### Introduction

Even within urbanized areas like the City of Edgewood, stands of natural vegetation provide a number of important benefits. The most direct beneficiaries of natural vegetation within an urban area are those plant and animal species for whom the vegetation provides breeding or foraging habitat. Even where the wildlife habitat within the urban area is sub-optimal, such areas can still provide connections between preserves of higher quality habitat along which plants and animals may disperse. The physical presence of vegetation may moderate climatic conditions by providing shade and windbreaks for nearby development; additionally, their lower reflectivity reduces the "heat island" effect of urban development, which may affect rainfall patterns. Where hydrologic conditions are appropriate, natural areas may contribute to groundwater recharge or flood storage. Lastly, these natural areas also provide humans with aesthetically pleasing open spaces and, if properly developed and managed, recreational opportunities.

### Existing Conditions

Habitat Inventory--Following is a description of the principal habitats present within the City of Edgewood. Vegetative cover was identified by field surveys of selected areas. The plant communities identified this way were not easily categorized into existing classification schemes, such as the Florida Land Use Cover and Classification System (FLUCCS) or the system of the Florida Natural Areas Inventory (FNAI). Four distinct vegetative community types were identified, and each type is described briefly below.

Orange Groves--Several orange groves exist within the City, but were killed from past freezes (One of the groves is currently being replanted the others lie dormant). The groves possess qualities similar to that of a scrub habitat. Common scrub animals that may be present are: spotted skunk, cottontail rabbit, beach mouse, eastern mole, white-eyed towhee, mockingbird, loggerhead shrike, yellow-rumped warbler, palm warbler, ground dove, coachwhip snake, eastern diamondback rattlesnake, six-lined racerunner, oak toad, and gopher frog. The most significant listed species that may occur in scrub is the gopher tortoise.

Oak Forest (Xeric Hammock)--Oaks, principally live oak, dominate the canopy. In some locations where this community type occurs the oak forest takes the form of a mesic hardwood hammock: trees are large, and canopy closure is nearly complete, forming a park-like understory. Duever, et al. (1982) report that typical animals in a mature xeric hammock may include: "... cotton mouse, grey squirrel eastern flying squirrel, eastern mole ... screech owl, blue jay, black racer, Carolina anole, southern toad and squirrel tree frog." The indigo snake, short tailed snake and (where sufficient open areas exist) gopher tortoise are among the rare and endangered fauna which may be found on these sites. The immature oak forests which have yet to develop into true hammocks

may support a fauna more like that of the pine flatwoods communities from which they have evolved.

**Non-Forested Wetlands**--Wetland areas characterized by a variety of emergent and floating aquatic plants, which may include cattails, various rushes and sedges, pickerel weed, aquatic grasses, water lilies and the exotic water hyacinth. Willows may also be included in this classification, although as trees they are not "non-forested" wetlands, strictly speaking. Because of the small number of wetlands, their small areal extent and their diversity, it is not possible to further subdivide them into various types based on their characteristic vegetation. For the same reason, it is not possible to relate this classification to that of the FNAI.

**Open Water**--Includes the four lakes around Edgewood. Because non-forested wetlands are found on the littoral margins of open waters, many (if not all) of the species cited above may be found in open waters of the City. However, there are a few species which are not found in vegetated wetlands which do use open waters, or which are more appropriately classified as open water species. These include many fishes, the most common of which are probably various species of minnows, mol lies, killifish, shad and catfish. Game fish such as the largemouth bass and bream species (e. g., . bluegill, warmouth, red-ear) will likely also occur, though not in numbers and sizes suitable for much sustained recreational fishing.

**Assessment of Conditions**--Only 120 acres or 27% of the City can be characterized as undeveloped wildlife habit; this includes: undeveloped land, citrus groves, wetlands and open water (FLUCCS categories 191,231,600,500 respectively). It is likely that many of the parcels are too small to support " a truly diverse habitat. Assuming that the undeveloped land and dead citrus groves reach build-out in the future, native species will be relegated to the lakes, the four acres of wetlands, and residents yards.

The 100 year floodplain occupies 57 acres or 13% of the City. The 100 year floodplain represents a biologically diverse sampling of natural areas that persist today in Edgewood, and contain many *of* the elements necessary to maintaining high wildlife abundance and diversity. Those areas which contain wetlands and/or open water are especially important, since access to water is necessary for almost all wildlife and is essential for those species which require such habitat for feeding or breeding.

#### Existing Needs Assessment

Unlike housing or public facilities, natural vegetation and wildlife habitat can only be lost, never created. Once a natural area has been cleared for agriculture or urban development, it is technically difficult and usually practically impossible to restore what was lost. Since the City now possesses as much natural habitat as it ever will, there are no issues which can be identified as "existing needs" with respect to vegetative communities and wildlife habitat. However, considerable action can be taken by the City to ensure that representative amounts of natural communities' presently occurring in

Edgewood are conserved, and habitat for wildlife is optimized, as development proceeds in the future. These issues are addressed in the next section.

### Future Needs Assessment

As Edgewood continues to grow economically and in numbers of inhabitants, pressure to develop the City's remaining natural plant communities will increase. In keeping with the urban character of the City, and the desire to limit "sprawl" development, few if any of these existing natural areas can be preserved if development is to be permitted within Edgewood. Nevertheless, many of the objectives of the State and Regional Plans with regard to conservation of natural communities and wildlife habitat can be achieved within Edgewood through careful planning. In particular, the regulation of floodplains and the approval of new development can ensure that wildlife habitat and natural vegetation can be maintained in the City. Towards this end, the following actions should be taken:

Establishment of Landscaping/Open Space Ordinances- - Natural vegetative communities are usually cleared during site preparation for development in the absence of requirements to the contrary, given the short-term economic benefits of doing so. To ensure that natural open spaces are maintained for aesthetic, health and environmental reasons, regulations which require the maintenance of open space in new development or re-development should be promulgated. The preservation of native vegetation should be encouraged in such an ordinance, both to preserve natural habitat and conserve potable water used for irrigation (see Water Conservation section).

Revision of Flood Damage Prevention Ordinance--Unrestricted development of floodplains will eventually result in loss of flood storage with damaging consequences despite flood-proofing. Consequently, placement of fill in the 100 year floodplain should be discouraged through the requirement that compensatory storage be created for all such fill. (See Floodplain Management section). In order to advance natural vegetation and wildlife habitat values, the revised ordinance should encourage property owners to use those portions of their property in the floodplain to satisfy open space requirements. Because a large fraction of the City ' s natural vegetation is found within the floodplain, this action will have the effect of simultaneously preserving wildlife habitat while ensuring future flood protection.

### Summary and Recommendations

Natural vegetative communities are a dwindling resource. The loss of natural communities even within an urbanized area such as the City of Edgewood may have long-term repercussions on the future persistence of those community types and the wildlife that inhabit them within Orange County. Additionally, their loss would reduce the aesthetic, ecological, climatic and hydrological benefits associated with the maintenance of open space and natural vegetation.

A dual approach to the protection of natural vegetation and wildlife habitat could accomplish much, while limiting the cost to the public. Regulation of floodplain development can ensure this important wildlife area remains viable. Enacting a requirement that new development set aside open space areas, preferably of natural vegetation, will provide aesthetic, water conservation, and climatic benefits as well wildlife habitat. These measures combined will act to achieve a city landscape that is a mosaic of the built and natural environments.

## FISHERIES

### Introduction

Freshwater fisheries are of immense recreational, economic and ecological value in Florida. Freshwater fish populations also constitute an important link in a food chain which supports many large predators other than Man, such as the bald eagle and the alligator.

The maintenance of existing fisheries is of importance in local government planning because development activities on-shore (especially at the water's edge) can dramatically affect the ability of a lake, stream or estuary to support viable fish populations. However, the concern for fisheries impacts is not limited to near-shore development. The indirect effects of development far inland, such as increased stormwater runoff or sewage discharge, can have adverse consequences for fisheries just as serious as direct destruction of aquatic habitat.

### Existing Conditions

Edgewood is situated between four lakes that each provide recreational fishing but no commercial fishing due to their size and limited fish population. ~~The types of fish which would most likely occur in this area are listed in Table 5-2.~~ Edgewood's lakes undoubtedly provide prey for ospreys and wading birds, and possibly other predators such as the raccoon, alligator or bald eagle. There are also no marine habitats within Edgewood.

### Existing Needs Assessment

There is little or no immediate threat to the lakes that form the basis of the freshwater fisheries habitat in Edgewood, with the possible exception of stormwater runoff.

### Future Needs Assessment

Development of the lands surrounding freshwater lakes will subject them to a variety of potential environmental threats. Development effects which may adversely affect fisheries in ponds include: (1) clearing of littoral zone vegetation in the lake, which would reduce fish habitat and natural sediment trapping/nutrient assimilation functions; (2) removal of natural vegetation bordering the lake, which could increase erosion

potential and sediment transport; and (3) introduction of urban stormwater pollutants into the lake . The City should take steps to ensure that future development avoids these potential adverse effects.

Table 5-2  
Fish in the Edgewood Area Lakes

Common Name	Scientific name
American eel	<i>Anguilla rostrata</i>
Bluefin killifish	<i>Lucania goodei</i>
Bluegill	<i>Lepomis macrochirus</i>
Bluespotted sunfish	<i>Enneacanthus gloriosus</i>
Bowfin	<i>Amia calva</i>
Brook silverside	<i>Labidesthes sicculus</i>
Brown bullhead	<i>Ictalurus nebulosus</i>
Chain pickerel	<i>Esox niger</i>
Channel catfish	<i>Ictalurus punctatus</i>
Coastal shiner	<i>Notropis petersoni</i>
Dollar sunfish	<i>Lepomis marginatus</i>
Everglades pygmy sunfish	<i>Elassoma evergladei</i>
Flagfish	<i>Jordanella floridae</i>
Florida gar	<i>Lepisosteus platyrhincus</i>
Gizzard shad	<i>Dorosoma cepedianum</i>
Golden shiner	<i>Notemigonus crysoleucas</i>
Golden topminnow	<i>Fundulus chrystotus</i>
Lake chubsucker	<i>Erimyzon sucetta</i>
Largemouth bass	<i>Micropterus salmoides</i>
Least killifish	<i>Heterandria formosa</i>
Longnose gar	<i>Lepisosteus osseus</i>
Mosquito fish	<i>Gambusia affinis</i>
Redbreast sunfish	<i>Lepomis auritus</i>
Redear sunfish	<i>Lepomis microlophus</i>
Redfin pickerel	<i>Esox americanus</i>
Seminole killifish	<i>Fundulus seminolis</i>
Spotted sunfish	<i>Lepomis punctatus</i>
Swamp darter	<i>Etheostoma fusiforme</i>
Tadpole madtom	<i>Noturus gyrinus</i>
Treadfin shad	<i>Dorosoma petenense</i>
Warmouth	<i>Lepomis glucosus</i>
White catfish	<i>Ictalurus catus</i>
Yellow bullhead	<i>Ictalurus nebulosus</i>

## Summary and Recommendations

Freshwater fisheries in the City of Edgewood are of little commercial importance, although their ecological and recreational contribution may be significant. The lakes in Edgewood should be protected from the direct effects of new development to ensure that fish populations are minimally affected. Specific actions which the City could adopt include:

1. Establishment of a maximum allowable shoreline clearing distance for development of waterfront property. By establishing a relatively small maximum allowable clearing distance (e.g., 30 feet or 20% of frontage, whichever is larger) would reduce the loss of shoreline and littoral vegetation needed to sustain fisheries habitat and good water quality in lakes.
- ~~2. Establishment of off-line retention requirement. Adoption of an off-line retention (i.e., "first flush" diversion) requirement for drainage systems would ensure that the contribution of future development would be minimized (see the Water Quality section).~~
- ~~3-2.~~ \_\_\_\_\_ Development of stormwater retrofit program. A program to identify and implement treatment for the unchecked stormwater entering the lakes should be established (see : Public Facilities Element, Sub-Element: Drainage ).
- ~~4-3.~~ \_\_\_\_\_ Prohibition of inappropriate dredge/fill projects. The City development code should be modified to prohibit those projects which are only feasible through dredging and/or filling of wetlands and deepwater habitats, except for those projects which are of overriding public interest.

## FLOODPLAIN MANAGEMENT

### Introduction

Floodplains are those areas which become inundated by water on a regular, recurring basis. The most familiar floodplains are those associated with permanent bodies of surface water, such as lakes and rivers; following large rainstorms, the surface of these water bodies increases in elevation and floods low-lying adjacent lands. Floodplains are described according to the frequency with which they are inundated. The annual floodplain is the elevation to which water rises, an average, every year during the wet season. The 100 year floodplain is the elevation to which water is expected to rise roughly once in every 100 years; there is therefore a 1% chance that the 100 year floodplain will be inundated in any given year. Although floodplains are always associated with permanent surface waters, some areas which appear "dry" most of the time may flood after large storm events and therefore may be included in the floodplains of lower return frequency (e.g., 25 year, 100 year floodplains).

Development within floodplains can have many undesirable effects. Structures located in floodplains that are not designed to withstand flooding or the hydrodynamic forces associated with flooding can be damaged. Roads and public utilities located within floodplains can become dangerous or unusable during times of high water if their elevation is below the flood crest elevation. Some of these effects can be ameliorated through "flood-proofing," which consists largely of constructing the habitable area of buildings above the flood elevation by placing the building on fill or (less frequently) on raised pilings. Flood-proofing is not a panacea, however. Its purpose is largely to limit permanent damage to a structure to make it usable after the flood, not to make it continuously habitable during the flood (FEMA, 1986).

Flood-proofing also has its own adverse consequences. When new development is flood-proofed through the use of fill to raise floor elevations, the fill displaces part of the flood storage capacity of the floodplain. Although the degree to which flood elevations would rise as a result might be inconsequential for a few minor intrusions, each new development in the floodplain contributes to the increase in the flood elevation. Eventually, if left unchecked, the placement of fill in the floodplain can raise flood elevations to levels which would flood structures previously believed to be above the floodplain. In areas where the floodplain is associated with flowing waters (either permanent or intermittent), the placement of fill may reduce not only flood storage but flood conveyance as well. By "backing up" floodwaters which would otherwise drain away, flood elevations can also be increased to the point where previously safe structures are threatened.

Recognizing the public health, safety and welfare problems associated with floodplain development, the U.S. Congress enacted the National Flood Insurance Act of 1968 (Public Law 90 -448, 82 Stat .476) establishing a federal program of floodplain management, part of which involved the creation of the National Flood Insurance Program to provide flood damage insurance to private property owners. The availability of the insurance is dependent upon the adoption by local government of floodplain management regulations that meet certain federal requirements. The Federal Emergency Management Agency (FEMA) produces Flood Insurance Rate Maps (FIRM maps) which delineate the areas which are subject to flooding under specific conditions (e, g., 100 year flood, hurricane storm surge), and for which floodplain management regulations should apply. Although communities are eligible for the NFIP after adopting the minimum federally required floodplain management regulations, FEMA encourages the adoption of stricter standards which further reduce reliance on flood-proofing and structural controls, and increases the protection of the natural resource values of floodplains (FEMA, 1986).

### Existing Conditions

A floodplains map has been prepared as part of the Future Land Use Element. The data used to prepare this map was obtained from the [Edgewood Flood Insurance Rate Map \(FIRM\) produced for the National Flood Insurance Program Orange County map server, water layer](#). ~~See the Future Land Use Element for further details and a copy of the map.~~

A total of 57.5 acres, or 13% of the City of Edgewood is located within the 100 year floodplain. Most of the ~~the~~ floodplain is developed; 51.1 acres (89%) of floodplains support commercial, utilities, parks, transportation, institutional or residential land uses. Of the remainder, 6.4 acres (11%) is undeveloped. The floodplain map found in the Future Land Use Element illustrates the location of the floodplains within the City, and the land uses found there.

The City currently has zoning codes that mandate a 50 foot setback from the mean high normal water elevation. ~~This may be insufficient to protect developed land uses because the 100 year floodplain extends an average of 80 feet from the mean high water elevation with an average of 2 feet of water over land elevation. The City adopted new regulations in 2009 to address and implement additional floodplain management.~~

#### Existing Needs Assessment

The City complies with and participates in the National Flood Insurance Program. Only 6.4 acres of undeveloped floodplain exist within the City, therefore extensive rules concerning floodplain development are unnecessary.

#### Future Needs Assessment

Future expansion in floodplains should insure that any loss in floodplain storage from fill projects will be mitigated by onsite retention.

#### Summary and Recommendations

The City of Edgewood has experienced near complete floodplain build out. Regulations concerning floodplain management should address expansion of existing land uses to mitigate loss of floodplain storage.

## SOIL CONSERVATION AND MINERAL RESOURCES

### Introduction

The presence of vegetation binds and holds topsoil in place, resisting the action of wind and water to strip the soil away. Whenever land is cleared of vegetation the soil is subject to wind and water erosion. Erosion *is* a serious problem for several reasons: (1) topsoil, which is essential to agricultural production and which takes many years to accumulate, can be lost; (2) erosion along stream or canal banks can reduce their structural soundness, resulting in the collapse of the bank and the actual loss of land area; (3) soil eroded by the wind can cause respiratory problems in human beings; and (4 ) the transport of sediment by water into streams, lakes or estuaries can cause severe damage to aquatic ecosystems through the resulting increases in turbidity and direct siltation of aquatic organisms.

Fortunately, the gentle slope of the land in most parts of central Florida reduces the general potential for soil erosion below that experienced in highly erosive parts of the country. Nevertheless, individual projects may cause significant harm if erosive conditions are left unchecked. This is true even of development sites, where the exposure of bare soil to a few weeks of heavy rains may cause sedimentation problems in surface waters or in drainage systems. The [FDER-FDEP](#) has established turbidity criteria for surface waters (s. [17-3.06462](#), F.A.C.), and both the [FDER-FDEP](#) and the Water Management Districts (WMDs) require that projects permitted by them use erosion control measures to protect surface waters from increases in turbidity. However, these controls do not apply to projects which escape the [FDER-FDEP](#) or WMD permitting processes.

### Existing Conditions

~~The Department of Community Affairs' Minimum Criteria Rule for local government comprehensive plans requires the identification of areas which the local soil and water conservation district has determined to have soil erosion problems (s. 9J-5.013, F.A.C.).~~ According to the U.S. Department of Agriculture's Soil Conservation Service, Edgewood has no consistent soil erosion problems. [See Appendix A.](#)

According to the Florida Department of [Natural Resources Environmental Protection](#), Edgewood has no mineral resources of major economic significance. However, sands and clayey sands are present in the surface and near-surface throughout the area. Clayey sand is used in construction and road base as fill material. It is unlikely these sediments will be commercially valuable due to their low volume, but may be used locally for fill purposes. [See Appendix B.](#)

### Future Needs Assessment

It is unlikely that any new large scale mining operations will ~~be begun~~begin in the City. Likewise, recent freezes have made citrus grove profitability so uncertain that it is doubtful that additional areas will be opened up for agriculture. However, conversion of former agriculture sites and other undeveloped lands to urban development may result in intense, though temporary, erosion problems if not adequately controlled. There are numerous Best Management Practices guidelines available from state and federal agencies which, if applied uniformly on all cleared lands, would effectively manage soil erosion and sedimentation problems for agriculture, development and mining activities.

## Summary and Recommendations

Edgewood has no erosion problems, nor are any expected in the future. New urban development is the most likely source of soil erosion, and can be controlled through the adoption of soil conservation Best Management Practices as a part of the City's building code.

Mining should be banned in the City due the disruption it can cause in an urban neighborhood community.

## HAZARDOUS WASTE AND MATERIALS

### Introduction

Hazardous materials are substances which have one or more of the following properties: ignitable, corrosive, reactive or toxic. This definition encompasses a variety of materials, from exotic organic solvents used in electronics manufacture to household cleaners and pesticides. "Hazardous wastes" are the residues of hazardous materials, or by-products of a process which produces a substance with hazardous properties. The regulation of the storage, transport and disposal of hazardous wastes is a responsibility of the ~~FDER~~FDEP and is addressed in Chapters ~~17-30, 17-31, 17-32~~ and 17-33~~62-710,730,731,737, and 740~~, F.A.C.

Although large industrial plants may have the greatest potential to cause a single, large scale hazardous waste/materials contamination problem, the threat from many small quantity generators is probably more serious due to the relatively uncontrolled manner in which such wastes may be stored and discarded. Even small spills of a household hazardous material, such as used motor oil, may contaminate many thousands of gallons of surface water or groundwater. Disposal of hazardous materials in household trash may represent a significant threat to environmental quality and human health, since these materials may accumulate and leach out from old landfills constructed without liners and/or leachate collection systems.

### Existing Conditions

The Orange County Environmental Protection ~~Department~~ Division (OCEPD) provided a list of hazardous waste generators in Orange County. ~~From this list, ten generators were identified in the Edgewood area (See Table 5-3). None are directly within Edgewood.~~

~~Hazardous waste types reported in the Edgewood area were: waste inks, spent solvents, solvent still bottoms, acids or caustics, photographic waste, lead-acid batteries, and waste oil/greases. The most common reported was waste oil/greases which are related to the automotive businesses. Storage methods reported were: above and below ground tanks, 55-gallon drums, various sized cans, or on the ground, floor or rack. The most common storage method was 55-gallon drum. Disposal methods reported were: privately hauled to landfill, open pit or pond, permitted hazardous waste facility, public sewer, recycled, or treated by neutralization. The most common disposal method was recycling. Recycling and disposal to a permitted hazardous waste facility are the proper disposal methods. The other methods introduce the waste into the environment where they can cause damage.~~

~~There are no data available on the extent of the domestic hazardous waste problem for Edgewood. However, the average American household typically stores 3 to 10 gallons of waste in the form of used solvents, pesticides, paints, waste oil and other products (Environmental Task Force, 1986). The FDER and OCEPD have conducted "Amnesty Day" programs on which household hazardous wastes, including banned and illegal chemicals, are collected from the general public at collection centers with no questions asked. These programs have been enormously successful, resulting in the collection of over 1.5 million lbs. of waste statewide (FDER, 1987).~~

Table 5-3  
Edgewood Hazardous Waste Generators

Company	Waste Type	Monthly Amount	Storage Method	Disposal Method
Bell Equipment Rental & Sales	L	90 gal	2	4, 8
	W	120 bat.	6	8
	Y	2400 gal	9	4, 8
Auto Beauty Care, Inc.	L	2 gal	4	4
	M	2 gal	4	8, 14
Browder Printing Company	S	2 gal	4	6
	I	1 lb	4	1

Key:

Waste Type	Code	Storage Method	Code
Waste inks	I	Above ground tanks	1
Spent solvents	L	Below ground tanks	2
Solvent still bottoms	M	55 gallon drum	3
Acids or caustics	P	Various sized cans	4
Photographic waste	S	On ground, floor, or rack	6
Lead-acid batteries	W	Other	9
Waste oils/greases	Y		

Disposal Method	Code
Privately hauled to landfill	1
Open pit or pond	4
Permitted hazardous waste facility	5
Public sewer	6
Recycled	8
Treated by neutralization	13
Other	14

Source: Orange County Environmental Protection Department

## Existing Needs Assessment

The largest existing problem is that of improper waste disposal. Although the City has little direct involvement in the management of hazardous wastes, it should help to identify those businesses which might be waste generators and encourage them to find appropriate means to discard their wastes. This program should be performed in coordination with the Orange County Environmental Protection ~~Department~~Division.

## Future Needs Assessment

Because responsibility for the management of hazardous wastes and materials is vested in the ~~FDER-FDEP~~ and county governments, there is little direct action that the City can take to assist in their control. However, the City can provide assistance to those programs in several ways. One such way is to provide approval for the placement of a temporary "Amnesty Day" collection site within the City should the program be continued by the ~~FDER-FDEP~~ or Orange County. By providing easy access to such a collection center, the City would improve the chances that a significant fraction of the populace would use the opportunity to discard improperly stored wastes.

Additional support can be lent to existing programs through the City's building code and site plan approval process. The City can ensure that those business which, by their nature, use or generate hazardous materials comply with the necessary building facilities to prevent the loss of these materials into the environment. Proposed industrial parks which are to include tenants which generate, store or use hazardous materials should be designed so as to limit the potential adverse impact of accidental spills through appropriate design of buildings and drainage systems. Requiring the construction of interim storage facilities for hazardous materials located at a common point on the grounds of an industrial park would simplify the problems associated with containing and transporting the materials to a proper treatment facility.

## Summary and Recommendations

The City does not, at present, harbor any large quantity hazardous waste generators. ~~However, the amount of wastes generated by small quantity commercial generators and households are sufficiently large to pose environmental and human health hazards.~~ The City's role in hazardous waste management is ~~somewhat~~ limited. Nevertheless, active cooperation with the ~~FDER-FDEP~~ and the County in their programs ~~would~~ benefit the City and its residents if the amount of improperly stored and discarded wastes could be reduced. The City continues to meet with Orange County regarding the solid waste program.

RECREATION AND OPEN SPACE ELEMENT  
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City of Edgewood  
Recreation and Open Space Element

DATA SET - Existing Recreation Areas [\[9J-5.014\(1\)\]](#)

Edgewood and the surrounding areas were inventoried in order to determine the number of existing parks, recreational facilities and open spaces available for use by Edgewood residents. A list of these facilities follows. There are no public recreation or open space facilities within the City itself; private facilities within the City are minimal. There are, however, several significantly large recreational facilities outside of Edgewood yet still within Edgewood's recreational district and within easy reach of its residents.

TABLE 6-1  
EXISTING RECREATIONAL FACILITIES

Name	Type	Acreage	Available Facilities
Moss Park	Regional	1,551.0	Camping, Swimming, Showers, Restrooms, Barbecue Grills, Fishing, Boat Ramps, Playground Equipment, Tennis Courts, Ball Field, Nature Trails, Picnic Tables Pavilions, Horseshoe Pitching Area, Sports Equipment
<a href="#">Cypress Grove Park</a>	<a href="#">Regional</a>	<a href="#">80</a>	
West Colonial Complex	Special Facilities	9.5	Soccer and Rugby Fields, Restrooms
Woodsmere Boat Ramp	Special Facilities	--	Freshwater Ramp
Randolph Boat Ramp	Special Facilities	--	Freshwater Ramp
Warren Park	Community	8.50	Swimming Beach, Ball

			Diamond, Horseshoe Pitching Area, Picnic Tables, Pavilions, Barbeque Grills
Camelot Apt. Complex	Private	--	Swimming Beach, Tennis Courts, Picnic Tables
Pine Castle Elementary	School	2.0	Ball Field, Hard Courts
TOTAL PARK ACREAGE		<del>1,571</del> <del>1,650.5</del> <u>1639.0</u>	

ANALYSIS OF CURRENT NEEDS AND ANALYSIS OF FUTURE NEEDS

The City of Edgewood has no public recreational facilities within its city limits; however, city residents have access to recreational facilities within Orange County. There are currently ~~1,571~~~~1,650.5~~1639.0 park acres available to Edgewood residents. ~~If Moss Park, a regional park, is not included in this total, then the acreage drops to 20.~~ The current recreational needs of the City's residents are being met by the facilities identified in Table 6-1 within Orange County. ~~Orange County is currently meeting its Level of Service (LOS) of 1.5 acres per 1000 people for recreational facilities, which is the same LOS adopted into the City's policies.~~ With the population projections for Edgewood through 2030, the City is meeting and will continue to meet its LOS policy for provision of recreational facilities. ~~Some of the areas of the county are lacking in access to activity based parks, but Edgewood is not within one of those areas; three of the County's activity based parks are accessible to Edgewood's residents. (See Orange County Plan Recreation Element.)~~

Table 6-2  
Projected Recreational Facility Needs

<u>Table 6-2</u>		<u>*BEBR Medium Estimates BEBR Medium Estimates</u>			
	<u>Census 2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>
<u>Population</u>	<u>2503</u>	<u>2671</u>	<u>2892</u>	<u>3103</u>	<u>3303</u>
<u>Recreational Facilities Needed (acres)</u>	<u>3.8</u>	<u>4.0</u>	<u>4.3</u>	<u>4.7</u>	<u>5.0</u>

The four lakes that surround the City provide for recreation and open space; however they cannot be considered when determining a level of service. The Lake Conway chain is accessible by the Randolph boat ramp, just outside of the City, and Lake Jessamine is accessible by the Woodsmere boat ramp on the west side of the lake.

### ~~ANALYSIS OF FUTURE NEED~~

~~Orange County is planning a 70 acre activity oriented park, called Cypress Grove Park, in the dead citrus groves abutting the north shore of Lake Jessamine. Construction is tentatively scheduled to begin in early 1991 with a phased, five year buildout. This would raise park acreage in the local area to 90 acres and in the regional area to 1,641 acres.~~

~~Edgewood residents continue to pay County taxes, and a portion of those taxes are used by the County for parks and recreational facilities. Through intergovernmental coordination with Orange County, Edgewood will ensure that the County continues to provide an adequate level of service for parks and recreation. The City will adopt Orange County's level of service because Orange County will be the main provider of recreation services for the City.~~

### REFERENCES

- ~~1. Florida Recreation and Parks Facility Inventory. Florida Department of Natural Resources. Recreation and Parks Management Information System. November 1988.~~
- ~~2-1. \_\_\_\_\_ Orange County, Florida: Parks and Recreation Master Plan 1986-1991. Orange County Parks Dept. 1986 [Inventory listing at www.ocfl.net](http://www.ocfl.net), 2012.~~
- ~~3-2. \_\_\_\_\_ City of Edgewood Comprehensive Plan.~~

INTERGOVERNMENTAL COORDINATION ELEMENT  
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## City of Edgewood

### Intergovernmental Coordination Element

#### Introduction

The existing Intergovernmental Coordination mechanisms have been inventoried and are presented in Table 7-1 in this Element. The inventory includes local municipalities, county offices, state agencies, sub-state districts, and federal agencies which provide services, planning and technical assistance, and/or have regulatory authority over land use. All of these existing Intergovernmental Coordination mechanisms are effective in addressing any issues between the City of Edgewood and ~~any~~ other jurisdiction~~s~~.

The Comprehensive Plan Elements describe various issues which potentially involve adjacent jurisdictions and state agencies.

#### Primary Intergovernmental Issues

There are three primary intergovernmental issues that the City could improve coordination and thus improve the quality of ~~Life-life~~ for City residents.

##### 1. Transportation

Orange Avenue (SR 527) which divides the City of Edgewood is a principal arterial operating at LOS ~~FC~~. ~~Widening of this roadway should be an~~Continued coordination with Orange County and FDOT ~~will remain a~~ priority.

##### 2. Recreation and Open Space

The City of Edgewood sets the LOS for Recreation and Open Space the same as Orange County's LOS. The City is almost completely developed and land is of limited quantity and size; thus future park creation is not feasible. ~~The~~ Orange County maintains many parks in the area that adequately serve the residents of Edgewood. ~~A new park is being planned by the County adjacent to the northwest side of the City. Coordination between the City and County on site design special access point locations can ensure that park is beneficial to Edgewood residents as well as other County residents.~~

##### 3. Water Quality/Drainage

The City of Edgewood is surrounded by four lakes which provide aesthetic and recreation benefits. These lakes suffer from degradation caused by uncontrolled stormwater runoff. ~~Orange County is currently conducting a county-wide study of drainage systems.~~ Continued monitoring of lake water quality by OCEPD and

retrofit of old drainage systems, determined to be contributing pollutants, can ensure that the lakes remain a benefit to City residents.

Existing intergovernmental coordination with the agencies included in Table 7 -1 involves informal communication between the City Clerk and the listed agencies. There have been no problems with this existing intergovernmental coordination mechanism. This plan provides provisions for ensuring that public facilities and services will be available concurrent with development. Policies addressing availability of Public facilities and services concurrent with development include provisions for coordination with the appropriate agencies.

~~The opportunity for intergovernmental coordination with regard to assess in a drainage needs and preparing a Stormwater Master Plan for the City of Edgewood and the surrounding area will be pursued by the City. The City will coordinate with Orange County and the adjacent City of Belle Isle to develop and implement a stormwater master plan.~~

There also exists a need for intergovernmental coordination with regard to provision of recreational facilities. There are no recreational facilities within the jurisdiction of the City limits; Edgewood's residents are served by recreational facilities within Orange County and the City of Orlando. Edgewood ~~currently has no intergovernmental agreements with either of these local governments to ensure the continued provision of recreation services to Edgewood residents. The City will pursue inter local agreements with both of these local governments to ensure the provision of recreational services to City residents throughout the planning period.~~ continues to coordinate use of Orange County parks facilities for its residents.

**Sub-State and Special Districts**

AGENCY OR OFFICE WITH COORDINATING RESPONSIBILITY	COORDINATION OF	*R S P&TA	AUTHORITY: FL STATUTE OR OTHER
East Central Florida Regional Planning Council	Regional comprehensive planning; review of Developments of Regional Impact; local government comprehensive plans and amendments; local government technical assistance	S P&TA	F.S., Chapter 380
St. Johns River Water Management District	Manage fresh water supplies for the wide variety of social and natural resource needs; protect floodplains	S P&TA	F.S., Chapter 373, 069
Orlando Area Metropolitan Planning Organization	Prepare ongoing comprehensive transportation plans for urbanized area; directs federal transportation funds	P&TA	F.S., Chapter 339, 175
Orlando-Orange County Expressway Authority	Intergovernmental agency to design and build toll roads	P&TA	F.S. Chapter 348 None

\* R Regulatory authority over land use  
S Service to City of Edgewood  
P&TA Planning & Technical Assistance

Orange

AGENCY OR OFFICE WITH COORDINATING RESPONSIBILITY

COORDINATION OF

AUTHORITY:  
FL STATUTE OR OTHER

\*R  
S  
P&TA

Environmental Protection	Monitoring of air and water quality; inspects hazardous waste producers; provides other environmental technical information	S P&TA	Informal agreement
Fire Department	Providing fire protection	S	Contract
Planning Department	All planning and development issues affecting both jurisdictions	P&TA	Informal agreement
Public Utilities	Wastewater/sewer	S	Contract
Tricounty Transportation Authority	Mass transit/bus service	S	Informal agreement
Recreation and Parks	Provides parks and recreational activities	S	County millage assessment
School Board	Public school system K-12	S	County district, operates independently of Orange County administration
Sheriff's Department	Police protection	S	Mutual assistance agreement
Orange County Library	Library service	S	None

\* R Regulatory authority over land use  
 S Service to City of Edgewood  
 P&TA Planning & Technical Assistance

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Other Local Governments

LOCAL GOVERNMENT	COORDINATION OF	MECHANISM
City of Orlando: Planning and Development Dept. Police	Local comprehensive planning; issues affecting both jurisdictions Police protection	Informal agreement Mutual assistance agreement

\* R Regulatory authority over land use  
 S Service to City of Edgewood  
 P&TA Planning & Technical Assistance

Private Utilities

PRIVATE UTILITY	COORDINATION OF	MECHANISM
Cablevision of Orlando	Cable television	Franchise contract
Orlando Utilities Commission	Potable water	Contract
Western Waste, Inc	Solid waste disposal: residential & commercial	Contract
Florida Power	Electric Power Service	
Peoples Gas Company	Gas Service	
<u>Southern Bell</u>	<u>Telephone service</u>	

TABLE 7-1  
INTERGOVERNMENTAL COORDINATION MECHANISMS

State of Florida  
Agencies and Districts

AGENCY OR OFFICE WITH COORDINATING RESPONSIBILITY	COORDINATION OF	*R S P&TA	AUTHORITY: FL STATUTE OR OTHER
Department of Community Affairs	Comprehensive plan; local government technical assistance	S P&TA	F. S., Chapter 163, 185, and 380
Dept. of Environmental Regulation	Quality of air, water, and land; control of pollution including noise, solid and hazardous waste management; implementation of SHIM Act	R S P&TA	F. S., Chapter 20.261
Game and Fresh Water Fish Commission	Protection of wild animals and fresh water aquatic life; recreational development; aquatic weed control	S	F. S., Chapter 372
Dept. of Transportation	Comprehensive statewide transportation plan including highways, urban systems, air routes, and public transportation; licensure and regulation of transportation systems	R S	F. S., Chapter 20.23
Department of Health and Rehabilitative Services	Delivery of health and social services offered by the State to those persons in need of assistance.	S	None

\* R Regulatory authority over land use  
S Service to City of Edgewood  
P&TA Planning & Technical Assistance

Department of Natural Resources

P&TA

Administration, su is development and conservation of  
natural resources. Development  
and maintenance of the Comprehen-  
sive Outdoor Recreation Plan.

Department of State  
Division of Historic Resources

P&TA

Protection of historic sites and  
properties.

\* R Regulatory authority over land use  
S Service to City of Edgewood  
P&TA Planning & Technical Assistance

MAP 7-1 Extrajurisdictional Planning Areas Table 7-1

Intergovernmental Coordination Mechanisms

<u>Agency</u>	<u>Coordination of</u>	<u>*Role</u>
<u>Florida Department of Transportation</u>	<u>Comprehensive statewide transportation planning; licensure and regulation of transportation systems</u>	<u>R, S,</u>
<u>Florida Fish and Wildlife Conservation Commission</u>	<u>Protection of wild animals and freshwater aquatic life; recreational development; aquatic weed control</u>	<u>R, S, P&amp;TA</u>
<u>Florida Department of Economic Opportunity</u>	<u>Comprehensive planning, local government technical assistance</u>	<u>S, P&amp;TA</u>
<u>Florida Department of Environmental Protection</u>	<u>Quality of air, water, and land; control of pollution</u>	<u>R, S, P&amp;TA</u>
<u>Florida Department of Health</u>	<u>Delivery of health and social services offered by the State to people in need of assistance</u>	<u>S</u>
<u>Florida Division of Historic Resources</u>	<u>Historic property preservation</u>	<u>P&amp;TA</u>
<u>St. Johns River Water Management District</u>	<u>Manage fresh water supplies for social and natural resource needs; protect floodplains</u>	<u>R, S, P&amp;TA</u>
<u>East Central Florida Regional Planning Council</u>	<u>Regional comprehensive planning and local government plan review and technical assistance</u>	<u>S, P&amp;TA</u>
<u>Orlando Area Metropolitan Planning Organization MetroPlan Orlando</u>	<u>Prepare ongoing comprehensive transportation plans for the region; direct federal transportation funds</u>	<u>P&amp;TA</u>
<u>Orlando-Orange County Expressway Authority</u>	<u>Agency to design, oversee, and build toll roads</u>	<u>P&amp;TA</u>
<u>Orange County Government</u>	<u>Air quality monitoring, parks, fire, police, wastewater/sewer, libraries</u>	<u>S, P&amp;TA</u>
<u>City of Orlando</u>	<u>Mutual Assistance police protection</u>	<u>S</u>

\* R- Regulatory authority over land use

S- Service to City

P&TA- Planning and technical assistance

**CAPITAL IMPROVEMENTS ELEMENT**  
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## Capital Improvements Element

### 1. PURPOSE OF THE CAPITAL IMPROVEMENTS ELEMENTS

The Capital Improvements Element (CIE) has several purposes:

- 1) To summarize the public facility needs that have been identified in the Plan elements.
- 2) To assess the City's financial ability to provide these needs.
- 3) To provide, for public facilities in a manner that is consistent with the Comprehensive Plan and the Future Land Use Element in particular.
- 4) To adopt a financially feasible, Five Year Schedule of Improvements consistent with adopted level of service (LOS) standards.
- 5) To adopt Goals-Objectives-Policies which direct future development to be consistent with the Comprehensive Plan and ~~the~~ concurrency provisions ~~of 9J-5.0055 FAG.~~

~~9J-5.0055(1) (a) states: "For the purpose of issuance of development orders and permits, the local government must adopt level of service standards for public facilities and services located within the area for which such government has authority to issue development orders and permits" (emphasis added). While Edgewood is not a "service provider city, LOS standards must still be adopted in coordination with the government entities which provide services to the City as stated above. Because the city issues development permits, LOS standards must be adopted.~~

The following public facilities requiring LOS standards are included in the Concurrency Management System requirements of ~~9J-5.0055 F.A.C~~Florida Statutes:

- |                   |                                    |
|-------------------|------------------------------------|
| 1) roads          | 4) drainage                        |
| 2) sanitary sewer | 5) potable water                   |
| 3) solid waste    | <del>6) parks and recreation</del> |

### 2. PUBLIC FACILITY SERVICE DELIVERY IN EDGEWOOD

The City of Edgewood receives services from several governmental entities and one private contractor. The City consists of ~~442 acres~~ approximately 904 acres located in the southern ~~metropolitan~~ Orlando area between the central downtown core and the outer suburban areas. The City is essentially surrounded by urban land uses with a principal arterial road (SR 527, Orange Avenue) defining a linear development pattern. Like other small cities in the metro-Orlando area, Edgewood has developed as an urban node which

receives public facility services from larger governmental entities. Table 8-1 shows service providers.

Table 8-1  
Provision of Public Facilities in Edgewood

Facility	Provider
Roads: arterial local	FDOT and Orange County, Edgewood
Water	Orlando Utilities Commission
Sanitary Sewer	Orange County
Solid Waste	<a href="#">Western Waste Management, Inc.</a> - collection, Orange County - landfill disposal
Drainage	Edgewood. FDOT and Orange County
Parks and Recreation	Orange County*

\*The City does not contain a park-recreation system. Residents utilize the Orange County park system, which does not have any facilities located in Edgewood.

### 3. INVENTORY OF EDUCATIONAL AND HEALTH CARE SYSTEMS SERVING EDGEWOOD

#### Education

The ~~Education Plant Survey conducted for Orange County by the Department of Education~~ [2012/2013 School Attendance Zone Maps for Orange County Public Schools](#) ~~was were~~ used to determine which schools service the City of Edgewood. The following public schools serve grades K-12:

School	Grades	Capacity
<del>Pershing Elementary</del>	<del>K-6</del>	<del>634</del>
Pine Castle Elementary	K-6	<a href="#">634457</a>
Pine loch Elementary	K-6	<a href="#">510482</a>
<del>Conway Jr. High</del> <del>Walker Middle</del>	7-9	<a href="#">40321199</a>
Memorial <del>Jr. High</del> <del>Middle</del>	7-9	<a href="#">9851191</a>
Oak Ridge High	10-12	<a href="#">24802180</a>

#### SOURCES:

~~Department of Education, Tallahassee, Florida. Educational Plant Survey: Orange County Schools. January-February 1984~~ [Orange County Public Schools, Concurrency Data, 2010/2011.](#)

## HEALTH CARE

The major components of the public health care system serving Edgewood:

Hospitals	Beds
1) Brookwood Community Hospital, 1800 Mercy Drive, Orlando	153
2) Florida Hospital Orlando, 601 E. Rollins St., Orlando	805
3) Humana Hospital Lucerne, 818 S. Main St., Orlando	267
4) Laurel Oaks Hospital, 6601 Central Florida Pkwy., Orlando	60
5) Orlando General Hospital, 7727 Lake Underhill Drive, Orlando	197
6) Orlando Regional Medical Center, 1414 S. Kuhl Ave., Orlando	885
7) Orlando Regional Medical Center, 9400 Turkey Lake Rd., Orlando	150
8) Winter Park Memorial Hospital, 200 N. Lakemont, Winter Park	301

There are no public healthcare facilities located within the City of Edgewood.

In addition to these facilities there are:

- 20 nursing homes
- 36 other residential and long-term care facilities
- 5 mental health facilities
- 12 substance abuse facilities

### SOURCES:

1987 Florida Health Care Atlas. Department of Health and Rehabilitative Services, Office of Comprehensive Health Planning Office of Regulation and Health Services.

It is not anticipated that any new public education and health care systems will be added in the planning period (2000, 2005). Should this change in the future, impact on infrastructure facilities would be assessed in the CIE annual update and review.

#### 4. PUBLIC FACILITY NEEDS DERIVED FROM PLAN ELEMENTS - SUBJECT TO CONCURRENCY

Plan Elements identified only one capital improvement need, a traffic signal on Orange Avenue. The remaining facilities are adequate for the duration of the planning period, 2000 and 2005. Eleven capital improvement projects are scheduled for the 2012-2013 budgetary year. No additional projects are planned at this time.

There are no additional deficiencies, repair, replacement, or future growth needs.

TABLE 8-2  
Facility Needs Subject to Concurrency

Plan Element	Facility	Existing Deficiency Identified Need	Repair/Replacement Future Growth	Responsible Entity
1. <a href="#">Traffic Circulation Transportation</a>	roads-arterial	none		FDOT
	roads-local	none		Edgewood
2. Potable Water	potable water	none		Orlando Utilities Commission
3. Sanitary Sewer	sanitary sewer	none		Orange County
4. Solid Waste	solid waste	none		<a href="#">Western Waste Management, Inc.</a> and Orange County
5. Drainage	drainage	none <a href="#">(subject to change pending the results of the Stormwater Master Plan)</a>		Edgewood, FDOT, Orange County
6. Recreation and Open Space	parks	none		Orange County

#### 5. OTHER PUBLIC FACILITY NEEDS - NOT SUBJECT TO CONCURRENCY

Edgewood does not have fiscal responsibility for public facilities which are subject to concurrency, with the exception of local roads. However, the City does provide police service for its residents. Police vehicles are a capital improvement need for Edgewood that is not subject to concurrency. Approximately every other year the City will replace one of its three police vehicles. [The proposed replacement calls for a vehicle to be purchased in Fiscal Year 1991, 1993, 1995, and so on. Approximate cost: \\$12,000. This item will not appear in the Five Year Schedule of Improvements as it is not subject to concurrency.](#)

## 6. LEVEL OF SERVICE STANDARDS DERIVED FROM PLAN ELEMENTS

Level of Service (LOS) standards are an indicator of the extent of service provided or proposed to be provided by a facility based on its operational characteristics. LOS indicates the capacity per unit of demand for each public facility. Chapter 163 F.S. ~~and 9J-5, F.A.C.~~ requires LOS standards to be included for public facilities addressed by local governments in their comprehensive plans. Specifically, these LOS's will be established to ensure that adequate facility capacity will be maintained and provided for in the future to serve the City's residents. LOS standards can affect the timing and location of development by encouraging growth in areas where facilities have excess capacity. On the other hand, development will not be permitted unless needed facilities and services are provided. The provision of services and new development may occur in a phased sequence over time.

Level of service standards must be adopted for those services located within the area for which the city has authority to issue development orders and permits. ~~[(9J-5.0055(1)(a))]~~ Although the city does not have operational or fiscal responsibility for these services, the issuance of development orders and permits will affect the level of service. Therefore, it is necessary for the city to adopt those standards which have been identified by the service providers. In most cases this requires planning coordination with other governmental entities. Table 8-4-3 lists the LOS standards which will apply for concurrency.

Table 8-3  
LOS Standards for Facilities Subject to Concurrency

Facility	Level of Service	Service Provider
Roads		
Orange Avenue (SR 527)	<u>FE</u>	FDOT
Hansel Avenue (SR 527)	<u>FE</u>	FDOT
Holden Avenue	E	Orange County
Gatlin Avenue	E	Orange County
Potable Water	<u>325 gallons/dwelling unit/day (reclaimed)300-gpd per equivalent residential connection</u>	Orlando Utilities Commission
Sanitary Sewer	<del>300-225</del> gpd <del>per equivalent residential connection</del>	Orange County

Solid Waste	<u>Two per week per household</u>  <u>6.0 lbs per day per person-1 pounds/person/day</u>	<u>Western Waste/Waste Management, Inc.</u> (collection) Orange County (disposal)
Parks	<u>1.5 acres per every 1000 people</u> <u>Same as Orange County</u>	Orange County
Drainage		Edgewood, FDOT, Orange County
* all storm events are 24-hr. duration		
Bridges	50 year	
Canals, ditches or culverts for drainage external to the development	25 year	
Crossdrains, storm sewers	10 year	
Roadside swales for drainage internal to the development	10 year	
Detention/ <u>Retention</u> basins	25 year	
Retention/ <u>Detention</u> basins (no positive outfall)	<u>100-year*</u>	
<u>*meet pre and post development runoff volumes and rates for the 25-year, 96-hour storm event</u>  <u>Water Quality: For a dry retention system retain 40.5 inch of runoff from the contributing basin or 1.25 inches of runoff from impervious areas, whichever is greater, plus half an inch of runoff from the contributing basin, whichever is greater. For a wet detention system detain 1 inch of runoff from the contributing basin or 2.5 inches of runoff from the impervious areas, whichever is greater.</u>  <u>Stormwater quantity = post development stormwater runoff flow rates, peaks, and velocities shall be equal to or less than levels which existed prior to development for the 24-hour, 25 year, 24 hour storm event</u>  <u>Stormwater quality = no degradation of existing water quality conditions in receiving waterbodies below the minimum conditions necessary to ensure the suitability of the water for the designated use of its</u>		

## 7. INVENTORY OF FINANCIAL RESOURCES

The four categories of revenue sources are local, county shared, state shared and federal shared revenue. Local revenue sources are those which the City of Edgewood may levy, collect and disburse at the local level. County shared revenue is, in Edgewood's case, generated locally but collected by the state and returned to the City. State shared revenue sources are those funds which are: (a) generated locally, but collected and later returned by state agencies to the City ; (b) adopted as a local option tax or license fee, collected and returned by the state; or (c) shared by the state in the form of grants to the local government, by originated from state general revenue . Federal shared revenue is limited to grants for specific projects and uses such as Community Development Block Grant (CDBG) . ~~The elimination of the Federal Revenue Sharing Trust Fund in 1986 was a significant revenue loss for local governments. During FY 1989 the City received no revenue from Federal Revenue Sharing entitlements.~~

### General Fund

For the fiscal year 2012/13, the City of Edgewood projects a total of \$ 3,165,596 in revenues from the following sources identified in Table 8-4:

- ~~1. Ad Valorem — The City of Edgewood collects ad valorem taxes. Revenue generated from ad valorem taxes totalled \$253,184 in FY 1989-1990, millage rate of 3.4.~~
- ~~2. Fees, Charges, Investment Income and Other Miscellaneous This category includes licenses and permits, charges for services, fines and forfeitures, investment income, and other miscellaneous income (i.e. donations, sale of property etc. ). This revenue source provides approximately 21.1 percent of General Fund Revenue ( \$128,900 in FY 1989-90).~~
- ~~3. Franchise Taxes Franchise taxes in Edgewood are derived from the following utilities: telephone, electric, gas, cable TV and solid waste. Approximately 15.0 percent of General Fund revenue is derived from this source (\$91,100 in FY 1989-90).~~
- ~~4. County Shared Revenue This category consists of fees generated by the application for occupational licenses. In 1989-90 this revenue category equalled \$2,000 or approximately 0.3 percent of General Fund Revenue .~~

5. State Shared Revenue This revenue category includes the state sales tax, the two-cent cigarette tax for municipalities and license fees. In FY 1989 - 90 this revenue category equalled \$134,379 (Intergovernmental minus Federal entitlement) or approximately 22.1 percent of General Fund revenue.

The following table shows a percentage breakdown for the General Revenue Fund which includes local, county, state and federal revenue.

Table 8-4

General Fund Revenue Sources	<del>1989-90</del> <u>2012/2013</u>	<u>Profile</u> <u>Percentage</u>
1. <u>Ad Valorem</u> <u>Total Taxes</u>	<u>41.5%</u> <u>1,721,499</u>	<u>\$253,184</u> <u>54.38%</u>
2. <u>Shared Revenue</u> <u>Total Licenses/Permits</u>	<u>0.3</u> <u>46,750</u>	<u>2,000</u> <u>1.48%</u>
3. <u>Shared Revenue—State and Federal</u> <u>Total Grant Funding</u>	<u>22.1</u> <u>0</u>	<u>134,379</u> <u>0</u>
4. <u>Franchise Taxes</u> <u>Total Intergovernmental Revenue</u>	<u>45.0</u> <u>436,100</u>	<u>91,100</u> <u>13.78%</u>
5. <u>Total Charges for Services</u>	<u>541,600</u>	<u>17.1%</u>
5-6. <u>Fees, Charges, Investment Income and Other Miscellaneous</u> <u>Total Fines and Forfeitures</u>	<u>21.1</u> <u>14,072</u>	<u>428,900</u> <u>13.08%</u>
7. <u>Total Miscellaneous Revenues</u>	<u>400%</u> <u>5,575</u>	<u>\$609,563</u> <u>0.18%</u>
<u>Total</u>	<u>3,165,596</u>	<u>100%</u>

As shown above, the City's major sources of revenues are from the Total Taxes category (54.38%), which includes ad valorem taxes, tangible taxes, franchise tax-gas, utility/service tax-power, utility service tax-water, and local communications service tax.

Transportation Special Revenue Fund

1. Local Option Gasoline Tax The local government has the option to levy a one or two-cent tax on gasoline. Edgewood currently levies a one-cent tax.
2. Gas Alternative Decal Fees This fee is collected by the state from users of diesel fuel. Edgewood receives a small portion of the revenue generated by this fee.
3. State Revenue Sharing The state disburses the eight-cent gas tax among its local governments. Edgewood is obligated to spend these funds on road construction or improvements.

Table 8-5

<u>Roads and Streets</u>	<u>2012/2013</u>	<u>Percentage</u>
<u>1. Local Option Gas Tax</u>	<u>76,000</u>	<u>85.1%</u>
<u>2. Transportation Impact Fee</u>	<u>0</u>	<u>0</u>
<u>3. Interest- SBA Road</u>	<u>90</u>	<u>0.1%</u>
<u>4. FDOT Reimbursement-Traffic Light</u>	<u>13,244</u>	<u>14.8%</u>
<u>Total</u>	<u>89,334</u>	<u>100%</u>

SOURCE:

Ordinance Resolution No. 892012-35202. City of Edgewood Budget. 19892012-19902013.

~~This fund accounts for all revenues and expenditures in the provision and maintenance of local roads for City residents. The fund is predominantly self-supporting and receives revenue from three sources: a local option gasoline tax, gas alternative decal fees and state revenue sharing. The following chart shows a percentage breakdown for the Transportation Special Fund.~~

Table 8-5

<u>Transportation Special Fund Revenue Sources</u>	<u>1989-90</u>	<u>Profile</u>
<u>1. Local Option Gasoline Tax</u>	<u>-60.0%</u>	<u>\$52,729</u>
<u>2. Gas Alternative Decal Fees</u>	<u>-0.1</u>	<u>—100</u>
<u>3. State Revenue Sharing</u>	<u>20.3</u>	<u>-17,800</u>
<u>4. Allocation from Trans. Fund</u>	<u>19.6</u>	<u>-17,238</u>
	<u>100%</u>	<u>\$87,867</u>

8. EXISTING AND PROPOSED LOCAL POLICIES AND PRACTICES FOR CAPITAL IMPROVEMENTS.

Existing Practices

1. The City currently funds only two types of capital improvements: Improvements on the local roadway network (excludes county and state roads), and the purchase of vehicles for the City's police department.

2. Funding for capital improvements is provided through gas taxes (road improvements) and the general fund/ad valorem taxes (police vehicles).
3. The City does not provide its own water and sewer and, therefore, does not require impact fees for these services. There are no city impact fees or user fees in effect in Edgewood.
4. The City currently has no debt obligations and does not intend to acquire debt through general obligation or revenue bonds.
5. The City has designated a dollar amount threshold of \$10,000 that identifies an item as a capital improvement.
6. The City prepares and adopts an annual budget which includes any necessary capital improvements. The small scale operations of Edgewood do not necessitate a separate capital improvement program.
7. The City coordinates with service providers whenever a capital improvement project involves facilities which serve Edgewood.
8. The City will include drainage capital improvements in the capital improvements budget as ~~recommended required by the proposed Stormwater Master Plan to be completed by January 1993.~~

#### Proposed Future Practices

1. Maintain the above policies and practices with these exceptions:
  - a) A capital improvement will be defined as any item or improvement project which costs \$10,000 or more, and is expected to last five years or more.
  - b) Capital improvements will be identified as either subject to, or not subject to, concurrency management ~~(9J-5-0055).~~
  - c) A capital improvement budget will be included in the City's annual budget.

#### 9. THE CIE AND THE FUTURE LAND USE ELEMENT

The CIE demonstrates how public facilities will be provided in order to support future growth as discussed in the Future Land Use Element, and the land uses shown on the Future Land Use Map (FLUM). As discussed earlier, Edgewood provides only for its local roads. All other public facilities and services are provided by other governmental entities and one private contractor. The City's population is expected to increase modestly over the planning period. Demand for services is not expected to exceed capacity.

Population

Current 1990 1,100

Estimated 1995 1,332

Estimated 2000 1,440

Estimated 2005 1,504

At the present time there are no current or anticipated facility deficiencies. The FLUM does not illustrate dramatic or significant change for the City. If there are any pressures on the provision of services, it will be due to the expansion needs of adjacent jurisdictions competing for available capacity in water, sewer, roads, etc. Edgewood will need to maintain a strong commitment to intergovernmental coordination so that facilities that are shared by several local governments will continue to provide services in a fair and equitable manner. The Intergovernmental Coordination Element addresses the review of proposed development in other jurisdictions when that development impacts the City of Edgewood.

10. FISCAL ASSESSMENT

1. Following is a fiscal assessment identifying the capital projects in the Five Year Capital Improvement Schedule for the City of Edgewood (Table 8-6). ~~A small percentage of the General Fund is used to purchase a new police vehicle every other year. (See Table 8-8.)~~ The Transportation Special Fund is used to fund road maintenance or improvement projects that may or may not meet the designated threshold of \$10,000 for capital improvements.

~~2. 9J-5.016 Requirements that are not applicable:~~

~~9J-5.016(2)(f)2. Projection of debt service obligations for currently outstanding bond issues.~~

~~9J-5.016(2)(f)5. Projection of operating cost considerations.~~

~~9J-5.016(2)(f)6. Projection of debt capacity. The City currently has no debt; consequently its debt service is zero. Therefore, the City has a debt capacity of 100%. The City is projecting a debt capacity of 100% in the years 2000 and 2005. Since the estimated revenues are anticipated to be sufficient to meet the projected expenditures, the City is not projecting to incur any long-term debt.~~

~~3. Tables~~

~~8-6 Millage Rate 1989/90 through 1995/96~~

~~8-7 Projected Ad Valorem Tax Yield~~

~~8-8 Projected General Fund Revenue and Percent Allocated for Capital Improvements~~

~~8-9 Projected Expenditures for Capital Improvements~~

~~8-10 Capital Improvements Fiscal Assessment 1990/91 through 1995/96~~

~~Table 8-6  
Millage Rate 89/90 through 95/96~~

<del>Current</del>	<del>Projected</del>				
<del>89/90</del>	<del>90/91</del>	<del>91/92</del>	<del>93/94</del>	<del>94/95</del>	<del>95/96</del>
<del>3.4</del>	<del>3.4</del>	<del>3.4</del>	<del>3.4</del>	<del>3.4</del>	<del>3.4</del>

~~Table 8-7  
Projected Ad Valorem Tax Yield~~

<del>89/90</del>	<del>90/91</del>	<del>91/92</del>	<del>93/94</del>	<del>94/95</del>	<del>95/96</del>
<del>\$253,000</del>	<del>\$303,000</del>	<del>\$319,000</del>	<del>\$335,000</del>	<del>\$352,000</del>	<del>\$370,000</del>

~~Assumptions:~~

- ~~1. gross taxable value (FY90/91), \$89,348,891~~
- ~~2. annual 5% appreciation of gross taxable property value~~

Table 8-8  
Projected Revenue  
and Percent Allocated for Capital Improvements

	89/90	90/91	91/92	92/93	93/94	94/95	95/96
Total General Fund <sup>(1)</sup>	\$609,563	\$600,023	\$725,000	\$756,000	\$790,000	\$850,000	\$885,000
Percent of General Fund	0%	1.7%	0%	1.6%	0%	1.4%	0%
Total Transportation Special Fund <sup>(2)</sup> <sup>(3)</sup>	\$87,867	\$92,260	\$96,873	\$101,717	\$106,883	\$112,143	\$117,750

<sup>1</sup>ad valorem tax yield (from Table 8-8) is assumed to be a slightly increasing percentage of the general fund.

1989/90: tax yield was 41.5% of the general fund

1990/91: tax yield was 43.3% of the general fund

<sup>2</sup>Projects paid for from this fund may or may not meet the capital improvement threshold of \$10,000.

<sup>3</sup>The Transportation Special Fund revenue was projected through Fiscal Year 1995/96 by assuming a 5 percent increase per year in revenue.

Table 8-96  
Projected Expenditures

Five-Year Capital Improvements Schedule\*

<u>PROJECT NAME</u>	<u>SOURCE FUND</u>		<u>FY 13/14</u>	<u>FY 14/15</u>	<u>FY 15/16</u>	<u>FY 16/17</u>	<u>FY 18/19</u>	<u>Totals</u>
<u>Mandalay Road Rehab &amp; Regrade</u>	<u>ROADS</u>	<u>STREETS</u>	<u>125,000</u>	-	-	-	-	<u>125,000</u>
<u>Oak Lynn Drive Rehab &amp; Regrade</u>	<u>ROADS</u>	<u>STREETS</u>	-	-	-	-	-	-
<u>Lynwell Court Rehab &amp; Regrade</u>	<u>ROADS</u>	<u>STREETS</u>	-	-	-	-	-	-
<u>Alleman Drive Rehab &amp; Regrade</u>	<u>ROADS</u>	<u>STREETS</u>	-	-	-	-	-	-
<u>Haveril Drive Rehab &amp; Regrade</u>	<u>ROADS</u>	<u>STREETS</u>	-	-	-	-	-	-
<u>Linson Court Rehab &amp; Regrade</u>	<u>ROADS</u>	<u>STREETS</u>	-	-	-	-	-	-
<u>Hedge Court Rehab &amp; Regrade</u>	<u>ROADS</u>	<u>STREETS</u>	-	-	-	-	-	-
<u>Lake Mary Jess</u>	<u>ROADS</u>	<u>STORMWATER</u>	<u>15,506</u>	-	-	-	-	-
-	-	-	-	<u>349,200</u>	-	-	-	<u>349,200</u>
<u>Lake Mary Jess Area</u>	<u>ROADS</u>	<u>STREETS</u>	-	-	<u>72,750</u>	-	-	<u>72,750</u>
<u>Stratemeyer</u>	<u>ROADS</u>	<u>STREETS</u>	-	-	-	<u>145,000</u>	-	<u>145,000</u>
<u>Jessamine Lane</u>	<u>ROADS</u>	<u>STREETS</u>	-	-	-	-	<u>49,450</u>	<u>49,450</u>
<b><u>Total</u></b>	-	-	<b><u>140,506</u></b>	<b><u>349,200</u></b>	<b><u>72,750</u></b>	<b><u>145,000</u></b>	<b><u>49,450</u></b>	<b><u>741,400</u></b>

<u>Fund</u>	<u>Project Name</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
<u>541530-02</u>	<u>COMMERCE DRIVE – CUL-DE-SAC (Stormwater)</u>	<u>\$11,500</u>				
<u>541530-02</u>	<u>WINDSONG@ HARBOUR ISLAND- LDSCP (1) (Roads &amp; Streets)</u>	<u>\$2,650</u>				
<u>541530-02</u>	<u>WINDSONG@HARBOUR ISLAND-LOSCP (2) (Roads &amp; Streets)</u>	<u>\$650</u>				
<u>541530-02</u>	<u>WINDSONG @ HARBOUR ISLAND- LDSCP (3) (Roads &amp; Streets)</u>	<u>\$2,800</u>				
<u>541530-02</u>	<u>WINDSONG@ HARBOUR ISLAND- LDSCP (4) (Roads &amp; Streets)</u>	<u>\$1,400</u>				
<u>541530-02</u>	<u>HEDGE COURT @ LYNWELL DRIVE (Stormwater)</u>	<u>\$1,800</u>				
<u>549460-02</u>	<u>JAMAICA LANE-PUBLIC PORTION (Stormwater)</u>	<u>\$1,000</u>				
<u>541698-01</u>	<u>REPAIR INLET @ SILVERA DR &amp; VISCAYA AVE (Stormwater)</u>	<u>\$750</u>				
<u>541698-01</u>	<u>REPAIR INLET EROSION ON COMMERCE DR (Stormwater)</u>	<u>\$2,500</u>				
<u>541697-08</u>	<u>CLEAN STORMCEPTOR ON MANDALAY/ BALI HAI LAGOON</u>	<u>\$2,500</u>				

	<u>(Stormwater)</u>					
	<u>CITY SIDEWALK REPAIR</u>	<u>\$15,000</u>				
	<u>TOTAL CAPITAL IMPROVEMENT PROJECTS</u>	<u>\$42,550</u>				

\* Please note capital improvements have only been scheduled for the first budgetary year of the Capital Improvements Schedule.

for Capital Improvements

FUND/ITEM	90/91	91/92	92/93	93/94	94/95	95/96
GENERAL FUND						
1. police vehicle	\$12,000		\$12,000		\$12,000	
Total	\$12,000		\$12,000		\$12,000	
TRANSPORTATION SPECIAL FUND	No expenditure identified					

Table 8-10  
Capital Improvements Fiscal Assessment  
90/91 through 95/96

FUND/ITEM	90/91	91/92	92/93	93/94	94/95	95/96
GENERAL FUND						
Revenue	\$12,200	\$14,000	\$14,500	\$15,120	\$15,800	\$17,700
Expenditures	\$12,000	0	\$12,000	0	\$12,000	0
Balance	\$200	\$14,000	\$2,500	15,120	\$3,800	\$17,700
TRANSPORTATION SPECIAL FUND						
Revenue	\$92,260	\$96,873	\$101,717	\$106,803	\$112,143	\$117,750
Expenditures	0	0	0	0	0	0
Balance	\$92,260	\$96,873	\$101,717	\$106,803	\$112,143	\$117,750

TABLE 8-11  
 Capital Improvements Planned By Public Facility  
 Service Providers, Affecting Edgewood

	Project Description	Estimated Completion Date	Revenue Source	Responsible Entity
Potable Water Orlando Utility Commission	none			
Sanitary Sewer Orange County	Conserv II		Orange County, Orlando, EPA	Orange County, City of Orlando
Roads FDOT	Signalization at Lake Mary/Jess	Complete	Federal Aid  Orlando Systems	FDOT
Orange County	none			
Drainage Orange County	none		Orange County  Currently working Drainage Master	Undetermined (see Orange County Comprehensive Plan Stormwater Sub-Element
Parks Orange County	Cypress Grove Park	1995	Orange County	Orange County  Parks & Recreation

## TEN- YEAR WATER SUPPLY FACILITIES WORK PLAN

### 1.0 INTRODUCTION

#### 1.1 Purpose and Objectives

The purpose of the City of Edgewood Water Supply Facility Work Plan (hereinafter the Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government's jurisdiction. Chapter 163, Part II, F.S., requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update. The St. Johns River Water Management District implemented their Water Supply Plan in 2005.

The City of Edgewood residential and non-residential users purchase retail water directly from the Orlando Utilities Commission (OUC). This is enabled through a franchise agreement. OUC has franchise agreements to serve other local governments and area of unincorporated Orange County to ensure that enough capacity is available for existing and future customers in the OUC service area.

According to state guidelines, the Work Plan and the comprehensive plan amendment must address the development of traditional and alternative water supplies, bulk sales agreements and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period. OUC/City of Orlando adopted their Work Plan in 2007, which estimates future water supply needs through the year 2023.

OUC has completed a plan that addresses each of these requirements. Since the City of Edgewood does not produce potable water or have a potable water distribution system, the development of traditional water supplies and alternative water supplies,

and bulk sales agreements are not tasks that are possible to accomplish. Conservation and reuse programs administered by OUC are implemented throughout the service territory, including the City of Edgewood. Additionally, the City of Edgewood is implementing the Work Plan into the City's Comprehensive Plan by adding policies to address conservation and reuse. These policies are identified at the end of this Work Plan report.

## DATA AND ANALYSIS

The information below is excerpted from the OUC Ten-Year Water Supply Facilities Work Plan, the OUC Consumptive Use Permit #3159, issued by the SJRWMD on May 10, 2011, the H2OUC Water Statistics, and the OUC Water Quality Report, 2012.

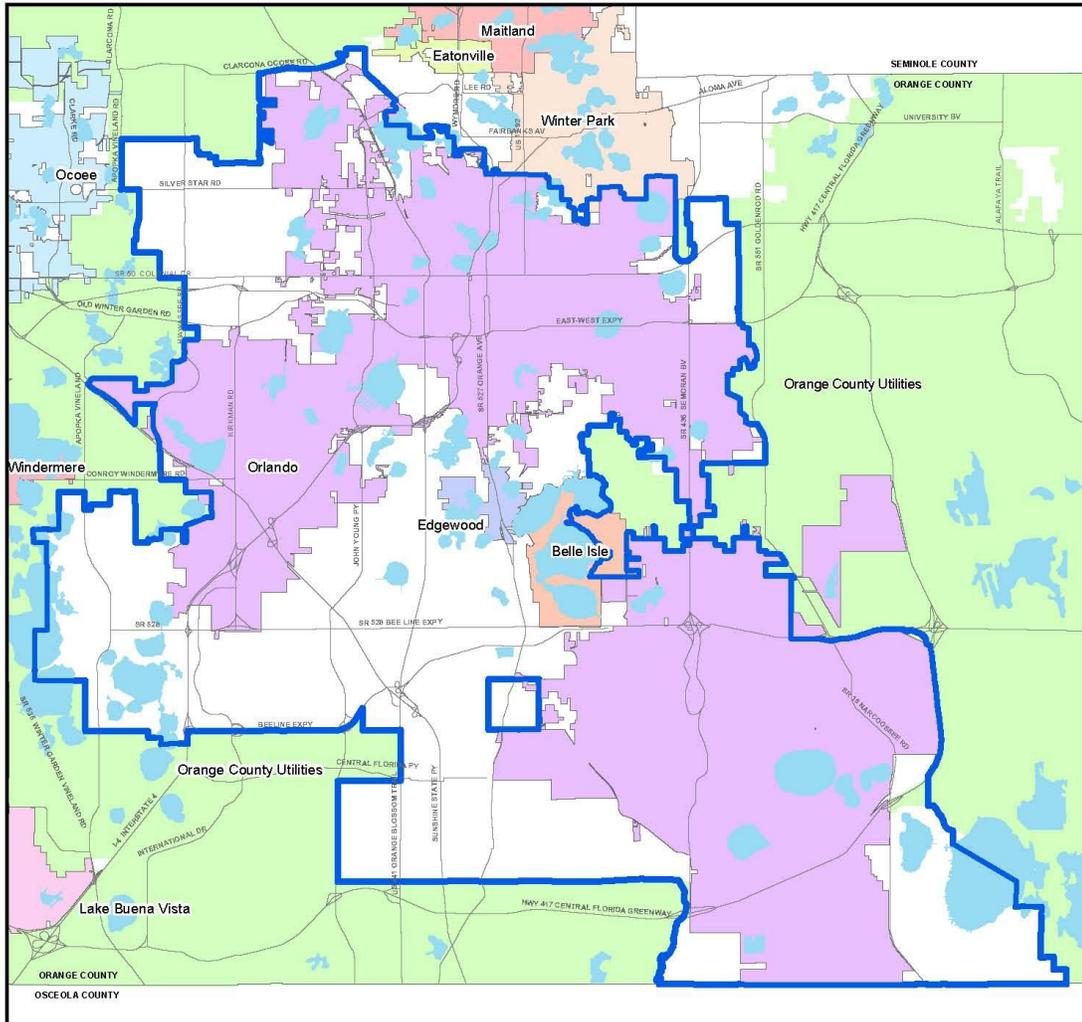
### Permit Conditions and Duration

OUC has a consumptive use permit (CUP) from the St. Johns River Water Management District (SJRWMD) for its potable water system. The permit (CUP No. 3159) was updated in May 2011, and will expire in 2023. The permit allows for ground water supply from the Florida Aquifer for 109.22 million gallons per day (mgd) and 11.1 mgd of reclaimed water from the Iron Bridge, Conserve I and Conserve II water reclamation facilities to serve a projected population of 522,848 in 2023 for household, commercial/industrial, irrigation, and water utility type use.

### Service Area - Population Information and Potable Water Supply Demand Projections

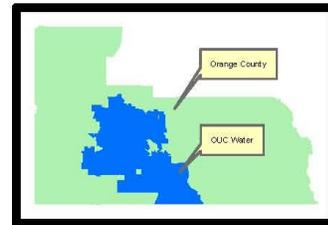
CUP No.3159 allows OUC to provide water services to the OUC Potable Water Supply Service Area (Utility Service Area), which includes the City of Edgewood, and surrounding areas as shown in Figure 1 from the OUC Work Plan, inserted below. Approximately 364,500 customers are served over 195 square miles, with a population of about 423,900.

# OUC WATER SERVICE AREA



## LEGEND

- STREETS
- LAKES
- OUC SERVICE AREA BOUNDARY



LOCATION MAP

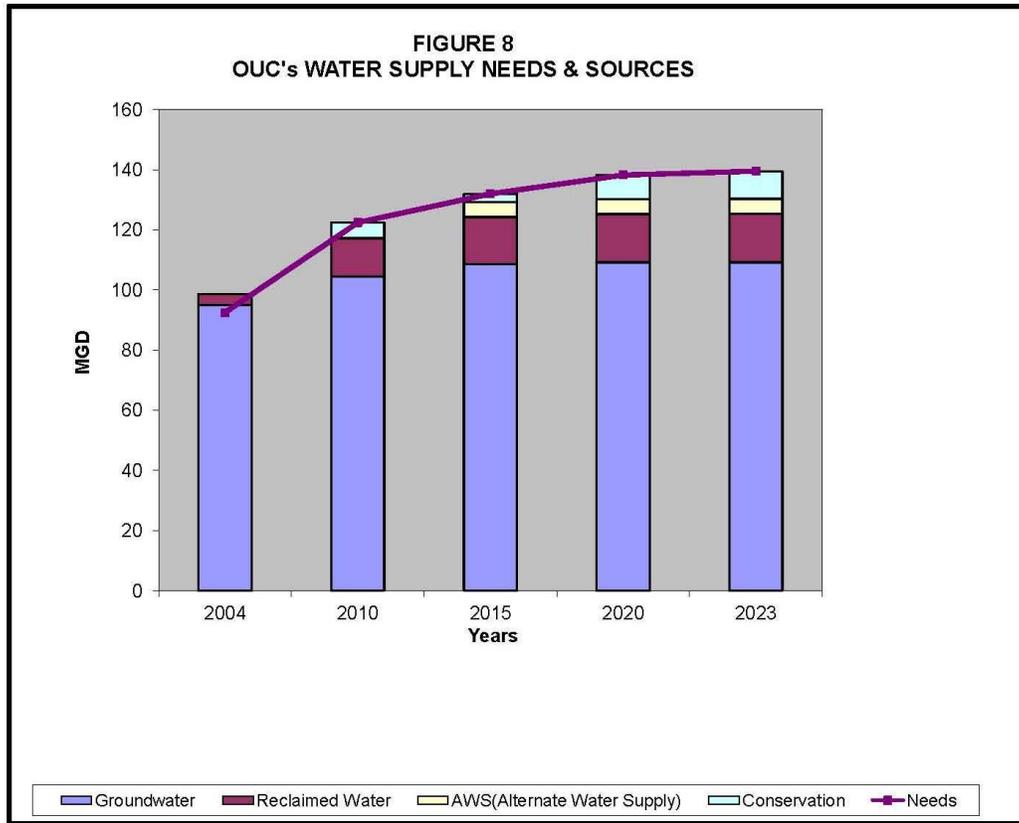


05/12/06

FIGURE 1

Historical Water Use

Figure 8 from the OUC Work Plan (inserted below) shows the historical and projected need trend for OUC's Water Supply Needs and Sources for 2004-2023. Table 7 from OUC's Work Plan (inserted below) provides forecasted water supply needs and sources to 2023. Need projections were based on forecasting customer demand at the meter.



**Table 7  
Forecasted Water Supply Needs and Sources**

Year	Needs Within OUC Water Service Area			
	Potable Water Supply Needs Avg. Rainfall Year (mgd)	Potable Water Supply Needs 1-in-10 Rainfall Year (mgd)	Reclaimed Water Supply Needs Avg. Rainfall Year (mgd)	Reclaimed Water Supply Needs 1-in-10 Rainfall Year (mgd)
2004	83.86	88.90	3.42	3.63
2010	103.39	109.59	12.09	12.82
2015	109.72	116.30	14.80	15.69
2020	115.28	122.20	15.14	16.05
2023	116.40	123.38	15.21	16.12

Note 1                      Note 1                      Note 1                      Note 1

Year	Sources To Meet Needs Within OUC Water Service Area During 1-in-10 Rainfall Year				
	Reclaimed Water Sources (mgd)	Potable Water			
Groundwater Sources (mgd)		Alternative Water Supply Sources (mgd)	Conservation (mgd)		
2004	3.63	95.00	0.00	0.00	95.00
2010	12.82	104.40	0.00	5.19	109.59
2015	15.69	108.60	5.00	2.70	116.30
2020	16.05	109.20	5.00	8.00	122.20
2023	16.12	109.20	5.00	9.18	123.38

Note 2                      Note 3                      Note 4

Note 1: The SJRWMD draft "Water Supply Assessment 2003" states that future water supply needs, for planning purposes, may be based on a 1-in-10 rainfall year. A 1-in-10 rainfall year is the one year out of ten years when rainfall is the lowest. Water supply needs in a 1-in-10 rainfall year are greater than they would be in an average rainfall year. Based on data provided by the District, water supply needs in the 1-in-10 rainfall year are 6% higher than the needs during an average rainfall year.

Note 2: The City of Orlando has pledged to provide OUC's future reclaimed water supply needs, including reclaimed water needed to supply demands within the OUC water service area, as well as the reclaimed water needed to implement Project RENEW. The City has sufficient quantities of reclaimed water available at the appropriate future time periods to meet OUC's needs, as documented in "Orlando Utilities Commission Project RENEW Engineering Report" (April 2006) prepared by CDM. The numbers for reclaimed water sources presented in this table match the reclaimed water needs because the City has adequate resources.

Note 3: From Condition 18, Consumptive Use Permit No. 3159 issued to Orlando Utilities Commission on May 11, 2004. Groundwater sources are assumed to be limited by the current CUP conditions.

Note 4: Conservation is treated as a potable water supply source because it stretches other supply sources by reducing needs. By showing it as a supply source, the amount of conservation needed to balance needs and sources can be calculated. The conservation quantities shown in this table are reasonable levels of conservation that are attainable based on OUC's past experience and the experience of other large utilities in Florida.

Table 7 reveals that groundwater sources totaling 109.2 mgd will be required in the future. The OUC Work Plan identifies that the capacity of the existing facilities is sufficient to supply future needs through 2023, based on limitations imposed by the CUP. An additional well will be installed (Sky Lake Plant) to withdraw the maximum allocation allowed under the CUP.

The OUC Work Plan identifies that OUC will need to do three things to assure forecasted needs are met to 2023:

1. Participate in the St Johns/Taylor Creek Reservoir Project (identified alternative water supply source);

2. Implement reclaimed water projects; and,
3. Continue conservation efforts (a water conservation plan is in the CUP)

### City of Edgewood Impact on Potable Water Demand to 2023

The CUP approved by the SJRWMD anticipates a 2023 population served at 522,848. At the population projections for the City of Edgewood identified in the Future Land Use and Housing Elements data and analysis sections, even at the BEBR projected 2025 Edgewood population of 3,103 people, Edgewood's population would represent approximately .6% (six-tenths of a percent) of the total OUC population served in year 2023. Based on this data, the OUC forecasted need projections adequately provide for the potable water needs of Edgewood now and in the future. No increased demands are envisioned based on the Edgewood population projections to 2030 and development patterns of the City.

### Conservation and Reuse Programs

OUC has had an active water conservation program. AS part of the CUP application process, OUC submitted a conservation plan. The following programs are utilized to promote conservation and reuse:

- In 2001, OUC adopted a water-conserving rate structure. Customers who use large quantities of water each month pay a higher per gallon charge; and,
- OUC has produced television, radio, written and web material to encourage customers to reduce quantity of water use for irrigation by providing them with actions customers can take to reduce water use while not damaging lawns or landscaping.

## SUMMARY

The City of Edgewood can proactively participate in implementing the OUC Work Plan components as part of this Work Plan by incorporating applicable strategies into the City's Comprehensive Plan.–These will facilitate meeting the forecasted needs by helping OUC continue conservation efforts. To coordinate with and contribute to meeting these water conservation and planning measures, the City hereby adds the following goal, objectives, and policies within the Intergovernmental Coordination Element and Conservation Element of the Comprehensive Plan:

### **Intergovernmental Coordination Element**

Objective 7.3: The City shall participate in conservation and coordination activities with Orange County, OUC, the Florida Department of Environmental Protection, and the St. Johns River Water Management District in order to provide for coordinated management and use of the water resources.

POLICY 7.3.1: A Future Land Use amendment requires the demonstration of adequate water supplies and demonstrates that associated public facilities are (or will be) available to meet projected growth demands pursuant to state statutes.

POLICY 7.3.2: Prior to approving a building permit or its functional equivalent, the City will consult with the Orange County and OUC to determine whether adequate water supplies will be available to serve the new development prior to issuing a development order building permit.

POLICY 7.3.3: The City has developed a ten-year water supply work plan that addresses current and projected water needs and sources. The City shall coordinate with all applicable local, state, and federal agencies regarding the work plan. In addition, the City will update the work plan within 18 months of any update to the regional water supply plan.

POLICY 7.3.4: The City will participate in the development of updates to the SJRWMD's water supply assessment and district water supply plan and in other water supply development-related initiatives facilitated by SJRWMD that affect the City.

POLICY 7.3.5: The City will coordinate with the Orlando Utilities Commission (OUC), Orange County, and other local jurisdictions in OUC's and Orange County's water service area regarding population projections and development projects that affect future water demands to assist in master planning to ensure that current and future water demands can be met.

### **Conservation Element**

Add to GOAL5: Promote water conservation through practicing water conservation strategies.

OBJECTIVE 5.2 The City shall identify key areas to contribute to water conservation and smart use of water resources to ensure capacity can be achieved and quality maintained. The City will use OUC, Orange County, and the SJRWMD as resources in implementing non-facility based water supply and conservation programs

#### POLICY 5.3.7:

The City will encourage water conservation regulations that promote and encourage the use of low impact development techniques such as those that use the Florida Water Star Program.

#### POLICY 5.3.8:

The City will evaluate creating incentive programs that encourage the installation of water-saving plumbing devices, such as indoor water audits and leak detection and will consider adopting regulations that require water-efficient landscaping for all new development projects and require functioning rain sensor devices on automatic irrigation systems, as well as overriding green lawn deed restrictions.

#### POLICY 5.3.9:

The City commits to using lower quality sources of water for non-potable needs when such sources (storm water, surface water, or reclaimed water) become available.

#### POLICY 5.3.10:

The City commits to implementing water conservation practices that include: educational programs at schools; observing "Water Conservation Month" in April through press releases and resolution; promoting water conservation and environmental

education newsletters, as well as web-based newsletters; and, enforcement of the Water Management District's "permanent water conservation rule".

**FIRST AMENDED AND RESTATED INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING AND IMPLEMENTATION OF CONCURRENCY**

This **FIRST AMENDED AND RESTATED INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING AND IMPLEMENTATION OF CONCURRENCY** (the "Agreement") is entered into among the **SCHOOL BOARD OF ORANGE COUNTY** (hereinafter referred to as "School Board"), **ORANGE COUNTY** (hereinafter referred to as "County"), and the following cities and towns: **CITY OF APOPKA, CITY OF BELLE ISLE, TOWN OF EATONVILLE, CITY OF EDGEWOOD, CITY OF MAITLAND, TOWN OF OAKLAND, CITY OF OCOEE, CITY OF ORLANDO, TOWN OF WINDERMERE, CITY OF WINTER GARDEN,** and **CITY OF WINTER PARK** (collectively, "Municipalities") (together with the County, hereinafter sometimes referred to jointly as "Local Governments").

**RECITALS**

WHEREAS, the School Board, County, and Municipalities recognize their respective obligations and responsibilities for the education, nurture and general well-being of the children within their communities; and

WHEREAS, the School Board, County, and Municipalities recognize the benefits that will flow to the citizens and students of their communities by more closely coordinating their land development programs with the School Board's facilities planning process: namely (1) better coordination of the establishment of new schools in time and place with Residential Development, (2) greater efficiency for the School Board and Local Governments by locating schools to take advantage of existing and planned roads, water, sewer, and parks, (3) improved student access and safety by coordinating the construction of new and expanded schools with the road and sidewalk construction programs of the Local Governments, (4) better defined urban form by locating and designing schools to serve as community focal points, (5) greater efficiency and convenience by co-locating schools with parks, ballfields, libraries, and other community facilities to take advantage of joint use opportunities, and (6) reduction of pressures on schools that result from urban sprawl and support of existing neighborhoods by appropriately locating new schools and expanding and renovating existing schools; and

WHEREAS, sections 1013.33 and 163.31777, Florida Statutes, require the coordination of planning between School Board and the Local Governments to ensure that plans for construction and opening of schools are facilitated and coordinated in time and place with plans for Residential Development, concurrently with other necessary services. Such planning requires, in part and without limitation, that the location of schools must be consistent with the Comprehensive Plan and implementing Land Development Regulations of the Applicable Local Government; and

WHEREAS, sections 163.31777(1)(a) and 1013.33(2)(a), Florida Statutes, further require each county and the non-exempt municipalities within that county to enter into an interlocal agreement with the School Board to jointly establish the specific ways in which the plans and processes of the School Board and the local governments are to be coordinated; and

WHEREAS, local governments must review proposed amendments to an adopted future land use element for availability of necessary facilities and services so that proposed Comprehensive Plan amendments will maintain consistency with the requirements of section 163.3177(6)(a) when applied to the future land use element proposed to be amended; and

WHEREAS, section 163.3180(13)(g), Florida Statutes, requires that the School Board and the Applicable Local Governments enter into an interlocal agreement to implement statutory school concurrency requirements; and

WHEREAS, sections 163.31777(2)(e) and 163.3180(13)(g)6.b., Florida Statutes, require that the interlocal agreement implementing school concurrency provide an opportunity for the School Board to review and comment on the effect of Comprehensive Plan amendments and Rezoning on the public school facilities plan; and

WHEREAS, Section 10 of this Agreement is intended to satisfy the requirement of section 163.3180(13)(g)6.b. by providing an opportunity for the School Board to review and comment on the effect of proposed Comprehensive Plan amendments and Rezoning on public schools and to provide an opportunity for local governments to consider the availability of School Capacity when reviewing proposed Comprehensive Plan amendments and proposed Rezoning; and

WHEREAS, to avoid confusion, Section 10 of this Agreement will have its own definitions applicable only to Section 10; and

WHEREAS, the School Board, County, and Municipalities enter into this Agreement in fulfillment of the foregoing statutory requirements and in recognition of the benefits accruing to their citizens and students described above; and

WHEREAS, the County, Municipalities and School Board have mutually agreed that coordination of school facility planning and comprehensive land use planning is in the best interests of the citizens of said County and Municipalities; and

WHEREAS, the County has jurisdiction for land use and growth management decisions within its unincorporated boundaries and the Municipalities have similar jurisdiction within their respective municipal boundaries; and

WHEREAS, the School Board has the responsibility to provide school facilities to ensure a free and adequate public education to the residents of the County and Municipalities; and

WHEREAS, the County, Municipalities and School Board agree that they can better fulfill their respective responsibilities by working in close cooperation to ensure that adequate public school facilities are available for the residents of the County and Municipalities; and

WHEREAS, Interlocal Agreements previously entered into by and among the Municipalities, County, and School Board must be updated or in some instances superseded; and

WHEREAS, the School Board, the County, and the Municipalities (except for the Town of Eatonville and the City of Edgewood) entered into that certain Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency, which was approved by the Board of County Commissioners on June 10, 2008 (the "Amended Interlocal Agreement"), for the purpose of implementing school concurrency pursuant to chapter 163, Florida Statutes; and

WHEREAS, pursuant to Section 13.4 of the Amended Interlocal Agreement, upon final approval by the School Board and the Local Governments, any amendment to the Level of Service standards requires an amendment to each Local Government's Comprehensive Plan in addition to an amendment to the Amended Interlocal Agreement; and

WHEREAS, pursuant to Section 16.2 of this Agreement, the School Concurrency Service Areas shall be included as part of the supporting data and analysis for the Local Governments' respective Comprehensive Plans; and

WHEREAS, pursuant to Section 14.3 of the Amended Interlocal Agreement, any changes to the School Concurrency Service Areas shall not be effective until approval by School Board, County and Municipalities, and prior to adopting any change to the School Concurrency Service Areas, School Board must make certain verifications with regard to the changes; and

WHEREAS, pursuant to Section 21 of the Amended Interlocal Agreement, any amendments to the Interlocal Agreement must be in writing and must be executed by all parties thereto; and

WHEREAS, the School Board, the County, and the Municipalities (except for the Town of Eatonville and the City of Edgewood) entered into that certain First Amendment to Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency for the purpose of modifying the Level of Service ("LOS") standards, the School Concurrency Service Areas ("CSA"s), and making other necessary changes, which was approved by the Board of County Commissioners on April 20, 2010 (the "First Amendment"); and

WHEREAS, section 13.2 of the Amended Interlocal Agreement created Long Term Concurrency Management Systems for certain CSAs identified in Appendix E to that Agreement; and

WHEREAS, School Board, County, and Municipalities acknowledge that incorporation of LOS standards, establishment of CSAs, and adoption of Long Term Concurrency Management Systems are accomplished by adoption into Local Governments' respective Comprehensive Plans; and

WHEREAS, the School Board, the County, and the Municipalities wish to amend the Amended Interlocal Agreement, as amended, such that modifications to the School Concurrency Service Areas and the Long Term Concurrency Management Systems may be made solely by amending the Local Government Comprehensive Plans, rather than amending the Local Government Comprehensive Plans and this Agreement.

NOW THEREFORE, be it mutually agreed by and among the School Board, Orange County, and the City of Apopka, City of Belle Isle, Town of Eatonville, City of Edgewood, City of Maitland, Town of Oakland, City of Ocoee, City of Orlando, Town of Windermere, City of Winter Garden and City of Winter Park that the procedures set forth below will be followed in coordinating land use and public school facilities planning:

**Section 1. Recitals**

The recitals set forth above are true and correct and are incorporated herein.

**Section 2. Incorporation of Prior Amendment**

This Agreement incorporates the First Amendment and supersedes the Amended Interlocal Agreement in its entirety.

**Section 3. Definitions**

Except as otherwise specified in Section 10 of this Agreement, the following words and terms shall have the following meanings in the interpretation of this Agreement:

**Adjusted FISH Capacity:** the number of students who can be served in a permanent public school facility as provided in the Florida Inventory of School Houses adjusted to account for the design capacity of Modular or In-Slot Classrooms on the campuses designed as Modular or In-Slot schools, but not to exceed Core Capacity.

**Adjacency Review:** the review as provided in Section 18.6 of this Agreement of School Concurrency Service Areas adjacent to the School Concurrency Service Area in which the proposed Residential Development is located.

**Applicant:** the person or entity submitting a Development Application (as defined in Section 10.1 hereof) or School Concurrency Determination Application, including its principals, agents, successors, and assigns.

**Applicable Local Government:** either the Local Government with land use jurisdiction over a proposed Residential Development, or the Local Government with land use jurisdiction over a proposed school site.

**Available School Capacity:** the ability of a School Concurrency Service Area to accommodate the students generated by a proposed development at the adopted Level of Service standards. Available School Capacity shall be derived using the following formula for each School Type:

Available School Capacity = (School Capacity x Adopted Level of Service<sup>1</sup>) – (Enrollment <sup>2</sup>+ Reserved Capacity)

Where:

<sup>1</sup>Adopted Level of Service = the ratio, expressed as a percentage, of Enrollment to School Capacity as jointly adopted by the School Board and Local Governments.

<sup>2</sup>Enrollment = Student enrollment as counted in the most recent official October count.

Capacity Commitment Agreement: an executed Capacity Enhancement Agreement, whether individually or as part of a consortium of Capacity Enhancement Agreements, containing commitments to fund wholly or partially the construction of public school facilities to provide School Capacity at identified public schools required to serve the affected Residential Developments, as more fully set out in a Resolution of the School Board to be adopted within thirty (30) days from the date the School Board executes this Agreement.

Capacity Encumbrance Letter: a written determination from an Applicable Local Government temporarily reserving Available School Capacity during the pendency of a Site Plan application approval process and temporarily reserving the Available School Capacity needed to accommodate the impacts of the Applicant's proposed Residential Development upon completion of the requirements in Section 18.7(a) of this Agreement.

Capacity Reservation Fee: a fee to reserve capacity, in an amount equivalent to the value of the impact fees calculated to be due from a proposed Residential Development as of the date of the reservation of capacity.

Certificate of School Concurrency: a written determination by an Applicable Local Government that all school concurrency review requirements have been satisfied for the proposed development and that the School Board has issued a School Concurrency Recommendation indicating that Available School Capacity is sufficient to accommodate students generated by the proposed Residential Development. A Certificate of School Concurrency vests a Residential Development for school concurrency, and reserves School Capacity for the proposed Residential Development, subject to (1) any conditions set forth in the Certificate of School Concurrency, (2) the requirements of this Agreement, (3) any ordinances or policies implementing this Agreement, and (4) any conditions imposed as part of, or as an inducement to, the School Concurrency Recommendation. A Certificate of School Concurrency may be included as part of a consolidated concurrency approval including other concurrency requirements by an Applicable Local Government and is not required to be a separate document.

Comprehensive Plan: a County or Municipality's plan that meets the requirements of section 163.3177, Florida Statutes.

Core Capacity: the maximum number of students that can be effectively served in a school dining facility.

Development Analysis: the document required to be prepared and submitted under Section 18.4 of this Agreement as a requirement for the review of a School Concurrency Determination Application.

Development Impact: projected students from a Residential Development as a result of approval of a Development Application or School Concurrency Determination Application, calculated by multiplying the proposed number of dwelling units by the student generation rates by School Type as set forth in the most recent School Impact Fee Study, as may be updated from time to time.

Development of Regional Impact: a development within the definition of section 380.06, Florida Statutes.

District Facilities Work Program: the financially feasible District Facilities Work Program adopted by the School Board pursuant to section 1013.35(2)(a)2. And 1013.35(2)(b), Florida Statutes.

Educational Facilities Plan: the planning document adopted by the School Board pursuant to and consistent with sections 1013.35(2) and 1013.35(4), Florida Statutes that includes the District Facilities Work Program.

Educational Plant Survey: the survey of public school facilities, along with ancillary and supporting facilities, conducted by the School Board pursuant to and consistent with section 1013.31, Florida Statutes.

Encumbered Capacity: the School Capacity temporarily allocated to a Residential Development for one hundred eighty (180) days after the issuance of a Capacity Encumbrance Letter.

Final School Concurrency Recommendation: a written communication from the School Board informing the Applicable Local Government and Applicant that the School Board has: (i) calculated that there is sufficient Available School Capacity to accommodate the impacts of the Applicant's proposed Residential Development, or (ii) has calculated that there is insufficient Available School Capacity to accommodate the impacts of the Applicant's proposed Residential Development, but the School Board and the Applicant have negotiated and agreed upon a Proportionate Share Mitigation Agreement to address the impacts of the Applicant's proposed Residential Development, or (iii) has calculated that there is insufficient Available School Capacity to accommodate the impacts of the Applicant's proposed Residential Development and that the School Board and the Applicant were unable to agree upon a Proportionate Share Mitigation Agreement.

In-Slot Classrooms: relocatable classrooms that conceptually 'slide' into the spaces along a common walkway, as part of a modular campus which is characterized by a campus with brick and mortar core facilities and covered concrete walkways leading to the relocatable classrooms, and which are located at the following elementary schools: Clay Springs, Cypress Springs, Frangus, Hidden Oaks, Hunter's Creek, John Young, Little River, Meadow Woods, MetroWest, Palm Lake, Rock Springs, Shingle Creek, Ventura, Waterbridge, Waterford, and Arbor Ridge.

**Land Development Regulations:** ordinances enacted by an Applicable Local Government pursuant to section 163.3213(2)(b), Florida Statutes.

**Level of Service:** percentage of Enrollment to School Capacity jointly adopted by the School Board and Applicable Local Governments and documented in Section 15 of this Agreement.

**Permanent Student Station:** space and capital resources considered to be satisfactory to accommodate an individual student within a non-relocatable educational facility as determined by the State of Florida Department of Education, as more specifically set forth in the State Requirements for Educational Facilities and including In-Slot Classrooms.

**Preliminary School Concurrency Recommendation:** a written communication from the School Board to the Applicable Local Government and the Applicant informing the Applicable Local Government of the School Board's preliminary calculation of the effect of the Applicant's proposed Residential Development on Available School Capacity for the applicable School Concurrency Service Areas. If the School Board calculates that an Applicant's proposed Residential Development will not cause the affected School Concurrency Service Areas to exceed capacity at the adopted Level of Service standards, then the Preliminary School Concurrency Recommendation shall become a Final School Concurrency Recommendation, upon which an Applicable Local Government may rely in encumbering and/or reserving the requisite Available School Capacity needed to accommodate the impacts of the Applicant's proposed Residential Development consistent with the requirements in Section 18.7(a) of this Agreement.

**Proportionate Share Mitigation:** an improvement or contribution made by an Applicant pursuant to a binding and enforceable agreement between the Applicant, School Board and Applicable Local Government to provide monetary compensation or other mitigation for the additional demand on deficient public school facilities created by a proposed Residential Development, as mandated in section 163.3180(13)(e), Florida Statutes, and as set forth in Section 19 of this Agreement.

**Public School Facilities Element:** the section of the County or a Municipality's Comprehensive Plan addressing the provision of educational facilities as required by sections 163.3177(12) and 163.3180(13)(a), Florida Statutes.

**Reserved Capacity:** School Capacity allocated to a particular Residential Development for a period of time specified in a Certificate of School Concurrency or a Capacity Commitment Agreement. For purposes of calculating Available School Capacity, Reserved Capacity also means the total amount of School Capacity reserved for all Residential Developments within a School Concurrency Service Area.

**Residential Development:** any development that is comprised of Residential Units, in whole or in part, for non-transient human habitation, and includes single-family housing and multi-family housing, regardless of whether the Applicable Local Government's approval procedure for such development is considered commercial or residential.

Residential Unit: any occupied structure or part thereof, which is designed exclusively for human habitation and meets all applicable government requirements for residential use on a continuous basis; i.e., having hot and cold running water and adequate facilities for heating, cooking, sleeping, and the sanitary elimination of wastes. Hotels, motels, and temporary lodging facilities are specifically excluded.

Rezoning: a change in zoning classification that will result in a net increase of Residential Units on the property that is the subject of the Rezoning. For purposes of Section 10 of this Agreement, the term "Rezoning" shall also mean any land use change not necessarily denoted or characterized as a Rezoning (such as a change to a land use plan, master plan or development plan in a mixed use development, Development of Regional Impact, planned unit development, etc.) that will result in a net increase of ten (10) or more Residential Units on the property.

School Attendance Zone: a geographic area where students who reside within such area must attend a single designated school.

School Capacity: Adjusted FISH Capacity for the applicable School Concurrency Service Area as programmed in the first three (3) years of the District Facilities Work Program.

School Concurrency Determination Application: the written submittals for the determination of Available School Capacity for a Residential Development or a phase of a Residential Development, which is included as part of an application for Site Plan approval.

School Concurrency Recommendation: a written communication from the School Board informing the Applicable Local Government and Applicant that the School Board has (i) calculated that there is sufficient Available School Capacity to accommodate the impacts of the Applicant's proposed development, (ii) has calculated that there is no Available School Capacity, or an insufficient amount of Available School Capacity to accommodate the impacts of the Applicant's proposed development and recommends a Proportionate Share Mitigation agreement to address the impacts of an Applicant's proposed Residential Development, or (iii) has calculated that an Applicant's proposed residential development does not meet the requirements necessary to satisfy school concurrency and that the School Board and the Applicant were unable to agree on a proportionate share mitigation.

School Concurrency Service Area: a geographic area in which the Level of Service standards are measured by the School Board as designated in Section 15 of this Agreement.

School Impact Fee: the amounts due under the School Impact Fee Ordinance in connection with the construction of new School Capacity needed to accommodate Residential Development.

School Impact Fee Ordinance: Article V, Chapter 23, Orange County Code of Ordinances.

School Impact Fee Study: the study used by the County to update its School Impact Fee Ordinance, which shall mean, as of the date of this Agreement, that study prepared by Tindale-

Oliver & Associates, Inc., as of July 16, 2007, which may be amended and superseded from time to time.

School Type: a category of school based on instruction level, whether elementary school grades, middle school grades, or high school grades; ninth-grade centers shall be included with high schools and Arbor Ridge K-8 and Windy Ridge K-8 centers shall be included with elementary schools; grades Kindergarten through 5 of Blanker K-8 shall be included in elementary schools and grades 6-8 of Blankner K-8 shall be included with middle schools. Levels of Service for future K-8 schools will be consistent with the applicable School Attendance Zone.

Site Plan Approval: a subdivision approval or its functional equivalent under the Land Development Regulations of the Applicable Local Government, for any Residential Development or any phase of a Residential Development, whether single-family or multi-family. The Parties acknowledge that the County and the Municipalities may each have different terms within their individual Land Development Regulations describing this process.

State Requirements for Educational Facilities: the construction standards and requirements for the construction of schools, established pursuant to Rule 6A-2.0010, Florida Administrative Code.

**Section 4. Interlocal School Planning Meetings**

Representatives appointed by the chief executive of the School Board, County, and each Municipality shall meet on a quarterly basis or as called by any of the parties hereto to review proposed ordinances of the Municipalities and the County that might effect school concurrency, and formulate recommendations regarding coordination of land use and school facilities planning, and needed supporting infrastructure including such issues as population and student projections, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support the school facilities and ensure safe student access as well as the implementation of this Agreement. Representatives from the East Central Florida Regional Planning Council will also be invited to attend. The School Board shall be responsible for making meeting arrangements, providing notification and maintaining a written summary of meeting actions. The group so convened shall be referred to as the "Technical Advisory Committee," also known as the "Interlocal Planners Group."

**Section 5. Student Enrollment and Population Projections**

In fulfillment of their respective planning duties, the School Board, County, and Municipalities agree to coordinate and base their plans upon consistent projections of the amount, type, and geographic distribution of population growth and student enrollment. Countywide five (5) and ten (10) year population and student enrollment projections shall be revised annually by the School Board and provided at the first opportunity to the Technical Advisory Committee. In addition, the School Board shall work with the County or the County's designated consultant to calculate a Student Generation Rate by School Type. In preparing said population and student enrollment projections, the School Board shall coordinate with the Municipalities and the County to ensure, inter alia, that new Residential Development and

redevelopment information as provided by the Municipalities and County is reflected in updated projections to be provided pursuant to Section 6 below.

**Section 6. Coordinating and Sharing of Information**

6.1 Tentative District Educational Facilities Plan. Annually, the School Board shall submit to the County and each Municipality the tentative district Educational Facilities Plan at least ninety (90) days prior to its adoption by the School Board. The tentative plan must be consistent with the requirements of section 1013.35, Florida Statutes, prior to its submittal to the County and Municipalities. The Municipalities and County shall review the tentative plan and comment to the School Board within sixty (60) days of receiving the tentative plan regarding the consistency of the plan with the Comprehensive Plan of the Local Government.

6.2 Mutual Reports.

(a) By March 1 of each year, the County and the Municipalities will provide the School Board with a report on growth and development trends within their jurisdiction for the prior year. Each report to the School Board must include the following information:

1. Type, number (estimated for land use and zoning approvals) and location of Residential Units that have received land use, zoning, subdivision plats or Site Plan Approvals.
2. Building permits and certificates of occupancy data for Residential Units issued for the preceding year and their location.
3. Summary of vested rights determinations or other actions that affect demands for public school facilities.
4. Information regarding conversion or redevelopment of housing or other structures into Residential Units that are likely to generate new students.
5. The identification of any development orders issued which contain a requirement for the provision of school sites as a condition of development approvals.
6. School Capacity encumbered during the previous calendar year.
7. School Capacity reserved during the previous calendar years.

(b) By March 1 of each year, the School Board will report to the County and the Municipalities.

1. School Capacity for each school and Level of Service for each School Concurrency Service Area and whether it is appropriate to reduce or increase the adopted Level of Service standards for particular School Types.

2. Available School Capacity and enrollment for each School Concurrency Service Area and each School, including a reconciliation of the encumbered and Reserved Capacity with Available School Capacity.
3. Proposed new capital needs, including identification of proposed new school sites, significant renovations, and closures as provided in Section 5 of this Agreement.
4. Whether ways to measure School Capacity other than Adjusted FISH Capacity are available and are better suited to measuring the ability of a school to address the curriculum needs of each school's student population, and whether such a method of measuring capacity should be adopted in lieu of Adjusted FISH Capacity and included in the County's and Municipalities' Public School Facilities Element.

### 6.3 Coordinated Calendar.

Information shall be shared through the following, which shall be delivered or performed no later than:

March 1 or prior to the first meeting of the Technical Advisory Committee in a new calendar year, whichever comes first: Growth reports to the School Board from local governments, and from the School Board to local governments, as set out in section 6.2(a) and 6.2(b) of this Agreement.

Quarterly (by mutual agreement): School Planning Meetings.

July 1: Approval and submittal to the County and Municipalities of tentative Educational Facilities Plan, including District Facilities Work Program.

September 1: Local Government comment on tentative Educational Facilities Plan.

October 1: Adoption of by the School Board of the Educational Facilities Plan, including the District Facilities Work Program.

### **Section 7. School Site Selection, Significant Renovations, and Potential School Closures**

7.1 Joint Participation. As provided in this Section, the Local Governments shall jointly participate with the School Board in the process of evaluating potential school closures, significant renovations to existing schools, and new school site selection.

7.2 Pre-Acquisition Procedures. Pursuant to section 1013.33(11), Florida Statutes, at least sixty (60) days prior to acquiring or leasing property that may be used for a new school, the School Board shall provide written notice to the Applicable Local Government requesting a determination of consistency with the Applicable Local Government's Comprehensive Plan. The

Applicable Local Government shall notify the School Board within forty-five (45) days after receiving the necessary information and the School Board's request for determination, if the proposed new school site is consistent with the land use categories and policies of the Applicable Local Government's Comprehensive Plan. This preliminary notice does not constitute the local government's determination of consistency pursuant to section 1013.33(12), Florida Statutes.

7.3 Pre-Construction Procedures. As provided in section 1013.33(12), Florida Statutes, at least ninety (90) days prior to initiating construction, the School Board shall submit a site design/development plan to the County Administrator or the designated representative of an individual Municipality, and within forty-five (45) days after receiving the submittal, the County or Municipality shall certify, in writing, whether the proposed Educational Facility is consistent with the Comprehensive Plan and land development regulations of the Applicable Local Government. Failure of the local governing body to make a determination in writing within ninety (90) days after the School Board's request for a determination of consistency shall be considered an approval of the School Board's application.

7.4 Significant Renovations and Closures. Pursuant to Sections 163.31777(2)(b) and 1013.33(15)(b), Florida Statutes, when considering a significant renovation or a closure of a school facility, the School Board shall notify the appropriate municipality in which the school is located or the County's Growth Management Department if the subject school is in the unincorporated part of the County, prior to any significant renovation or closure activities. Significant renovations encompass projects that increase or decrease a school's student population by five percent (5%) or more, or increase a school's total building square footage by five percent (5%) or more.

7.5 Municipal Charter Schools. Any municipality that wishes to operate a Charter School in the manner provided by law may do so to the extent authorized by law, provided that if such Charter School is to be used to satisfy requirements of school concurrency, the Municipality must also enter into an interlocal agreement with the School Board.

7.6 Extension of Deadlines. By mutual agreement between the School Board and an Applicable Local Government, the times set forth in this section 7 may be extended.

**Section 8. Supporting Infrastructure**

The School Board and Applicable Local Governments will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed significant renovation of an existing school, and where appropriate will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.

**Section 9. Coordination of Planning**

9.1 School Board Participation. The County and Municipalities shall include a nonvoting representative appointed by the School Board to serve on their local planning agencies, or functionally equivalent agencies, to attend those meetings at which such agencies consider

proposed Comprehensive Plan amendments, development proposals and Rezonings that would, if approved, increase residential density on the property that is the subject of the application.

9.2 Notice. The County and Municipalities agree to give the School Board notification of future land use map amendments, development proposals and Rezoning proposals pending before them that may affect student enrollment, enrollment projections, or school facilities. Such notice will be provided in a timely manner to facilitate comment and the planning activities of the School Board.

**Section 10. School Board Review of Plan Amendments and Proposed Rezonings and Capacity Enhancement Process**

10.1 Definitions for Section 10. In addition to the terms defined in Section 1 of this Agreement, and for purposes of this Section 10, capitalized terms set forth below shall have the meanings assigned:

- (a) Applicant: the person or entity submitting a Development Application, including its principals, agents, successors, and assigns.
- (b) Capacity Enhancement Agreement: a legally enforceable and binding agreement meeting the requirements of this Section 10, between an Applicant and the School Board (and, when necessary, the Applicable Local Government), committing to Capacity Enhancement Mitigation determined to be necessary by the School Board to avoid or mitigate overcrowding individual schools impacted by the proposed Residential Development.
- (c) Capacity Enhancement Mitigation: a Capital Contribution or School Facilities Commitment documented in a Capacity Enhancement Agreement to avoid or mitigate overcrowded conditions at an individual school or schools as calculated or determined in the manner provided in Section 10.7 of this Agreement.
- (d) Capital Contribution: a payment to the School Board in an amount determined by the School Board to mitigate the impacts of a proposed Development Application where the impacts of such Development Application will exceed Net School Capacity beyond that planned for by the School Board in its District Facilities Work Program in effect at the time the Capacity Enhancement Agreement was executed.
- (e) Comprehensive Plan Amendment: an amendment to the County's or a Municipality's Comprehensive Plan pursuant to Chapter 163, Florida Statutes, including an amendment to the future land use map, which will allow a net increase of Residential Units in the proposed Residential Development.
- (f) Development Application: a formal request by an Applicant to obtain a Rezoning or Comprehensive Plan Amendment.

(g) Net School Capacity: the ability of an individual school to accommodate the increase in students generated by a proposed development at the adopted Level of Service standards. Net School Capacity shall be derived using the following formula by School Type:

$$\text{Net School Capacity} = (\text{School Capacity}^1 \times \text{Adopted Level of Service}^2) - (\text{Enrollment}^3)$$

Where:

<sup>1</sup>School Capacity = Adjusted FISH Capacity at the individual school as programmed in the first three (3) years of the District Facilities Work Program.

<sup>2</sup>Adopted Level of Service Standard = ratio expressed as the percentage of Enrollment to School Capacity as jointly adopted by the School Board and Applicable Local Governments.

<sup>3</sup>Enrollment = Student enrollment at an individual school as counted in the official October count, including Reserved Capacity allocable to such school.

(h) Rezoning: A change in zoning classification that will result in a net increase of ten (10) single family or fifteen (15) multi family Residential Units in the proposed Residential Development that is the subject of the Rezoning. The term "Rezoning" shall also mean any land use change not necessarily denoted or characterized as a Rezoning (such as a change to a land use plan, master plan or development plan in a mixed use development, development of regional impact, planned unit development, etc.) that will result in a net increase of Residential Units in the proposed Residential Development.

(i) School Capacity Determination: a written determination by the School Board stating (i) that the Net School Capacity at the individual school or schools serving the School Attendance Zones affected by a proposed Development Application will be exceeded by the increase in residential densities proposed in the Development Application, or (ii) that the Net School Capacity at the individual school or schools serving the School Attendance Zones affected by a proposed Development Application will not be exceeded by the increase in residential densities proposed in the Development Application, or (iii) that as of the date of the Development Application there is not physically usable school capacity, but such physically usable capacity will be constructed within the time frames set forth in this Section 10.1, and that the School Board conditions a finding of sufficient capacity upon the Applicant's agreement to defer Site Plan Approval until sufficient physically usable capacity is constructed.

(j) School Facilities Commitment: the necessary funding, capital dedication or financial commitment required to advance the construction of school facilities included in the applicable Capital Improvements Element and the District Facilities Work Program or to finance the construction of school facilities not in such element or program as necessary where Net School Capacity at the individual school(s) serving the proposed development will be exceeded by the residential density projected in a Development Application.

10.2 School Board Review and Comment. The School Board will advise the Applicable Local Government within fifteen (15) business days of the school enrollment impacts anticipated to result from the proposed Comprehensive Plan Amendment or Rezoning proposed in a Development Application, and whether Net School Capacity exists or is planned to accommodate the Development Impact. This Section 10 does not authorize a School Concurrency Determination under Section 18 of this Agreement, except as expressly provided in Section 10.9(c) herein.

10.3 Overview of Section 10 Process. The School Concurrency Service Areas established in Section 16 of this Agreement aggregate schools into defined geographic areas for the purpose of implementing school concurrency. In contrast, this Section 10 deals with the impact of additional Residential Units contemplated in a Development Application on individual schools within individual School Attendance Zones for each School Type that would serve the proposed Residential Development. This review and comment process requires that the School Board determine whether Net School Capacity as defined in this Section 10 is available at the individual schools where Residential Development contemplated in the proposed Development Application is located. The School Board shall issue a School Capacity Determination to the County and/or the affected Municipality and determine the Capacity Enhancement Mitigation, if any, necessary to ensure that the additional projected students that would result from the proposed Development Application will not cause individual schools impacted by a proposed Development Application to be overcrowded or aggravate existing overcrowding at the individual school or schools so impacted.

10.4 Findings. On the scope and necessity of the review and comment by the School Board of Net School Capacity at individual schools serving proposed Residential Development anticipated to occur within impacted School Attendance Zones and to ensure documented comment on the impact of a Development Application on Net School Capacity, the County and the Municipalities hereby acknowledge and declare the following:

(a) Article VII, section 704B.2., Orange County Charter, allows a County Ordinance to be effective within a Municipality if such Ordinance requires that any Rezoning or Comprehensive Plan amendment that increases residential density be approved by each significantly affected local government when such increase in residential density affects a school, the attendance zone for which straddles Local Government jurisdictional boundaries, if the School Board cannot certify that the school within the attendance zone or zones affected by such Rezoning or Comprehensive Plan amendment can accommodate the additional students that result from the increase in residential density.

(b) The Orange County Commission enacted Ordinance Number 2006-04 to implement the charter provision described in paragraph (a) above.

(c) It is the intent of the County and each Municipality to ensure that the staff and the governing body of each local government receive informed comment from the School Board as to whether Net School Capacity will be exceeded at individual schools as a result of a proposed Rezoning or Comprehensive Plan Amendment within or including their attendance boundaries and, if so, the extent to which the proposed Development

Impact will create overcrowding at individual schools where none exists or aggravate existing overcrowded conditions.

(d) A formal process for the prompt review and comment by the School Board on the effect of proposed Development Applications on Net School Capacity is an integral factor of intergovernmental coordination and of effective comprehensive planning, notwithstanding any subsequently imposed school concurrency requirements mandated as a condition of the Applicable Local Government's approval of a Site Plan.

(e) A decision to increase the density or inventory of available residential land use by the approval of a Development Application by the County or a Municipality without an informed consideration of the impact on Net School Capacity at the individual schools affected by the Development Application may result in increased school overcrowding.

(f) Agreement on a process and procedure to determine whether Net School Capacity will be exceeded at individual schools serving proposed Residential Development resulting from Development Application approval is an integral part of the review process and comment opportunity mandated in Sections 163.3177(6)(a), 163.3177(2)(e) and 163.3180(13)(g)6.b., Florida Statutes.

(g) Mandatory application of Section 10 shall be limited to those circumstances detailed in Article VII, section 704B.2., Orange County Charter, and any County Ordinances authorized by and implementing such Charter provision, provided that nothing herein shall relieve any municipality from its statutory obligations to review proposed comprehensive plan amendments as provided Chapter 163, Florida Statutes.

**10.5 Process for School Board Review and Comment on Development Application.** Whenever the County or any Municipality receives a Development Application for a residential Rezoning that proposes ten (10) or more single-family or fifteen (15) or more multi-family Residential Units, or proposes an amendment to a Comprehensive Plan that would authorize a residential density that would generate one or more additional students, the Applicable Local Government shall forward, within five (5) business days of receipt, such Application to the School Board for a School Capacity Determination. Such Development Application shall include a Development Analysis as described in Section 18.5 of this Agreement. Within fifteen (15) business days of receipt, the School Board shall render in writing a School Capacity Determination.

(a) If the School Board calculates that Net School Capacity at the individual school(s) for each School Type that will serve the attendance boundaries where the proposed development is located will be exceeded, either because there is negative Net School Capacity as calculated pursuant to Section 10.1(g) of this Agreement, or because the number of students proposed to be generated by a development will create a condition of negative Net School Capacity, the School Board shall make a determination of insufficient capacity. Such determination shall be based on an analysis of the educational facilities that would be needed should the proposed Development Application be approved, the existing and planned School Capacity within the School Attendance Zones

impacted by the proposed Development Application, the educational facilities planned in the applicable Capital Improvements Element, and the District Facilities Work Program.

(b) If the results of the School Capacity Determination indicate that the educational facilities planned in the first three (3) years of the applicable Capital Improvements Element and the District Facilities Work Program have the capacity to serve the additional students to be generated by the proposed Development Application, the School Capacity Determination shall state that capacity is available. A School Capacity Determination that capacity is available shall not exempt a Residential Development from complying with the requirement of obtaining a School Concurrency Recommendation pursuant to the requirements of Section 18.

**10.6 Result if Net School Capacity Exceeded.** Where the School Board makes a determination of insufficient capacity in a School Capacity Determination rendered pursuant to the process provided in Section 10.5, the Applicant may elect to enter into a Capacity Enhancement Agreement with the School Board. Such Capacity Enhancement Agreement will document the Capital Contribution or School Facilities Commitment necessary to mitigate the conditions outlined in the School Capacity Determination.

(a) The Capital Contribution required shall include a present value calculation of the School Impact Fees anticipated to be due upon permitting of the proposed Residential Units plus any additional Capacity Enhancement Mitigation required.

(b) The School Facilities Commitment shall specify the commitment necessary to advance the construction of school facilities included in the applicable Capital Improvements Element and the District Facilities Work Program, or to finance the construction of school facilities not in such element or program but still deemed necessary to timely serve the proposed Residential Units.

**10.7 Determination of Overcrowding Conditions.**

(a) If there is no Net School Capacity as calculated in the definition in Section 10.1(g) above, the impacted individual school or schools are presumed to be overcrowded.

(b) If Net School Capacity at the impacted individual school or schools is insufficient to meet the entire Development Impact of the Residential Development then the individual school or schools are presumed to be overcrowded. In such event, the impacts to be mitigated shall be documented in a Capacity Enhancement Agreement and shall be calculated by subtracting the Net School Capacity at the individual school or schools from the Development Impact of the proposed Residential Development. In such an event, the methodology used to calculate the Capacity Enhancement Mitigation shall be as follows:

$$\text{Capacity Enhancement Mitigation} = (\text{Development Impact} - \text{Vested Students}^1) - \text{Net School Capacity} \times \text{Total Cost}^2$$

When:

<sup>1</sup> Vested Students = the number of students generated by the Residential Units allowed under the existing zoning or land use category for the specific parcel which is the subject of the Development Application.

<sup>2</sup>Total Cost = the cost per student station plus a share of the land acquisition costs, additional core and ancillary facility costs and other anticipated infrastructure expenditures or the anticipated cost of school infrastructure needed to provide sufficient permanent capacity to the impacted individual school or schools, and includes any cost needed to pay the interest to advance a school scheduled in the District Facilities Workplan to an earlier year.

(c) If the individual school impacted by the proposed Residential Development fails to meet the adopted Level of Service as of the date of the School Capacity Determination, the mitigation required pursuant to the Capacity Enhancement Agreement shall be used to ensure that the overcrowding existing at the time of the submittal of a complete Development Application shall not be aggravated.

#### 10.8 Capacity Enhancement Agreement.

(a) The provisions of this Agreement implementing the Capacity Enhancement process supplement the provisions of the Interlocal Agreement Regarding School Capacity entered into by the School Board, the County, and certain Municipalities effective as of June 21, 2006. To the extent that there is any conflict between the two Interlocal Agreements, the provisions of this Agreement shall prevail.

(b) The School Board shall monitor and enforce the terms of a Capacity Enhancement Agreement. Any mitigation required pursuant to a Capacity Enhancement Agreement remains subject to applicable Land Development Regulations.

(c) A Capacity Enhancement Agreement shall run with the land and shall be recorded in the Official Records Book of the County by the School Board or the Applicant. Upon an Applicant's completion of all requirements and payment of any mitigation due under a CEA, the School Board shall record notice in the Official Records Book of the County that the Applicant has completed such requirements and paid such mitigation.

(d) Each Capacity Enhancement Agreement shall specify the term of said agreement and whether, upon expiration of said agreement, a new Capacity Enhancement Agreement shall be negotiated if the terms of the initial agreement were not satisfied.

(e) If the Capacity Enhancement Agreement constitutes Proportionate Share Mitigation, then the Applicable Local Government shall be a party to such agreement.

#### 10.9 Coordination of the Capacity Enhancement Agreement with Concurrency Management.

(a) The Capacity Enhancement Agreement shall specify the capacity, if any, not subject to review for purposes of obtaining the issuance of a Certificate of School Concurrency pursuant to Section 18 of this Agreement as a consequence of the Capacity Enhancement Mitigation contained in such Capacity Enhancement Agreement. Upon payment of the required Capacity Enhancement Mitigation as calculated in Section 10.7 above, such mitigated capacity shall be considered encumbered for a period not to exceed three (3) years or until Site Plan Approval, whichever comes first.

(b) Any Capacity Enhancement Mitigation paid pursuant to a Capacity Enhancement Agreement, except for the cost of temporary classrooms needed to accommodate the Development Impact until permanent facilities are constructed, shall be credited toward any Proportionate Share Mitigation as provided in Section 19 of this Agreement.

(c) An Applicant may, at the time of submitting a Development Application, request a School Concurrency Recommendation under Section 18 of this Agreement.

(d) Any mitigation required and satisfied under any Capacity Enhancement Agreement shall be credited toward any required Proportionate Share Mitigation as calculated pursuant to Section 19 of this Agreement. In the event the calculated amount of Proportionate Share Mitigation is greater than the value of the mitigation required by such Capacity Enhancement Agreement, the required Proportionate Share Mitigation shall be equal to the amount by which the calculated Proportionate Share Mitigation exceeds the mitigation required under the Capacity Enhancement Agreement.

10.10 Applicability.

(a) The review and comment process contemplated in the terms of this section 10 shall apply to all Development Applications that have not received final approval by an Applicable Local Government prior to the effective date of this Agreement and to all designated phases within a development that have not received final approval prior to the effective date of this Agreement.

(b) The review and comment process contemplated by the terms of this section 10 shall not apply to any Capacity Enhancement Agreement executed prior to the effective date of this Agreement.

**Section 11. Educational Plant Survey**

Prior to completion of the Educational Plant Survey update, the Technical Advisory Committee shall assist the School Board in an advisory capacity in the preparation of the Educational Plant Survey and five (5) year District Facilities Work Program update by, inter alia, reviewing preliminary drafts, evaluating and making recommendations regarding the location and need for new (or improvements to existing) educational facilities in terms of consistency with the local government Comprehensive Plan and other relevant issues provided for in this Agreement, pursuant to sections 1013.31 and 1013.35, Florida Statutes.

**Section 12. Co-location and Shared Use**

Co-location and shared use of facilities are important to the School Board, the County and the Municipalities. The School Board, County and each Municipality will meet regularly to identify opportunities to co-locate and share use of school facilities and civic facilities when preparing the School Board's Educational Facilities Plan. Likewise, co-location and shared use opportunities will be considered by the local governments when preparing the annual update to the Comprehensive Plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities. A separate agreement will be developed for each instance of co-location and shared use which, inter alia, addresses legal liability, operating and maintenance costs, scheduling of use, and facility supervision or any other issues which may arise from co-location or shared use.

**Section 13. Establishment of School Concurrency System**

13.1 Intent. This Agreement is intended to establish a public school concurrency system consistent with the requirements of sections 163.3177 and 163.3180, Florida Statutes, and other applicable provisions of the Local Government Comprehensive Planning Act of 2005.

13.2 Coordination Agreement. The School Board, the County and the Municipalities agree that the timely delivery of adequate public school facilities at the Level of Service standards adopted in this Agreement and the County's and the Municipalities' Comprehensive Plans requires close coordination among the local governments and the School Board beginning at the level of land use planning, development approval, and school facility planning. Further, the School Board and local governments agree that new school facilities should be planned for and provided in proximity to those areas planned for Residential Development or redevelopment. Further, the School Board shall review and provide a determination on all School Concurrency Determination Applications for the impact of the projected Residential Development on Available School Capacity.

13.3 School Capacity as a Condition for a Development Approval. The School Board, the County, and the Municipalities agree that an application for a Residential Development may be approved only if the School Capacity projected to be needed by the proposed Residential Development is or will be available to accommodate such projected need within the School Concurrency Service Areas at the Level of Service standards specified in this Agreement and the County's and the Municipalities' Comprehensive Plans. A determination of whether School Capacity is available to serve a Residential Development shall be made by the Applicable Local Government upon recommendation by the School Board, consistent with the Level of Service standards adopted in this Agreement and in the County's and the Municipalities' Comprehensive Plans. This determination of availability shall be based upon the criteria established in this Agreement, the District Facilities Work Program and the Public School Facilities Element of the Comprehensive Plan of the Applicable Local Government.

13.4 Local Government Covenants. After the effective date of the Comprehensive Plan amendments and ordinances adopted in accordance with this Agreement, the County and Municipalities agree to undertake the following activities:

(a) Incorporate the required school concurrency provisions into their Land Development Regulations and their Comprehensive Plans, consistent with the requirements of this Agreement. As an alternative to adopting school concurrency provisions in its Land Development Regulations, any Municipality may elect to be bound by the procedures set forth in this Agreement or may elect to be bound by the County's School Concurrency Ordinance.

(b) Withhold any Site Plan Approval under the Land Development Regulations of the Applicable Local Government for new Residential Units not exempted under this Agreement until the School Board has reported whether there is Available School Capacity sufficient to serve the Residential Development under review as provided in Section 18 herein.

(c) Share information regarding population projections, school siting proposals, projections of development and redevelopment, infrastructure required to support public school facilities, and amendments to future land use plan elements as provided in this Agreement.

13.5 School Board Covenants. By entering into this Agreement, the School Board agrees to perform the following activities:

(a) Annually prepare and update a financially feasible District Facilities Work Program containing a five (5) year (or ten (10) year for backlogged facilities) capital improvement schedule consistent with this Agreement to demonstrate that the adopted Level of Service standards can be achieved and maintained at the end of the planning period adopted for each School Concurrency Service Area.

(b) Institute program and/or School Attendance Zone adjustments, as necessary, to maximize the utilization of capacity in order to ensure that each School Concurrency Service Area achieves and maintains the adopted Level of Service standards.

(c) Plan for, construct, and/or renovate school-related improvements necessary to maintain the adopted Level of Service standards.

(d) Provide the County and Municipalities with any School Board data, inventory and analysis relating to school concurrency necessary to amend or annually update each Local Government's Comprehensive Plan.

(e) Adopt a ten (10) and twenty (20) year work program to the extent required by section 1013.35(2)(a), Florida Statutes.

(f) Review School Concurrency Determination Applications for compliance with concurrency requirements of this Agreement.

- (g) Adopt Proportionate Share Mitigation options for new Residential Development contained in a School Concurrency Determination Application as provided in Section 18 herein.
- (h) Prepare annual reports on enrollment and capacity.
- (i) Provide necessary staff and material support for meetings of the Technical Advisory Committee as required by this Agreement.
- (j) Provide information to the County and Municipalities regarding enrollment projections, school siting, and infrastructure required to support public school facilities consistent with the requirements of this Agreement.
- (k) Develop, in conjunction with the County and Municipalities, uniform, Level of Service standards for public schools of the same type.
- (l) Develop and implement such internal procedures necessary for review of applications for Residential Development consistent with this Agreement, including a process to temporarily set aside capacity during the pendency of a School Concurrency Determination Application or Proportionate Share Mitigation negotiation. Any procedures developed to implement this provision must be available and reachable on the School Board's website.

**Section 14. Development, Adoption and Amendment of Required Comprehensive Plan Elements**

The County and the Municipalities have used their best efforts to have adopted the following Comprehensive Plan amendments by April 1, 2008, and continue to use their best efforts to adopt the following Comprehensive Plan amendments, and agree to follow the procedures set forth in this section 14 for any future amendments to the listed Comprehensive Plan elements after adoption:

- (a) A Public School Facilities Element that is consistent with those adopted by the other Local Governments within the County. The Public School Facilities Element must also be consistent with this Agreement and section 163.3177(12), Florida Statutes, and Rule 9J-5.025, Florida Administrative Code.
  - 1. In the event that it becomes necessary to substantively amend its Public School Facilities Element, the County or Municipality wishing to initiate an amendment shall request review through the Technical Advisory Committee prior to transmitting the amendment to the Department of Community Affairs pursuant to section 163.3184, Florida Statutes.
  - 2. To achieve required consistency, the County and each Municipality shall adopt amendments to their Public School Facilities Element in accordance with the statutory procedures for amending Comprehensive Plans.

a. If the County or any Municipality objects to the amendment and the dispute cannot be resolved, the dispute shall be resolved in accordance with the provisions set forth in Section 20 of this Agreement. In such a case, the Local Government proposing to adopt the amendment objected to by one (1) or more of the Local Governments agrees not to adopt the amendment until the dispute has been resolved.

b. Any local public school facilities issues not specifically required by Chapter 163, Florida Statutes, may be included or modified in the Public School Facilities Element by following the normal Comprehensive Plan amendment process.

(b) Capital Improvements Element.

1. Once adopted by the School Board, as provided in section 1013.35, Florida Statutes, the annual update of the School District's Facilities Work Program shall be transmitted to the County and the Municipalities. The County and the Municipalities, upon approval by their governing bodies, shall adopt the School District's five (5) year (or ten (10) year for backlogged facilities) capital improvement schedule from the District Facilities Work Program into the Capital Improvements Element of their Comprehensive Plans no later than required by statute.

2. Once adopted by the School Board, any amendment, correction or modification to the School District's five (5) or ten (10) year capital improvements schedule or the District Facilities Work Program concerning costs, revenue sources, or acceptance of facilities pursuant to dedications shall be transmitted to the County and Municipalities. The County and Municipalities, upon approval by their governing bodies, shall amend their Capital Improvements Elements to reflect the changes at the next annual update to the Capital Improvements Element.

3. The County and the Municipalities, by adopting the School District's five (5) year (or ten (10) year for backlogged facilities) capital improvement schedule into their Capital Improvements Element shall have no obligation or responsibility for funding the District Facilities Work Program.

(c) Intergovernmental Coordination Element. The process for the development, adoption, and amendment of the Intergovernmental Coordination Element shall be as set forth in section 163.3184, Florida Statutes.

**Section 15. Level of Service Standards**

15.1 Establishment of Level of Service. To ensure that the capacity of schools is sufficient to support student growth and prevent the overcrowding of schools, the School Board, the County,

and the Municipalities have established the following uniform Level of Service standards for elementary, middle and high schools within each School Concurrency Service Area. The Level of Service standards for each School Concurrency Service Area shall be incorporated in the Comprehensive Plan of the County and each Municipality. However, pursuant to section 163.3180(9), Florida Statutes, the School Board, the County and the Municipalities may adopt interim Level of Service standards for backlogged facilities within long term school concurrency management areas as more fully set forth in Section 15.2 of this Agreement.

(a) Elementary schools: 110% of Adjusted FISH Capacity for each Elementary School Concurrency Service Area. The Elementary school LOS shall also include Arbor Ridge K-8, Windy Ridge K-8 and grades Kindergarten through 5 of Blankner K-8.

(b) Middle schools: 100% of Adjusted FISH Capacity for each Middle School Concurrency Service Area. The Middle school LOS shall also include grades 6-8 of Blankner K-8.

(c) High schools, including ninth grade centers: 100% of Adjusted FISH Capacity for each High School Concurrency Service Area.

#### 15.2 Long Term Concurrency Management System.

(a) The School Board, the County, and the Municipalities agree to maintain long term concurrency management systems as provided in section 163.3180(9)(a), Florida Statutes. A long term concurrency management system will be adopted in the County's and Municipalities' Capital Improvements Element and any other applicable elements of their respective Comprehensive Plans. The long term concurrency management systems will be reviewed annually and any updates will be adopted in the next available annual update of the County's and Municipalities' respective Capital Improvement Elements, and any other applicable elements. Provided, however, that any additional schools included in a long term concurrency management system as a result of such annual update shall be assigned to a new concurrency management system with a specific end date and shall be required to meet the adopted level of service for the school type by such end date. In no event shall additional schools be added to a previously established long term concurrency management system.

(b) The School Board will develop and include within its District Facilities Work Program, a financially feasible plan to achieve the adopted Level of Service standards within ten (10) years through the construction of additional educational facilities sufficient to accommodate the demand for such capacity. The County and the Municipalities agree to amend the Capital Improvements Element and any other applicable elements of their respective Comprehensive Plans at the next available Comprehensive Plan Cycle to reflect any additional ten (10) year concurrency management systems.

15.3 Capital Improvements Element. By its incorporation of the capital improvement schedule consistent with the latest District Facilities Work Program prepared by the School

Board pursuant to Section 17 of this Agreement, the Capital Improvements Element of the Comprehensive Plans of the County and the Municipalities shall demonstrate that the Level of Service standards will be achieved and maintained within each School Concurrency Service Area by the end of the planning period utilized in the latest District Facilities Work Program, and, where applicable, shall include any Long Term Concurrency Areas. Pursuant to Section 14(b) of this Agreement, each local government shall adopt in the Capital Improvements Element of its Comprehensive Plan the capital improvement schedules included in the District Facilities Work Program adopted by the School Board pursuant to Section 17 of this Agreement.

15.4 Amending Level of Service Standards. The School Board, the County, and the Municipalities shall observe the following process for modifying the adopted or interim Level of Service standards for schools:

(a) At such time as the School Board determines that a change to the Level of Service standards is appropriate, it shall submit the proposed Level of Service standards and the data, inventory and analysis to support the changes to the County and the Municipalities, allowing the County and Municipalities at least ninety (90) days to comment on such proposal.

(b) Upon final approval by the School Board and the governing bodies of the County and Municipalities by approval and execution of an amendment to this Agreement, the modifications to the Level of Service standards shall be incorporated into the County's and each Municipality's Comprehensive Plan no later than the next available Comprehensive Plan amendment cycle for the County and each Municipality.

**Section 16. School Concurrency Service Areas**

16.1 School Concurrency Service Areas Established. The School Board, County, and Municipalities agree that school concurrency shall be applied on a less than county-wide basis. School Concurrency Service Areas have been established for elementary, middle, and high schools. School Concurrency Service Areas shall consist of one or more contiguous attendance zones. The School Board shall review School Concurrency Service Areas on an annual basis, making recommendations for any changes to School Concurrency Service Area, taking into account population changes, additional Available School Capacity from construction or renovation of schools, and resulting changes to attendance zones, in addition to contiguity of attendance zones and Levels of Service within School Concurrency Service Areas.

16.2 Incorporation of School Concurrency Service Areas into Comprehensive Plans. The School Concurrency Service Areas described above may be modified as provided in Section 16.3 below, and shall be included as supporting data and analysis in the County's and the Municipalities' Public School Facilities Element of their respective Comprehensive Plans.

16.3 Modification of School Concurrency Service Areas.

(a) The School Board, the County or any Municipality may propose a modification to the School Concurrency Service Areas, taking into account population changes,

additional Available School Capacity from construction or renovation of schools, and resulting changes to attendance zones, in addition to contiguity of attendance zones and Levels of Service within School Concurrency Service Areas. Prior to adopting any change, the School Board must verify that as a result of the modification:

1. The adopted Level of Service standards will be achieved and maintained by the end of the five (5) year (or ten (10) year for backlogged facilities) planning period; and
2. The utilization of School Capacity will be maximized to the greatest extent possible, taking into account transportation costs and state adopted student travel standards, court approved desegregation plans, the impact on School Capacity from committed and approved development, and other factors.

(b) The School Board, the County and the Municipalities shall observe the following process for modifying School Concurrency Service Areas:

1. At such time as the School Board determines that a School Concurrency Service Area change is appropriate considering the above standards, the School Board shall submit the proposed School Concurrency Service Area boundaries with data and analysis to support the changes to the County and the Municipalities.
2. The Local Governments shall review the proposed boundary changes and send their comments to the School District within ninety (90) days of receipt.
3. A change to a School Concurrency Service Area shall become effective upon final approval by the School Board. The County and the Municipalities shall include such change as supporting data and analysis in the County's and the Municipalities' Public School Facilities Elements and any other applicable elements of their respective Comprehensive Plans in the next available Comprehensive Plan cycle.
4. Any geographical boundary change to a School Concurrency Service Area that decreases Available Capacity within a School Concurrency Service Area shall only become effective upon final approval (by resolution) of the School Board and final approval (by resolution) of the affected Local Government(s).

## **Section 17. School District Facilities Work Program**

### **17.1 Filing Dates.**

(a) On or before the adoption of the School Board's annual budget, the School Board shall update and adopt its District Facilities Work Program for public schools in Orange County, in accordance with section 1013.35, Florida Statutes, and as set forth below. As

part of this update, the School Board shall provide a written summary of the infrastructure and improvements necessary to support the District Facilities Work Program, showing changes to the program on a yearly basis.

(b) The School Board shall transmit copies of the tentative District Facilities Work Program to the County and Municipalities for review and comment on or before July 1 of each year commencing after the effective date of this Agreement.

(c) The School Board shall adopt the District Facilities Work Program no later than September 30, and the plan shall become effective October 1 of each year.

17.2 Contents; Level of Service. The District Facilities Work Program shall contain a five (5) and a ten (10) year capital improvement schedule demonstrating that the Level of Service standards set forth in Section 15 of this Agreement and adopted into the County's and Municipalities' Comprehensive Plans can be achieved and maintained at the end of the planning period adopted for each School Concurrency Service Area. Such five (5) or ten (10) year capital improvement schedule in the District Facilities Work Program shall identify all construction, remodeling or renovation projects and committed and planned revenue sources needed to meet the financial feasibility requirement for each School Concurrency Service Area.

17.3 Contents; Future Planning. As a part of the District Facilities Work Program, and as specified in section 1013.35(2)(a), Florida Statutes, the School Board shall annually adopt a ten (10) and twenty (20) year tentative work plan based upon revenue projections, enrollment projections and facility needs for the ten (10) and twenty (20) year periods. The parties recognize that the projections in the ten (10) and twenty (20) year time frames are tentative and shall be used only for general planning purposes with the exception of the ten (10) year planning period for the Long Term Concurrency Areas described in Section 15 of this Agreement. Upon completion, the District Facilities Work Program and the tentative work plan will be transmitted to the County and Municipalities.

17.4 Amendment of Plan.

(a) The School Board shall not amend the District Facilities Work Program so as to modify, delay or delete any project in the first three (3) years of the program unless the School Board, by a majority vote of its members, provides written confirmation that:

1. The modification, delay or deletion of the project is required in order to meet the School Board's constitutional obligation to provide a County-wide uniform system of free public schools or other legal obligations imposed by state or federal law or constitutional directive; or
2. The modification, delay or deletion of the project is occasioned by unanticipated changes in population projections or growth patterns; or
3. The project schedule or scope has been modified to address concerns of the County or Municipalities, and the modification does not cause the adopted

Level of Service standards to be exceeded in the School Concurrency Service Area from which the originally planned project is modified, delayed or deleted; or

4. The School Board determines that there exists a severe financial crisis brought about through a natural disaster or Act of God, war, or changes to anticipated revenues made by the state of Florida and over which the School Board has not control.

(b) Prior to taking any action authorized under this Section 17.4, the School Board shall publish an advertisement in a newspaper of general circulation not less than fourteen (14) days before the matter is presented to the School Board for a vote, and at such meeting, members of the public shall have the opportunity to address the School Board regarding the proposed action. In addition, notice of such meeting must be provided to all parties to this Agreement via U.S. Mail or acknowledged hand delivery not less than fourteen (14) business days prior to such meeting.

(c) If the School Board modifies, delays, or deletes a project in the first three (3) years of the District Facilities Work Program, pursuant to this Section 17.4, the School Board shall provide written notification of such modification, delay, or deletion to the County and the Municipalities via U.S. Mail or acknowledged hand delivery not less at least fourteen (14) days prior to School Board action.

(d) The School Board may amend the District Facilities Work Program to add necessary capacity projects to satisfy the provisions of this Agreement. For additions to the District Facilities Work Program, the School Board must demonstrate its ability to maintain the program's financial feasibility.

## **Section 18. School Concurrency Implementation Procedures**

### **18.1 Agreement to Implement and Maintain Levels of Service.**

(a) The County, Municipalities and the School Board shall ensure that the Level of Service standards set forth in Section 15 of this Agreement and adopted into the County's and Municipalities' Comprehensive Plans for each School Type (as may be amended pursuant to Section 15.4 of this Agreement) are maintained consistent with the requirements of this Agreement. No Site Plan Approval shall be issued by an Applicable Local Government unless the Residential Development is exempt from these requirements as provided in this Section of this Agreement, or until a School Concurrency Recommendation has been issued by the School District indicating whether adequate school facilities exist or will exist to accommodate demand for Available School Capacity. Nothing shall prevent the local governments from placing conditions on the Certificate of School Concurrency to validate or render effective the certificate for the purpose of ensuring that necessary facilities will be in place, in order to validate or render effective the certificate.

(b) The School Board and any Applicable Local Government may by separate agreement modify the procedures set forth in this Section 18 for concurrency review as between the School Board and such Applicable Local Government.

18.2 Exemptions. The following residential uses shall be exempt from the requirements of school concurrency:

(a) Any Residential Development that creates an impact of less than one student.

(b) One single-family house, one (1) duplex, and/or one accessory multi-family unit being developed on an existing platted residential lot of record.

(c) Any building or structure that has received a Building Permit as of the effective date of the Amended Interlocal Agreement.

(d) Any new Residential Development that has Site Plan Approval for a site pursuant to a specific development order approved prior to the effective date of school concurrency, including the portion of any project that has received final subdivision plat approval as a residential subdivision into one (1) dwelling unit per lot.

(e) Any amendment to any previously approved Residential Development, which does not increase the number of dwelling units or change the type of dwelling units (e.g., converts single-family to multi-family, etc.).

(f) Any age-restricted community that qualifies as one of the three types of communities designed for older persons as "housing for older persons" in the Housing for Older Persons Act, 42 U.S.C. § 3607(b). This exemption shall be applied in conformity with the principles set forth in Volusia County v. Aberdeen at Ormond Beach, L.P., 760 So. 2d, 126 (Fla. 2000).

Provided, however, that any senior housing community or dwelling unit that loses its qualification as housing for older persons shall be required to meet applicable school concurrency requirements in effect at the time the qualification as housing for older persons is lost.

(g) Alterations or expansion of an existing dwelling unit where no additional dwelling units are created.

(h) The construction of accessory buildings or structures which will not create additional dwelling units.

(i) The replacement of a dwelling unit where no additional dwelling units are created and where the replacement dwelling unit is located on the same lot. If the type of dwelling unit is different from the original dwelling unit type, the exemption shall be limited to an exemption based on the current student generation rate for the original

dwelling unit type. Documentation of the existence of the original dwelling unit must be submitted to the concurrency management official.

(j) Developments of Regional Impact that have filed a complete application for a development order prior to May 1, 2005, or for which a development order was issued prior to July 1, 2005. This exemption shall expire upon withdrawal, denial, or expiration of the application for a development order. This exemption shall not apply where the developer files a Notice of Proposed Change and/or Substantial Deviation (as provided in statute) to increase the number of Residential Units. If such Development of Regional Impact has been approved, or is approved, through a development order, such exemption shall expire for any phase of the development order upon expiration of the development order build-out date for such phase, or for the entire development order upon expiration of the development order, or upon any material default of the school mitigation conditions of the development order or a related development agreement, unless such project, or portions of such project, remains exempt pursuant to another exemption provision.

(k) The portion of any Residential Development that, prior to the effective date of school concurrency, is the subject of a binding and enforceable development agreement or Capacity Enhancement Agreement designated as a Capacity Commitment Agreement by resolution of the School Board; however, such exemption shall expire upon expiration of the development agreement, Capacity Enhancement Agreement, extension thereof, or upon any material default of the school impact mitigation conditions of such development agreement or Capacity Enhancement Agreement, unless such project, or portions of such project, remains exempt pursuant to another exemption provision.

(l) Any Residential Development with a letter from the Applicable Local Government vesting it for purposes of complying with school concurrency, or which would be vested at common law for purposes of such concurrency requirement implemented by this Agreement, provided that the School Board may contest a vested rights determination as provided in the Land Development Regulations of an Applicable Local Government.

(m) Group living facilities that do not generate students and including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse sleeping quarters, dormitory-type facilities for post-secondary students, and religious non-youth facilities, regardless of whether such facilities may be classified as residential uses.

18.3 Determination of Applicability of Exemption. An Applicant filing an application for a determination that a Residential Development is exempt from the school concurrency requirements pursuant to Section 18.2 of this Agreement shall submit to the Applicable Local Government and the School Board, along with any other application requirements, sufficient documentation supporting the exemption that the Applicant claims exempts the Residential Development from the school concurrency requirements implemented by this Agreement. The Applicable Local Government shall determine, within thirty (30) business days from receipt of a

completed application for an exemption, whether the Applicant has satisfied the criteria for the claimed exemption and shall notify the Applicant and the School Board in writing of its determination.

18.4 Application Requirements. Any Applicant submitting a School Concurrency Determination Application with a Residential Development component that is not exempt under Section 18.2 of this Agreement shall prepare and submit a Development Analysis to the Applicable Local Government. The Applicable Local Government shall review the School Concurrency Determination Application for completeness, and forward complete applications to the School Board for its review.

18.5 Development Analysis Content. The Development Analysis shall include:

- (a) The location of the Residential Development, including applicable tax parcel identification numbers;
- (b) The number of Residential Units and unit types (e.g., single-family, multifamily, apartments);
- (c) A phasing schedule (if applicable);
- (d) A vicinity map showing, as applicable, existing and proposed zoning classifications and existing and proposed future land use categories for areas subject to and adjacent to the parcel for which the concurrency approval is sought;
- (e) Any existing request by the School Board or Applicable Local Government for a school site within the parcel;
- (f) Whether the Applicant proposes a school site and the estimated date of availability and the provider for on- and off-site infrastructure;
- (g) Whether and how the Applicant's proposed school site satisfies the school site selection criteria set forth in this Agreement, or for a site in unincorporated Orange County as required in Art. XVII, Chapter 38, Orange County Code; and
- (h) If an Applicant has previously executed a Capacity Enhancement Agreement, the Applicant must attach a copy of the agreement to the Development Analysis and indicate whether the Residential Development in the application will exceed the capacity provided for in the Capacity Enhancement Agreement.

18.6 Review and Evaluation of Development Analysis. The Applicable Local Government shall transmit the Development Analysis to the School Board, or may require an Applicant to transmit directly to the School Board, for its review under the following review process:

- (a) The Applicable Local Government or the School Board may charge the Applicant a non-refundable application fee, which may, in whole or in part, be payable to the School Board to meet the cost of review.
- (b) The School Board staff may require additional information from the Applicant.
- (c) The School Board staff shall review each Development Analysis in the order in which it is received and analyze whether there is Available School Capacity for each School Type in the affected School Concurrency Service Area to accommodate Development Impact of the Residential Development. Such a review by the School Board shall apply the following criteria:
  - 1. To determine a proposed Residential Development's projected students for the development's projected number and type of Residential Units, the School Board shall determine the number of students projected within the specific School Concurrency Service Area using the school district student generation rate as calculated pursuant to Section 5 of this Agreement.
  - 2. New School Capacity within a School Concurrency Service Area that is in place or under actual construction in the first three (3) years of the District Facilities Work Program will be added to the existing capacity shown in the School Concurrency Service Area, and will be counted to determine Available School Capacity for the Residential Development under review.
- (d) Within fifteen (15) business days of receipt of the Development Analysis, the School Board shall have completed its review of the Development Analysis and shall issue a written Preliminary School Concurrency Recommendation.
- (e) If the projected student growth from a Residential Development will cause the adopted Level of Service standards to be exceeded in the School Concurrency Service Area, and if Available School Capacity otherwise exists on a district-wide basis, adjacent School Concurrency Service Areas will be reviewed for Available School Capacity.
  - 1. In conducting the Adjacency Review, the School Board shall consider the Available School Capacity in adjacent School Concurrency Service Areas to evaluate projected enrollments. If projected enrollment in one (1) or more adjacent School Concurrency Service Areas does not exceed 95 percent of the adopted level of service and the School District does not exceed 100% of Capacity on a district-wide basis for the School Type measured, the School Board shall issue a School Concurrency Recommendation that School Capacity is available and such capacity shall be available for use by the Residential Development.
  - 2. In the event that the School Concurrency Recommendation is issued based upon Available School Capacity in an adjacent School Concurrency Service Area, the shift of the Development Impact into the adjacent School Concurrency

Service Area shall be documented by describing the method used to shift the Development Impact in the School Board's Preliminary School Concurrency Recommendation Letter.

(f) In the event that there is insufficient Available School Capacity within the first three (3) years of a District Facilities Work Program for the School Concurrency Service Area in which the proposed Residential Development is located and, where applicable, in an adjacent School Concurrency Service Area to accommodate the Residential Development, the School Board shall so state in its Preliminary School Concurrency Recommendation detailing why the Residential Development is not in compliance, and offer the Applicant the opportunity to enter into a sixty (60) day negotiation period to allow time for the mitigation process described in Section 19 of this Agreement. If a proposed mitigation is agreed upon, the School Board shall enter into an enforceable and binding agreement with the Applicable Local Government and the Applicant pursuant to this Agreement.

(g) The School Board may render a Preliminary School Concurrency Recommendation to the Applicable Local Government advising the Applicable Local Government that the School Board and the Applicant have tentatively agreed on a Proportionate Share Mitigation Agreement for the proposed development. The Applicable Local Government may treat such a Preliminary School Concurrency Recommendation as a Final School Concurrency Recommendation finding Available School Capacity exists and may rely on such Final School Concurrency Recommendation to issue a Capacity Encumbrance Letter in accordance with the provisions of this Agreement.

(h) If the School Board finds that there is sufficient Available School Capacity within the subject School Concurrency Service Area, the School Board shall issue a Preliminary School Concurrency Recommendation to the Applicable Local Government and the Applicant so stating. In such event, the Preliminary School Concurrency Recommendation shall also be the Final School Concurrency Recommendation. The Applicable Local Government may then issue a Capacity Encumbrance Letter. The County or the Applicable Local Government shall be responsible for notifying the School Board when a development order for a Residential Development that has received a Certificate of School Concurrency expires or is revoked.

(i) The rendering of a School Concurrency Recommendation by the School Board confirming that Available School Capacity exists shall mean only that school facilities are currently available, and Available School Capacity will not be reserved until the Applicable Local Government issues a Certificate of School Concurrency or its functional equivalent.

(j) The School Board shall develop and implement a process to temporarily set aside capacity during the pendency of a School Concurrency Determination Application or Proportionate Share Mitigation negotiation.

18.7 Capacity Encumbrance and Reservation.

- (a) The Applicable Local Government shall issue a Capacity Encumbrance Letter for a Residential Development within twenty-one (21) days from the receipt of a Final School Concurrency Recommendation from the School Board identifying the existence of Available School Capacity. A Capacity Encumbrance Letter issued pursuant to this Section shall be valid for one hundred eighty (180) days from the date of issuance. A Capacity Encumbrance Letter may be extended upon written approval by the Applicable Local Government and notice to the School Board for a period not to exceed an additional one hundred eighty (180) days, provided that the Applicant is able to demonstrate to the Applicable Local Government that the Applicant is proceeding in good faith to obtain necessary development approvals.
- (b) Upon Site Plan Approval, the payment of a minimum one third of the Capacity Reservation Fee or all Proportionate Share Mitigation payments (if any), the Applicable Local Government shall issue a Certificate of School Concurrency. Once the Applicable Local Government has issued a Certificate of School Concurrency, Available School Capacity shall be reserved for the Residential Development for three (3) years. On each annual anniversary date of the Certificate of School Concurrency, the Applicant must pay one third of the Capacity Reservation Fee until such fees have been paid in full. Nothing herein shall preclude the Applicant from prepaying in advance any Capacity Reservation Fees required to be paid by this Section. An extension of a Certificate of School Concurrency for a Residential Development beyond the time authorized in Section 18.7(e) below shall require a de novo review for Available School Capacity to be performed by the Applicable Local Government and School Board. To ensure appropriate enforcement of this section, an Applicable Local Government may impose penalties for late or insufficient payments via duly adopted land development regulations.
- (c) Any Capacity Reservation Fees paid shall be credited against payment of School Impact Fees.
- (d) The Applicable Local Government shall notify the School Board within forty-five (45) days of any failure of any conditions of a Certificate of School Concurrency for a Residential Development.
- (e) Upon a showing that an Applicant is proceeding in good faith and has paid all Capacity Reservation Fees the Applicable Local Government and the School Board may agree to extend the term of a Certificate of School Concurrency for up to three (3) additional years.
- (f) An Applicant may only obtain building permits in direct proportion to the amount of Capacity Reservation Fees paid.
- (g) If, upon the conclusion of the term of the Certificate of School Concurrency and any extensions approved under Section 18.7(d), an Applicant has not (i) incurred extensive obligations or expenses (other than land purchase costs and payment of taxes)

including, but not limited to, legal and professional expenses related directly to the Residential Development or (ii) otherwise substantially changed position in reliance upon the Certificate of School Concurrency, then all reserved or encumbered School Capacity not allocable to units for which building permits have been issued shall become unencumbered and unreserved and a minimum of ninety percent (90 %) of any Capacity Reservation Fees paid shall be refunded to the extent that capacity is no longer reserved. Nothing in this Section shall be interpreted to preclude a Local Government from adopting an ordinance imposing non-transferable and/or non-refundable reservation fees designed to discourage speculation or marketeering in school capacity.

(h) The School Board and any Applicable Local Government may, by separate agreement, modify the procedures for capacity encumbrance and reservation.

#### 18.8 Evaluation of Mitigation.

(a) Upon conclusion of the negotiation period specified in Section 19 of this Agreement, the School Board shall determine whether or not mitigation sufficient to provide capacity to serve the Residential Development has been proposed. If such mitigation has been proposed and agreed to, the School Board shall render a School Concurrency Recommendation documenting that Available School Capacity is or will be available for the Residential Development, once the mitigation measures have been memorialized in an enforceable and binding agreement with the Applicable Local Government, the School Board and the Applicant in a manner consistent with the applicable Land Development Regulations governing developer agreements. Such agreement shall specifically detail mitigation provisions, identify the proposed Residential Development, indicate the financial contribution to be paid by the Applicant, and include any other relevant terms and conditions, including providing for a method of surety in form of a bond or letter of credit in the amount of the contribution, if required.

(b) If mitigation is not agreed to, the School Board shall issue a Final School Concurrency Recommendation to the Applicant and the Applicable Local Government stating how the proposed Residential Development negatively impacts the Level of Service standards in the applicable School Concurrency Service Area and that the School Board and the Applicant were unable to reach agreement on a Proportionate Share Mitigation Agreement.

18.9 School Board Development Monitoring. The School Board shall create and maintain on its website a development review table for each School Concurrency Service Area and for each individual school, and will use the table to compare the projected students from proposed Residential Developments to the School Concurrency Service Area's and each individual school's available capacity programmed within the first three (3) years of the current five (5) or ten (10) year capital planning period. Student enrollment projections shall be based on the first three (3) years of the five (5) or ten (10) year capital planning period and shall be updated annually based on the enrollment counts issued on October 1 of each year. The development review table shall be updated to reflect these counts.

**Section 19. Proportionate Share Mitigation**

19.1 Intent. In accordance with sections 163.3180(13)(e)1 and 163.3180(13)(f)8, Florida Statutes, in the event that there is insufficient Available School Capacity within a School Concurrency Service Area to meet the demand for School Capacity created by a proposed development, as documented in a School Concurrency Recommendation or in an adjacent School Concurrency Service Area documented in an Adjacency Review, the School Board shall consider Proportionate Share Mitigation options and, if accepted, shall enter into an enforceable and binding agreement with the Developer and the Applicable Local Government to mitigate the Development Impact from the proposed Residential Development by the creation of additional Available School Capacity.

19.2 Calculation of Proportionate Share Mitigation.

(a) When the student impacts from a proposed development would cause the adopted Level of Service standards to be exceeded for a particular School Concurrency Service Area, the Applicant's Proportionate Share Mitigation for the development will be based on the number of additional Permanent Student Stations and additional core and ancillary facilities necessary to meet the Level of Service standards established for the affected School Concurrency Service Area in this Agreement. The amount of Proportionate Share Mitigation will be calculated utilizing the cost per student station allocations for elementary, middle and high school plus the cost of land acquisition, core and ancillary facility requirements and other infrastructure expenditures, including required off-site improvements for school sites, as determined and published annually in the District Facilities Work Program.

(b) The methodology used to calculate Proportionate Share Mitigation shall be as follows:

$$\text{Proportionate Share Mitigation} = (\text{Development Impact} - \text{Available Capacity}) \times \text{Total Cost.}^1$$

Where:

<sup>1</sup>Total Cost = the cost per student station plus a share of the land acquisition costs, additional core and ancillary facility costs and other anticipated infrastructure expenditures or the estimated cost of school infrastructure needed to provide sufficient Permanent Capacity to the impacted School Concurrency Service Areas, and includes any cost needed to pay the interest to advance a school scheduled in the District Facilities Workplan to an earlier year.

19.3 School Impact Fee Credit. Proportionate Share Mitigation shall be credited against the School Impact Fee otherwise due for the Residential Units within a Residential Development as provided for by statute.

19.4 Relationship of Capacity Enhancement Agreements to Proportionate Share Mitigation. To the extent the Residential Development is subject to a Capacity Enhancement Agreement entered into pursuant to Section 10 of this Agreement, the Capital Contribution paid pursuant to such agreement shall be a credit applied to the Proportionate Share Mitigation, as calculated in this Section. Proportionate Share Mitigation calculated pursuant to this Section 19 shall satisfy all mitigation requirements imposed under a Capacity Enhancement Agreement where the Proportionate Share Mitigation equals or exceeds the amount of mitigation required under a Capacity Enhancement Agreement.

19.5 Negotiation Period. Upon issuance of a Preliminary School Concurrency Recommendation reporting that the Applicant's proposed Residential Development will exceed adopted Level of Service standards, the Applicant may request a meeting with the School Board to discuss how to mitigate the impact from the Residential Development through the creation of additional Available School Capacity. If the parties agree on a mitigation option deemed to satisfy financial feasibility by the School Board, the Applicant shall enter into a binding and enforceable agreement with the School Board and the Applicable Local Government with jurisdiction over the approval of the Site Plan.

19.6 Proportionate Share Mitigation Projects.

(a) Any Proportionate Share Mitigation must be directed by the School Board to a School Capacity improvement identified in, the capital improvement schedule in the financially feasible five (5) year district work plan of the District Facilities Work Program, and in the Capital Improvements Element in the Comprehensive Plan of the County and the Municipalities to maintain financial feasibility based upon the adopted Level of Service standards. If a School Capacity improvement does not exist in the District Facilities Work Program, the School Board may, in its sole discretion, add a School Capacity improvement to mitigate the impacts from a proposed Residential Development, so long as the financial feasibility of the District Facilities Work Program can be maintained and so long as the Applicable Local Government agrees to amend its Capital improvements Element to include the new School Capacity improvement.

(b) Mitigation options that provide permanent capacity are subject to School Board approval and may include, but are not limited to:

1. Contribution of land in conjunction with the provision of an additional school site meeting the school siting criteria, or adjacent land for expansion of an existing facility; or
2. Provision of additional Permanent Student Stations through the donation of buildings for use as a primary or alternative learning facility, provided that such building meets the State Requirements for Educational Facilities; or
3. Provision of additional Permanent Student Stations through the renovation of existing buildings for use as learning facilities; or

4. Construction of Permanent Student Stations or core facilities; or
5. Construction of a school in advance of the time set forth in the District Facilities Work Program; or
6. Creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits; or
7. Construction of a charter school designed in accordance with the State Requirements for Educational Facilities and providing Permanent Student Stations. Use of a charter school for mitigation must include provisions for its continued existence, including but not limited to the transfer of ownership of the charter school property and/or operation of the school to the School Board in the event of the closure of the Charter School; or
8. The contribution of funds or other financial commitments or initiatives acceptable to the School Board to ensure that the financial feasibility of the District Facilities Work Program can be maintained by the implementation of the mitigation options.

(c) The value of donated land shall be based upon a written appraisal prepared by an M.A.I. appraiser who was selected from a list of approved appraisers provided by the School Board. The valuation standard utilized by the M.A.I. appraiser shall be the fair market value of the donated land using the land uses and approvals in place prior to the submission of the Residential Development approval that triggered the proportionate share process. The subject land's highest and best use shall be determined without any consideration of any enhanced value of the donated land resulting from approval by the County or the Applicable Local Government of the School Concurrency Determination Application with respect to which the land donation constituted a Proportionate Share Mitigation option.

**Section 20. Resolution of Disputes**

If the parties to this Agreement are unable to resolve any issue in which they may be in disagreement covered in this Agreement, such dispute will be resolved in accordance with governmental conflict resolution procedures specified in Chapters 164 or 186, Florida Statutes, or the Regional Dispute Resolution Process of the East Central Florida Regional Planning Council. This provision does not prohibit the School Board from contesting a vested rights determination as authorized in section 18.2(l) of this Agreement.

**Section 21. Oversight**

Oversight and evaluation of the school concurrency process is required pursuant to section 163.3180(13)(g)6.c., Florida Statutes. One or more representatives each of the County Commission, the governing body of each Municipality and the School Board will meet at least

once annually in a joint workshop session at which the public has the opportunity to be heard. A representative of the Regional Planning Council will also be invited to attend. The joint workshop sessions will be opportunities for the School Board, the County Commission, and the Municipalities' Commissions or Councils to hear reports regarding the implementation of this Agreement, discuss policy, set direction and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The Superintendent of Orange County Public Schools shall be responsible for making meeting arrangements and providing notification. Public notice of these meetings shall be given in order that citizen oversight of the implementation of this Agreement shall be afforded.

**Section 22. General Provisions**

22.1 Headings. The headings or captions used in this Agreement are for convenience of reference only and are not intended to define or limit their contents, nor are they to affect the construction of or be taken into consideration in interpreting this Agreement.

22.2 Severability. If any part of this Agreement is determined by a Court of competent jurisdiction to be invalid, the part determined to be invalid shall be severed from this Agreement, and the remainder of this Agreement shall continue in force and effect.

22.3 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

22.4 Entire Agreement. This Agreement contains the entire agreement of the parties with respect to the subject matter hereof.

**Section 23. Amendment**

Any amendments or modifications to this Agreement must be in writing and must be executed by all parties hereto.

**Section 24. Effective Date**

This Agreement will be effective within the County and each Municipality upon the adoption of each jurisdiction's Public School Facilities Element and amendments to the other elements of the respective Comprehensive Plans necessary to implement school concurrency. The failure of any or each of the proposed parties hereto to execute this Agreement shall not in any way affect the validity of this Agreement as between the other signatory parties hereto.

**Section 25. Execution in Counterparts**

This Agreement may be signed in counterparts, each of which may be deemed an original, and all of which together constitute one and the same agreement.

**APPROVED** by the City Council of the City of Edgewood, Florida, this **15<sup>th</sup>** day of **October, 2013**.



Ray Bagshaw  
Mayor – City of Edgewood

*ATTEST:*



Bea Meeks, MMC, CPM, CBTO  
City Clerk

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MEMORANDUM

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TO: CITY OF EDGEWOOD  
FROM: FLORIDA ENGINEERING GROUP, INC. (FEG)  
SUBJECT: **RESPONSE TO FDOT EAR-BASED AMENDMENTS REVIEW**  
DATE: 11/7/2013

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The City of Edgewood appreciates the review and comments by the Florida Department of Transportation (FDOT) regarding the City of Edgewood Comprehensive Plan amendments package ((City of Edgewood 13-1ER).

It is the City's desire to work with the FDOT and Orange County to facilitate an improved transportation corridor for State Road 527, also known as Orange Avenue within Orange County. Both Orange County and the FDOT have invested resources to study and define the corridor as a multi-modal transportation district.

In support of this, and to promote its feasibility, the City has initiated a development pattern to support a multi-modal nature- the concept of adding the mixed-use component to the Commercial Future Land Use category within the City's Comprehensive Plan allowing up to 25 dwelling units per acre.

**Summary of FDOT Comments/Recommendations:**

"The City's analysis does not include impacts to the roadway network including total acreage and/or potential (maximum) amounts of development for the affected properties"

"It is recommended that a long-term roadway analysis be prepared reflective of the proposed Future Land Use Policy to include the corridor and appropriate measures be implemented to ensure this FLUE text amendment does not significantly impact transportation resources or facilities of State importance."

"The City should provide detailed analysis as to the amount of acreage subject to the increased development standard and also further analyze the impacts of this development on the roadway network. Once this information is identified, appropriate measures should be identified that can be implemented to ensure this FLUE text amendment does not significantly impact transportation resources or facilities of State importance (SR 527).

Below, the City addresses the above FDOT review comments and recommendations, dated August 8, 2013.

- **Multi-modal nature of SR 527 Corridor and FDOT Mixed-Use research**

1. In 2012, FDOT prepared a Trip Internalization presentation, discussing the need to collect data to support mixed-use development evaluation, as the ITE multi-use methodology does not fully represent mixed-use scenarios.

As part of the data collection efforts, one of the mixed-use projects evaluated by FDOT was SODO, an Orlando mixed-use development on a 22 acre site, fronting on SR 527. It was identified in the presentation that one of the conclusions of the study is that "highly integrated mixed used developments can double the internal trip capture rate of traditional multi-use developments front-end commercial back-end residential developments" (*FDOT Trip Internalization Research: What do we know so far?, Florida Section ITE Winter Workshop 2012, presented by Pei-Sung Lin Ph.D., P.E., PTOE, FITE and Aldo Fabregas; A research project sponsored by the Florida Department of Transportation, FDOT Project Managers: Gina Bonyani and Gary Sokolow*).

2. The FDOT Central Office has approved a K factor of 7.5% for the build-out multimodal corridors (in 2030) essential for encouraging alternative modes of transportation other than automobile. This came about with the recognition by FDOT of the multimodal nature of Orange Avenue, given FDOT/LYNX projects in the area and efforts to promote transit-supportive land use. Multi-modal Transportation Districts (MMTD) tend to discourage the use of automobiles and promote alternative modes of transportation such bus ridership (LYNX), train (Sunrail), and pedestrian activity. This will alleviate roadway congestion within the SR 527 Corridor.
3. FDOT is currently preparing the Orange Avenue (SR 527) Multimodal Feasibility Study, which is part of an initiative with Orange County to establish walkable multi-modal urban thoroughfares with context-sensitivity.

- **Edgewood's Efforts to Support FDOT and Orange County Multi-modal Transportation Corridor and Alleviate Transportation Impacts**

1. Multi-modal corridors need development patterns that support its viability and longevity. Based on the County's and FDOT research identified above, the City's proposed mixed-use in the commercial

Future Land Use Designation along Orange Avenue (SR 527) support this effort and research objective. This complements the development patterns in place and envisioned to the north and south of Edgewood.

2. As part of the same City of Edgewood Comprehensive Plan amendments package ((City of Edgewood 13-1ER), the City has amended the Plan to add multi-modal supporting language within its policies.
  3. The Mayor has worked with the FDOT to address congestion concerns of the Holden/Gatlin intersection on Orange Avenue. These improvements are funded for design. The flow of traffic will be easier when this intersection is addressed.
- **Detailed Analysis of Impacts of Development on Roadway Network**
    1. Because development would be mixed-use, there is not an adequate ITE Land Use Code to provide a mechanism for an analysis. This was also discussed in the section above referencing the State's own research for strengthening ITE application. It would depend on the size of the parcel, mix of uses, and density, which could vary by site. Detailed analysis would have to be project driven; when a mixed-use project application is made to the City, the City can request detailed analysis as part of the application submittal. The City has language currently in the Land Development Code that it may require a traffic study to see what development controls are needed based on impacts (LDC Sec.134-460).
    2. The Comprehensive Plan language is written so that the mixed use development would only be allowed on properties with a Commercial Future Land Use designation that have frontage on a roadway designated as "principal arterial", which is less than the total 150 acres of commercial land use, therefore transportation impacts would be less. Application of the multi-use commercial and residential ITE trip generation across the 150 acres does not take into account Peak AM and PM. This would also produce less impact.

3. Within the Land Development Code, such a mixed-use development may only be approved in the City is through a Planned Development process (Also, please see FLU Policy 1.1.6 which requires a public hearing process). Because it is a public hearing process, FDOT would have the ability to review and comment directly to the City on possible impacts of a proposed mixed-use development.
4. Additional height and site design criteria provide a mechanism of control over density and transportation impacts (Please see Land Development Code Sec. 134-460 (6) and Sec. 134-461).

# Memorandum

**To:** Bea Meeks, City Clerk

**From:** Cinnamon Wild, Administrative Assistant

**Date:** 11/12/2013

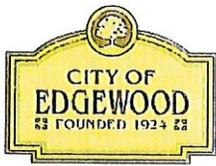
**Re:** Planning and Zoning Meeting 11/11/13 – Select Medical Expansion

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At the Planning & Zoning Board Meeting on 11/11/13 the Board moved to approved both the Site Plan and Landscape Plans subject to Engineer Sebaali and Planner Hardgrove conditions.

Board Member Leahy made the motion to approve the Site Plan subject to Engineer Sebaali and Planner Hardgrove conditions, with a second by Board Member Lomas. The motion passed unanimously with a 4/0 vote.

Board Member Leahy made the motion to approve the Landscape Plan subject to Engineer Sebaali and Planner Hardgrove conditions, with a second by Board Member Lomas. The motion passed unanimously with a 4/0 vote.



From the desk of the City Clerk....

Bea L. Meeks, MMC, CPM, CBTO

*B*

**TO:** Planning & Zoning Board

**Cc:** Mayor and City Council Members, City Attorney Drew Smith and Ellen Hardgrove, AICP

**DATE:** November 1, 2013

**RE:** Select Medical (Site Plan & Landscape Plan)

On September 9, 2013, the Planning & Zoning Board forwarded a recommendation for approval of Select Medical's applications for Special Exception and Variance to the City Council, subject to the conditions provided by Engineer Sam Sebaali. City Council approved both applications, subject to the conditions, in the regular City Council meeting held on September 17, 2013. Your agenda packet includes a copy of the approval letter to David Fleeman, Genesis Group.

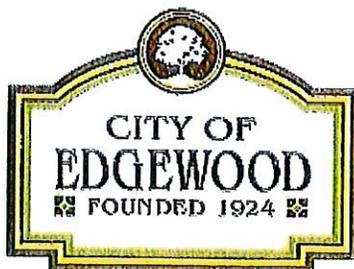
I provided the approval letter for your use in reviewing the site plan and landscape plan so that you are assured that the conditions of the approval have been met. It should be noted that Engineer Sebaali incorporated Planner Hardgrove's landscape review comments into the conditions he recommended.

Regarding the tree permit, the initial application fee in the amount of three hundred dollars (\$300) is the applicable fee for the removal of three trees. With the revised tree permit, the application is for the removal of nine trees. It should be noted that the additional amount due, as indicated in Engineer Sebaali's memo is incorrect. The amount due is \$150.00. I want to clarify the fees for the record and for your own information (see table below). *There is no action needed.*

DATE	DESCRIPTION	AMOUNT	COMMENT(s)
9/20/2013	Site Plan Application Fee Submittal	\$1000.00	Pursuant to the pass-through fee Ordinance No. 2013-01
9/20/2013	Building Review Fee/Site Plan (commercial)	\$500.00	Pursuant to Resolution 2010-01
9/20/2013	Tree Permit	\$300.00	Pursuant to Resolution 2010-01 -\$250 for first tree removed \$ 25 for each additional tree removed under the same permit with a maximum fee of \$1,000

You will find in your agenda packet the following:

- Site Plan
- Landscape Plan
- Lighting Plan
- Application For Tree Removal
- Comments from Engineer Sebaali and Planner Hardgrove (Re: Site Plan, Landscape Plan and Tree Permit Application)
- Responses to Engineer Sebaali and Planner Hardgrove
- Emails regarding: drainage, sewer and utility impact fees
- Correspondence from Genesis Group to Florida Department of Environmental Protection
- G18 Area Luminaires



September 20, 2013

David Fleeman, P.E.  
**GENESIS GROUP**  
3910 US Highway 301 North  
Suite 140  
Tampa, FL 33619

**RE: Variance 2013-02 – Select Medical – 5579 South Orange Avenue**

**Special Exception 2013-03 – Select Medical -5579 South Orange Avenue**

David,

This correspondence serves to confirm that on September 9, 2013, the City of Edgewood's Planning & Zoning Board considered your applications for a Variance and Special Exception, as noted above. The Planning & Zoning Board forwarded a recommendation for approval to the City Council, subject to the conditions provided by Engineer Sam Sebaali. In their regular City Council meeting held on September 17, 2013, City Council approved your applications for a Variance and Special Exception subject to the following conditions:

**Site and Landscape Plan Review:**

1. The site plan provided for review is preliminary in nature. Additional site engineering design plans and other related site design documents are required to be submitted with the final site plan to address, at a minimum, the following items:
  - a. Grading and drainage design.
  - b. If extension or additional site utilities are required, site utility design.
  - c. An updated drainage report to demonstrate that the proposed expansion complies with the original drainage design assumptions.
  - d. A final landscape plan incorporating any recommendations or conditions made in this review and by the City Planner.
  - e. An updated site lighting plan to reflect the changes in light pole locations. The final site plan shall meet the requirements and procedures of Site Plan Review, Chapter 134, Division 5 of the City of Edgewood City Code for site plan approval prior to any construction; and the final landscape plan shall meet the requirements of the City of Edgewood Code as stated in Chapter 114 of the City of Edgewood City Code.

2. Based on review of the preliminary site plan, the following items should be considered and addressed as part of the final site plan submittal:
  - a. The proposed parking expansion is in conflict with existing light poles on the west side and other areas of the project site. The light poles will need to be shown on the final site plan and coordinated with the final site design – See Photo 1 – Photo Attachments Page 1 of 4.
  - b. The proposed building additions may be in conflict with existing drainage conveyance pipes and other site utilities. Relocation of existing drainage pipe conveyances and other utilities may be required. Details showing that the buildings can be constructed and maintained without damage to the existing drainage or other utility infrastructure should be provided. See Photo 2 – Photo Attachments Page 1 of 4.
  - c. There are several gaps in the existing landscape hedges along Orange Avenue in the west and southwest areas of the site. The final landscape plan shall provide for planting of the existing gaps to provide a continuous landscape hedge along S. Orange Avenue as required by the City Code, Chapter 114, Landscaping. See Photo 3 – Photo Attachments Page 2 of 4.
  - d. The landscape hedges shown to exist on the submitted landscape plan in the southwest area of the site and along the south side of the site adjacent to Gem Street are not consistent with the existing site conditions. In some instances, hedges shown to exist do not exist and in other instances the existing hedges are not as shown. The final landscape plan shall properly reflect the existing site conditions. In addition, augmentation of the existing hedges where needed to meet City Code requirements is required. See Photo 4 – Photo Attachments Page 2 of 4.
  - e. Canopy trees should be provided in the new landscape islands located in the parking expansion in the northwest area of the site. See marked-up landscape plan attachment.
  - f. Additional landscaping along the Gem Street right-of-way shall be provided consistent with the City Code, Chapter 114, Landscaping. Specifically, canopy trees and a continuous hedge should be provided. The landscaping shall be continuous along the boundary of Lot 1. Given the fact that several large mature trees will be removed in the southwest area of the site, this additional landscaping would be important to provide buffering from the parking areas. See Photo 5 – Photo Attachments Page 3 of 4.
  - g. Additional landscaping on the south side of the southeastern wing expansion similar to the landscaping on the eastern side of this wing is recommended given that the southern building facade expansion will be visible from Gem Street. See marked-up landscape plan attachment.
  - h. Additional landscaping on the east side of the north wing expansion similar to the landscaping shown on the north side of this wing is recommended given that the eastern building facade expansion will be visible from Hansel Avenue. See marked-up landscape plan attachment.

- i. Existing landscaping adjacent to the western building façade is in need of maintenance. This landscaping is now more important with the addition of the parking area on the west side of the building. See Photo 6 – Photo Attachments Page 3 of 4.
3. Variance to the required 15 foot (12.5 feet proposed) street side setback on Larue Avenue will be required. Your request for a variance was approved by City Council on September 17, 2013.
4. All other City Code requirements must be met with the final site plan submittal.
5. All construction shall adhere to the City of Edgewood's Erosion and Sediment Control Ordinance. Silt fences, turbidity barrier, hay bales or other measures shall be incorporated into the project design and implemented during construction to prevent sediment runoff and transport into the storm sewer or receiving waters.
6. Permitting by other regulatory agencies including Orange County Building Department, Orange County Utilities, St. Johns River Water Management District, Florida Department of Environmental Protection, and Florida Department of Transportation will be required, as applicable.

**Tree Removal Review:**

7. A formal tree removal application will be required at time of final site plan submittal.

Please let me know if you have any questions.

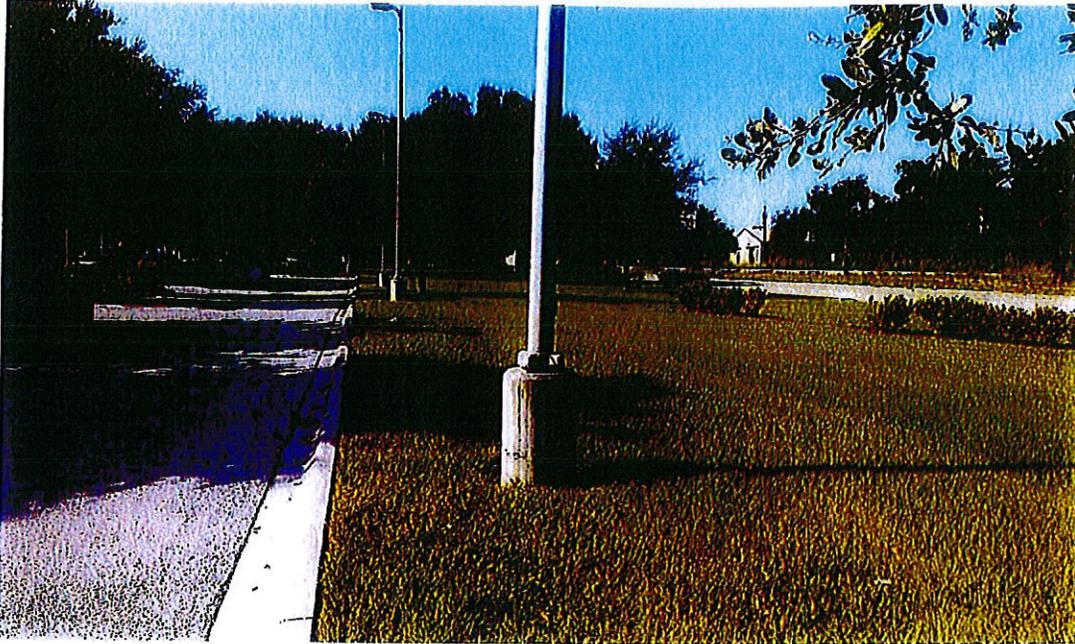
Sincerely,



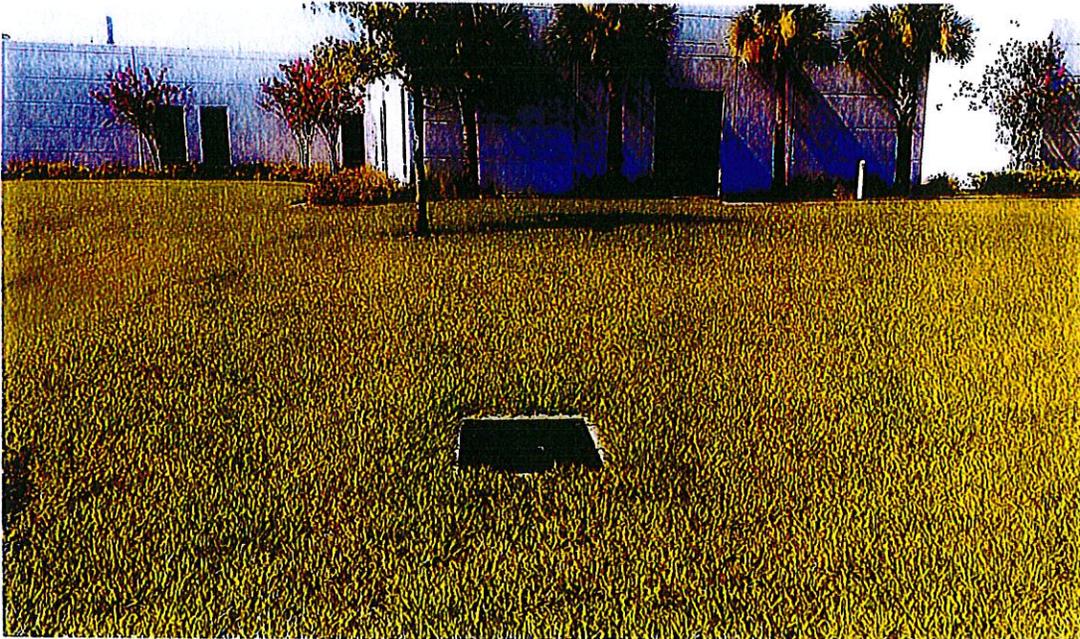
Bea L. Meeks, MMC, CPM, CBTO  
City Clerk

Enclosures

**PHOTO ATTACHMENTS – PAGE 1 of 4**



**PHOTO 1 – Light Poles in Conflict with Proposed Parking Addition**



**PHOTO 2 – Existing Drainage Infrastructure**

PHOTO ATTACHMENTS – PAGE 2 of 4



PHOTO 3 – Typical Gaps in Required Buffer Hedge along S. Orange Avenue

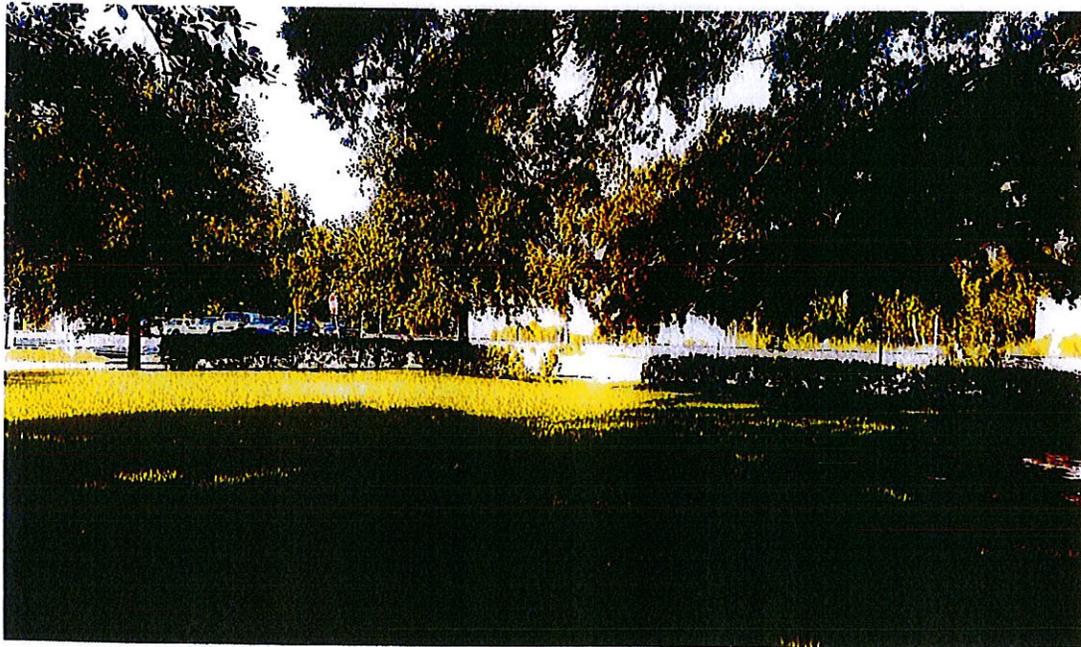
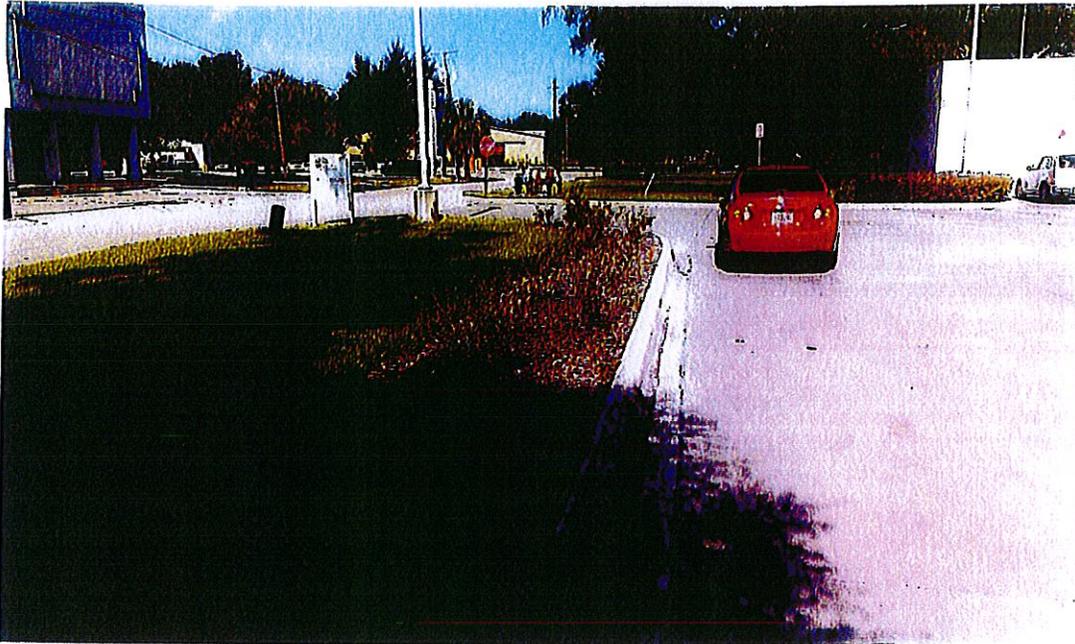
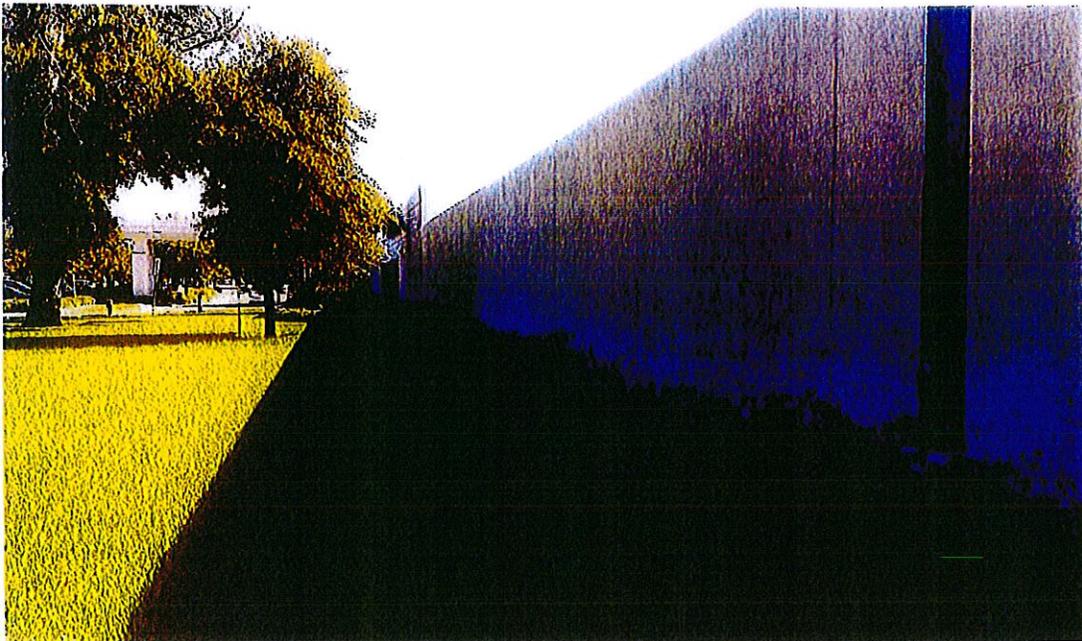


PHOTO 4 – Existing Hedge Alignment in Southwest Area of Site

**PHOTO ATTACHMENTS – PAGE 3 of 4**



**PHOTO 5 – Additional Landscaping Needed along Gem Street – Tree Canopy in Background being Removed**



**PHOTO 6 – Existing Landscape in Need of Maintenance – Western Building Façade Adjacent to New Parking**



October 29, 2013

Ms. Bea L. Meeks, MMC, CPM, CBTO  
City Clerk  
City of Edgewood  
405 Larue Avenue  
Edgewood, FL 32809

**RE: SELECT SPECIALTY HOSPITAL  
5579 S. ORANGE AVENUE  
SITE PLAN REVIEW**

Dear Ms. Meeks,

GENESIS is in receipt of the review comments prepared by **Sam J. Sebaali, P.E.**, dated October 2 and October 3, 2013 respectively. On behalf of our Client, please accept the following responses to said comments. For your convenience, the comments are restated below followed by our responses in bold.

#### **TREE REMOVAL PERMIT APPLICATION**

The approval recommendation is subject to the following conditions:

1. The applicant shall re-submit a landscape plan showing the tree designations consistent with the survey; especially for those trees, which are proposed to be removed or relocated.

**Please find attached an updated copy of the landscape plan for your review and approval. The tree diameters indicated on the Tree Removal & Replacement Table (LS-02) has been revised to match the DBH reported on the survey. In order to simplify the review, tree identification numbers have been added to all nine of the trees proposed to be removed (LS-01 and LS-02).**

2. The number of trees to be removed should be adjusted on the application to match the revised landscape plan.

**Some trees designations were changed from 'relocate' to 'removal' as a result of the Arborist field review and this information was not properly depicted in all of the cross-referenced documents. The C-05 (Demolition Plan) as well as both Landscape sheets (LS-01 & LS-02) and the Tree Removal application form have been revised to reflect nine (9) trees proposed to be removed.**

3. The permit fee shall be adjusted based on the correct number of trees to be removed.

**The two additional trees will increase the tree removal permit fee by \$50 [2 trees x \$25 = \$50]. The applicant requests that this amount be deducted from the \$1,000 balance currently remaining within the applicant's 'credit account'.**

4. No other trees, other than those shown on the Landscape Plan to be removed, are to be removed or relocated without City approval. Any additional trees, which are found to be removed at final inspection, will be subject to replacement requirements as outline in the Tree Management and Protection requirements of the City Code, Chapter 130.

**So noted.**

5. Tree protection shall be provided during and after construction as required by the Tree Management and Protection requirements of the City Code, Chapter 130.

**So noted.**

6. The tree protection detail should be modified to reflect a minimum of 6 feet clearance from the edge of the trunk to the barricade.

**The tree barricade detail (C-09) has been amended to reflect 6' minimum clearance between the trunk and barricade.**

7. Final approval and issuance of Certificate of Occupancy for the building will be subject to inspection of the landscape installation and tree replacement as provided in the City Code.

**So noted.**

## **SITE PLAN APPLICATION**

### ZONING

Plan Deficiency - The applicant should note on the submitted site plan that the proposed setback was approved by variance as the plan does not show compliance based on the graphical illustration of the required setback, Sheets C-03 and C-06.

**As requested, the side yard setback along Larue Ave. has been identified as 12.5 feet, in accordance with the recently approved variance (2013-02), on both sheets C-03 and C-06.**

### GENERAL SITE REQUIREMENTS

Plan Deficiency: All the parking spaces should be dimensioned on the plans to reflect compliance with the City's parking design standards; especially, the sizes of the diagonal parking spaces proposed in the south parking area need to be confirmed. A minimum 9' x 20' stall needs to be demonstrated on the plans, Sheet C-06.

**Additional 'typical' dimensions have been added to the perpendicular parking located along the western limits of construction for your review. The parking stall width (9.0' minimum) and parking space area (180 SF minimum) has been added to the angled parking located southwest of the existing building to assist you in review of this aspect of the design.**

The striping for the 4 parking stalls adjacent to the southwest area of the building needs to be shown on the plans, Sheets C-03 and C-06. The "Sawcut & Rem. Exist. Curb" leader shown on Sheet C-05 needs to be adjusted to reflect the intended limits of curb removal.

**Thanks for bringing this to my attention, it appears that some CAD debris was obscuring the striping. The striping should now be visible on both sheets. In addition, the referenced leader on sheet C-05 has been modified to point to the updated limits of curb removal.**

Plan Deficiency: The existing fire main is in conflict with the storm and does not meet separation requirements. The plans should illustrate the relocation of the fire main and other related construction.

**A new plan sheet (C-08) has been added to the plan set to more clearly depict the limits of fire main relocation required to construct the proposed improvements.**

Advisory Comment: The applicant was advised at the pre-application meeting that a separate approval is required by Orange County Public Utilities for the sewer prior to issuance of site or building permit as the expansion will generate more sewer flow and will require additional fees and evaluation of the existing system. Furthermore, a permit determination from the Florida Department of Environmental Protection is advisable.

**The applicant has contacted the Orange County Public Utilities department regarding sanitary sewer capacity fees. Staff confirmed that review of the vertical construction plans is the trigger mechanism that alerts the Sewer Department of new projects. (See attached email) In addition, the applicant has confirmed that a FDEP sanitary sewer collection / transmission permit will not be required for this project (see attached email)**

Plan Clarification: Please show the grade break line at the interface of the existing and proposed parking addition to the south of Drainage Structure 1 to illustrate conveyance of the drainage from the new parking area to the on-site system as a portion of the existing drive appears to drain to Orange Avenue.

**As requested, a grade break line and flow arrows have been added to the grading plan to show the post development drainage pattern in the area south of Drainage Structure 1.**

Plan Clarification: Please demonstrate that the proposed exterior lighting is does not create hazard to traffic or nuisance to adjacent properties.

**Please find attached a photometric plan showing the proposed exterior lighting levels for your review.**

Plan Deficiency: The tree protection detail on Sheet C-08 should be revised to reflect a minimum of 6 feet clearance from the edge of the trunk to the barricade.

**The referenced detail has been amended to depict 6 feet of clearance between the trunk and barricade.**

Other Agency Permits: Approvals or exemptions from the following agencies is required prior to issuance of the building permit: Orange County Fire Loss Management – Fire System; Orange county Public Utilities – Wastewater; FDOT – Drainage Connection; FDEP – NPDES NOI for Stormwater Discharge; Water and Wastewater. Approval by the City of Edgewood does not waive permits that may be required by other agencies.

**Orange County Fire Loss Management – Fire System**

**Building construction plans will be submitted to Orange County by the Project Architect as part of the vertical building permit.**

**Orange County Public Utilities - Wastewater**

As confirmed by Ms. Gladys Mercadal of the Orange County Utility Dept. the wastewater department will receive a copy of the vertical building plans as part of the normal building plan distribution. Additional impact fees, if required, will be computed based upon the plans submitted. (See attached email).

**FDOT – Drainage Connection**

Mr. Sal Saidallah of the FDOT confirmed that no additional drainage permitting is required by the Department for the proposed project. (See attachment).

**FDEP – NPDES NOI for Stormwater Discharge**

The site contractor will be preparing the NPDES plan and submitting the NOI to the FDEP.

**FDEP - Water**

Please see attached confirmation from FDEP that a drinking water permit is not required for the proposed project.

**FDEP - Wastewater**

Please see attached confirmation from FDEP that a sewer collection/transmission permit will not be required for the proposed project.

**CONDITIONS:**

1. Upon completion of the improvements, the Engineer of Record shall provide the City with an as-built record drawing of the completed project along with a letter certifying that the improvements were built in substantial compliance with the approved plans and permit documents.

**So noted.**

2. The contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.

**So noted.**

3. Per the construction site inspection requirements of the Orange County MS4 Permit FLS00001 [Part III(A)(9)(b)], the Contractor is to notify the City Engineer at SSebaali@feg-inc.us of their intended start of construction and construction duration. This notification should be provided a minimum of three (3) working days prior to commencement of construction.

**This information has been provided to the Owner so that it can be relayed to the contractor.**

4. Final site plans, signed and sealed by the appropriate design proposal, shall be submitted for the Planning & Zoning Board and City Council. Changes or additions after City Council approval that are deemed by the City Engineer to be substantially different from the plans approved by City Council will require another review and approval by the Planning & Zoning Board and City Council.

**So noted.**

5. Approval of these plans, if granted by the City of Edgewood, does not grant authority to enter, construct or otherwise alter the property of others, nor does it waive any permits that may be required by federal, state, regional, county, or other agencies that may have jurisdiction.

**So noted.**

6. The applicant is responsible for all fees associated with the procurement of the site permits.

**So noted.**

The following items are included for your review and approval:

- Two (2) signed and sealed sets of proposed Site Construction Plans
- Two (2) signed and sealed copies of Site Lighting Photometric Plan
- Two (2) revised Tree Removal Application forms
- Two (2) copies of email from Orange County Utilities re: Impact Fee payments
- Two (2) copies of letter to FDEP confirming Drinking Water permitting is not required
- Two (2) copies of email from FDEP verifying that a Sewer Collection/Transmission permit is not required
- Two (2) copies of correspondence from FDOT verifying a FDOT Drainage permit is not required

Should you have any questions or require additional information, please do not hesitate to contact me at 813-620-4500, Ext. 5136.

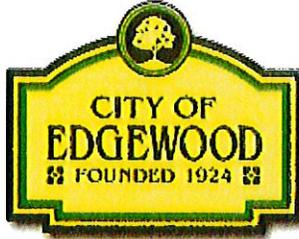
Sincerely,

**GENESIS**



David Fleeman, P.E., LEED® AP, BD+C  
Project Manager

Cc: File - 6199-001



405 Larue Avenue - Edgewood, Florida 32809-3406  
(407) 851-2920

## MEMORANDUM

**TO:** MS. BEA MEEKS, CITY CLERK

**FROM:** SAM J. SEBAALI, P.E., FLORIDA ENGINEERING GROUP, INC. - CITY ENGINEER

**DATE:** OCTOBER 31, 2013

**SUBJECT:** SELECT SPECIALTY HOSPITAL – SITE PLAN APPLICATION  
OWNER – HTA – ORLANDO SS HOSPITAL, LLC  
5579 S. ORANGE AVENUE  
FEG TA-13-001

Pursuant to your request, I have reviewed the revised site plan submitted by the applicant on October 30, 2013.

My review did not include the landscaping for the project as this component is being reviewed by the City Planning Consultant, Ellen Hardgrove.

### **ZONING:**

1. Use: The site is zoned C-1, Retail Commercial. The proposed use, Long Term Acute Care expansion, has been approved by Special Exception for phases I and II consisting of a total 32 bed expansion to the existing facility.
2. Setbacks: The proposed building additions meet all setback requirements except for the north building adjacent to Larue Avenue, which provides 13 foot setback instead of the required 15 foot side yard setback. A variance was granted by the City of Edgewood to allow a 12.5 foot side yard setback for the subject building expansion.

### **GENERAL SITE REQUIREMENTS:**

1. Proposed Project: This review is for Phase I Site Plan, which proposes a 24 bed, 9,427 S.F. building addition.

2. Parking: 51 parking spaces are proposed as part of this expansion, which would yield 130 total parking spaces at completion of Phase I. The proposed parking complies with the City of Edgewood requirements. The applicant's consultant has previously been advised to confirm that the existing H.C. spaces comply with AHCA requirements and has indicated that no additional H.C. spaces are needed based on AHCA requirements.
3. Access – vehicular: No additional curb cuts are requested for this proposed addition. The proposed parking expansion will provide for additional internal circulation with a new exit from the parking area to Gem Street. The applicant indicated during the Special Exception and Setback Variance hearings that this additional exit will allow them to divert traffic to Gem Street during events held by the City of Edgewood along Larue Avenue.
4. Access – Pedestrian: The pedestrian access from Orange Avenue to the site is being re-configured based on the new parking addition. Additionally, pedestrian access from the parking addition is proposed via a 6 Ft. wide sidewalk, which narrows to 4.0 Ft. and 5 Ft. in some areas.
5. Utilities – Water service is provided by Orlando Utilities Commission with existing connections on Hansel Avenue at the southeast corner of the site. Sanitary sewer service is provided by Orange County. A privately owned lift station located on the south side of the site collects the wastewater from the site and conveys it to the Public sewer main along Hansel Avenue.
6. Drainage – The site was previously designed to allow 70% of impervious cover. The site plan shows a total 3.6 acres of impervious cover with the Phase I addition (i.e.; 3.0 acres existing and 0.6 acre propose with Phase I addition). This amount of impervious cover is within the allowable master design assumptions of 4.17 acres. The applicant's consultant has provided a copy of the St. Johns River Water Management District permit for the proposed addition (SJRWMD 42-095-100708-2).
7. Lighting: Site lighting and photometric plans has been provided, which show that the proposed light levels do not create hazard to traffic or nuisance to adjacent properties.
8. Signage: No new signage is proposed. A separate permit is required for signage.
9. Trees: A separate tree removal permit application has been submitted and is reviewed under separate cover.
10. Landscape Plan: Landscaping is being reviewed by the City Planning Consultant, Ellen Hardgrove under separate cover.
11. Other Agency Permits: Applicant provided a copy of SJRWMD Permit, a "No permit required determination from FDOT for Drainage Connection, and "No permit required" determinations from FDEP for water and sewer. Approvals or exemptions from the following agencies are required prior to issuance of the building permit: Orange County Fire Loss Management – Fire System; Orange County Public Utilities - Wastewater; FDEP – NPDES NOI for Stormwater Discharge; Water and Wastewater. Approval by the City of Edgewood does not waive permits that may be required by other agencies.

#### CONDITIONS:

1. Upon completion of the improvements, the Engineer of Record shall provide the City with an as-built record drawing of the completed project along with a letter certifying that the improvements were built in substantial compliance with the approved plans and permit documents.

2. The contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.
3. Per the construction site inspection requirements of the Orange County MS4 Permit FLS00001 [Part III(A)(9)(b)], the Contractor is to notify the City Engineer at SSebaali@feg-inc.us of their intended start of construction and construction duration. This notification should be provided a minimum of three (3) working days prior to commencement of construction.
4. Final site plans, signed and sealed by the appropriate design professional, shall be submitted for the Planning & Zoning Board and City Council. Changes or additions after City Council approval that are deemed by the City Engineer to be substantially different from the plans approved by City Council will require another review and approval by the Planning & Zoning Board and City Council.
5. Approval of these plans, if granted by the City of Edgewood, does not grant authority to enter, construct or otherwise alter the property of others, nor does it waive any permits that may be required by federal, state, regional, county, or other agencies that may have jurisdiction.
6. The applicant is responsible for all fees associated with the procurement of the site permits.

cc: Mayor  
Ellen Hardgrove, AICP, City Planning Consultant  
Applicant (by City Hall Staff)

FILE: FEG 11-081; TA-13-001

October 29, 2013

Ms. Bea L. Meeks, MMC, CPM, CBTO  
City Clerk  
City of Edgewood  
405 Larue Avenue  
Edgewood, FL 32809

**RE: SELECT SPECIALITY HOSPITAL  
5579 S. ORANGE AVENUE  
LANDSCAPE REVIEW**

Dear Ms. Meeks,

GENESIS is in receipt of the review comments prepared by **Ellen Hardgrove, AICP**, dated October 8, 2013. On behalf of our Client, please accept the following responses to said comments. For your convenience, the comments are restated below followed by our responses in bold.

*Sec. 114-4 (1) a. 2. Where a vehicular area lies adjacent to a public right-of-way, the landscape strip shall contain a continuous hedge (which must be at least 30 inches in height upon planting and be capable of achieving at least 36 inches in 18 months) and one shade tree for each 40 linear feet, or fraction thereof.*

1. The purpose of this Code section is to ensure the presence of a barrier/screening between roads and parking. This is achieved with a completely opaque landscaped buffer. A good example of this is between Larue and the parking on the property's north perimeter. The other landscape strips between the onsite parking and adjacent roads do not meet this intent.

**Additional viburnum is proposed along the Orange Avenue (west) perimeter to fill in gaps that currently exist within the hedge material. In addition, a second row of plant material is proposed along the street side of the existing hedge in order to enhance the screening while creating a stepped look that will improve visual interest along the project perimeter. A similar double hedge is proposed along Gem Street in order to screen the proposed new vehicle use area from the adjacent roadway.**

2. The recommendation along the Orange Avenue side of the property, where new parking is proposed, is to provide more than one row of shrubs. The goal should be to achieve the aesthetic quality provided by the landscaping along the owner's Hansel Avenue frontage.

**So noted – see response No. 1.**

3. Same is true between the drive aisle along south property line/Gem Street right of way, east of the access point, both hedge and shade trees. Again, the goal should be to achieve the aesthetic quality provided by the landscaping along the owner's Hansel Avenue frontage.

**So noted – see response No. 1.**

4. The minimum shade tree requirement is not met along south property line/Gem Street right-of-way line, proximate the new parking. Need to add at least one additional shade tree and plantings that will guarantee the required opacity.

**An additional Live Oak tree has been added to the landscape strip separating the new one-way parking and Gem Street (approx. 50' west of exist. water meter).**

5. Regardless of the "General Landscape Notes" section, the table on sheet LS-02 shows viburnum at 24 inches in height, Indian Hawthorne and Loropetalum at 14 inches. Code specifies hedges must be a minimum of 30 inches upon planting. Where plants are proposed to be layered, the sub-standard height will be accepted provided the back hedge meets the minimum. Where a single species is used, minimum planting height must be provided. Please correct in table and on Sheet LS-01 where necessary. Where "fill in" plants are proposed, a larger than minimum plant height shall be used. Please specify on the plan the proposed gallon size and/or height for the "fill in" plants.

**As requested, the proposed 'fill-in' plants along Orange Avenue have been specified to be 36" tall at installation (sheet LS-01). The Viburnum plant material proposed for the 'new' hedge has been revised to be 30" tall at installation (LS-02). The 'layered' plant material is proposed to be sized as shown on the plant list shown on sheet LS-02.**

6. Table on sheet LS-02 shows Live Oak at 1.5 to 2 inch caliper. 2-inch caliper is the minimum. Likewise, table shows height at 8-10 feet, 10 feet is minimum. I realize the table measurements match most nursery standards; if necessary, please provide/install the next larger size.

**As requested, the specifications on sheet LS-02 have been amended to specify 2" caliper and 10' tall shade trees.**

7. Note: Understory trees (such as a bottlebrush tree or crape myrtle), where allowed by code, are at a greater density some places 2:1 some greater than that- please read code for details.

**So noted.**

*Sec. 114-4 (1) b. 2. Landscaping adjacent to other properties. Where a vehicular use area (includes drive aisles) lies adjacent to nonresidential property a continuous hedge at least 30 inches high shall be planted that is capable of growing to at least 36 inches in height within 18 months. In addition, at least one shade tree shall be planted for every 50 feet of common lot line or fraction thereof.*

8. Revise plans to show such along the fire lane on the east side of the property.

**As requested, a 30 inch high hedge has been added to the greenspace between the existing fire lane and the property line. Pursuant to our telephone conversation, it is understood that the existing shade trees in this area count toward the 1 per 50' requirement. Therefore, the plans have been modified to include one additional Oak tree located within this buffer.**

*Sec. 114-4 (1) a. 4. Where wheel stops are not used, the required plantings shall not be planted within two feet of the curb, to allow for vehicle overhang.*

9. Scale of drawing does not allow an accurate measurement of distance between the most western parking space adjacent to Gem Street. Please specify this distance on the plans.

**A note has been added to sheet LS-01 designating that the new hedge is to be installed with 36" clearance between back of curb and the edge of plant.**

*Sec. 114-4 (1) c. 2. At least ten percent of the interior vehicular use area for properties in C-1, C-2 or C-3 zoning districts.*

10. Calculations not provided. Please Provide.

**The required calculation is shown on sheet LS-02.**

*Sec. 114-4 (1) c. 5. A landscaped island (singular or head-to-head) shall be required at the ends of each row of parking spaces to include shrubs and at least one shade tree.*

11. Not provided at the east end of the row of new parking along Gem. Add landscaping and shade tree.

**As discussed during our teleconference, existing water and fire protection lines are located in the vicinity of this island making installation of a shade tree unfeasible. The applicant proposes to install an understory tree (Bottlebrush) in lieu of a shade tree.**

12. Not provided at the north end of (what I assume is 4 parking spaces) row on east side of entrance way. Add landscaping and shade tree.

**As discussed during our teleconference, existing gas main is located within the vicinity of the referenced landscape island. In addition, there is a 30" Oak tree with a large canopy located in the vicinity of this island that would hinder the growth of a new tree. The applicant proposes that the existing tree serve as the required shade tree.**

13. The proposed tree at the south end of (what I assume is 4 parking spaces) row on east side of entrance way is a palm. This is not considered a shade tree. Please exchange for a shade tree, plus add landscaping.

**As discussed during our teleconference, the above referenced gas main crosses beneath this island as well. The applicant proposes to install a Sabal palm with dwarf Indian Hawthorn within this island.**

14. Not provided at north end of row adjacent to the west side of building (where handicapped accessible parking is provided). Add landscaping and shade tree.

**As requested, a shade tree and dwarf Indian Hawthorn have been added to the island located east of the Larue Ave. driveway connection.**

*Sec. 114-4 (4) a. Building perimeter. A landscaped area shall be provided between all buildings and the public right-of-way and along the primary facade. The landscaped area shall be equal to the full linear length of the building base oriented toward the public right-of-way and have a minimum depth of eight feet. Shrubs shall be a minimum of 30 inches in height.*

15. One of the purposes of the City's landscape regulations is to enhance the visual and aesthetic appearance of the community. The chosen plants to provide the building perimeter landscaping will not achieve this intent. Muhly Grass most of the year will not maintain a minimum 30 inch green screening in front of the building. This is clearly evident on the existing building's north side. Perhaps the Muhly Grass can be clustered in front of the windows (which are low) and a shrub such as Sweet Viburnum/Awabuki, or Anise could be used against the plain walls. This should be considered on all building facades (existing and new).

**The plans have been revised to remove the existing Muhly Grass along the north face of the existing building (between handicapped parking spaces and proposed building addition) and replace it with a stepped double row planting.**

16. Scale of drawing does not allow an accurate measurement of distance of the width between the new building/sidewalk extension on the north and the property line. Please specify this distance on the plans.

**As indicated on the approved variance, the building is proposed to be 13' south of the Larue Avenue right-of-way line. The plans show a 6' wide sidewalk and a 7' wide landscape buffer. The 7' wide buffer has been added to sheet LS-01 pursuant to your request.**

17. Note: the hedge that is provided on the south face of the southeastern most portion of the building (where Loropetulum and Indian Hawthorne are layered) is a good example of what is expected around all building perimeters.

**So noted.**

*Sec. 114-4 (4) b. [Building perimeter] At least...one shade tree planted for each 35 feet or fraction thereof of the lineal building facade, or one under story tree or palm tree planted for each 15 feet or fraction thereof of the lineal building facade.*

18. This is not followed along the western building (south of building entrance) perimeter after the proposed tree removals. Please add. A cluster could also be added east of the new parking

**Per our teleconference, the existing 30" tree was not very clear on the initial submittal and this tree combined with the number of underground utilities in this area and the number of trees added to buffer the vehicle use area should address this concern.**

*Other Comments*

19. For the area between the two northern wings (where noted on the site plan that the existing crape myrtles to remain and Sabal Palms to be relocated) it is recommended that additional crape myrtles be added in clusters to provide visual depth from the street as well as a low-maintenance alternative. It appears from the state of the grass/shrubs in this area, a different landscape is necessary.

**This area is quite shady because of its northerly exposure and proximity to the building. Therefore, it is our recommendation to replace the existing plant material with Sword fern. This should provide an attractive low maintenance blanket of plants.**

20. Some of the plants surrounding the two utility structures along Gem are in a state of decline. Please replace.

**A note has been added to sheet LS-01 directing the contractor to install the double layer buffer hedge street side of this above grade meter / backflow preventer.**

21. Tree Removal/replacement review is provided by City Engineer.

**So noted.**

22. Any substitutions at time of installation shall be approved by the City of Edgewood. Please change note 10 under General Landscape Notes to reflect the needed approval. Changes or additions after City Council's approval of the site plan that are deemed by the City Planner to be substantially different from the plans approved by City Council will require another review and approval by the Planning & Zoning Board and City Council.

**So noted.**

23. As stated by the City Engineer, "approval of these plans, if granted by the City of Edgewood, does not grant authority to enter, construct or otherwise alter the property of others, nor does it waive any permits that may be required by federal, state, regional, county, or other agencies that may have jurisdiction. "

**So noted.**

To facilitate your review please find two (2) signed and sealed sets of plans for your approval.

Should you have any questions or require additional information, please do not hesitate to contact me at 813-620-4500, Ext. 5136.

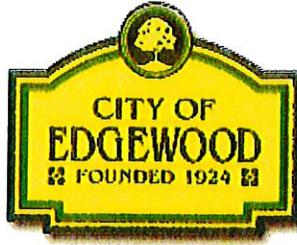
Sincerely,

**GENESIS**  


David Fleeman, P.E., LEED® AP, BD+C  
Project Manager

Cc: File - 6199-001





405 Larue Avenue - Edgewood, Florida 32809-3406  
(407) 851-2920

To: Planning Board/City Council

Xc: Mayor Bagshaw  
Ms. Bea Meeks, City Clerk  
Ms. Cinnamon Wild, Assistant City Clerk  
Sam Sebaali, P.E., City Engineer

From: Ellen Hardgrove, AICP, City Planning Consultant

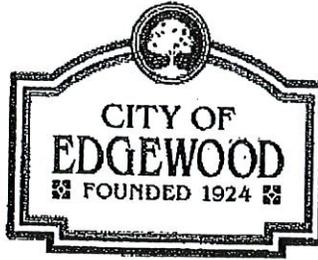
Date: October 31, 2013

Re: Site Plan Review of Landscape Plan for Select Medical Addition (Landscape Architect seal dated October 29, 2013)

I have reviewed the above referenced landscape plan and have found the plan to meet or exceed the requirements of the City's Code Chapter 114 (Landscaping). The City Engineer will provide the review of the proposed tree removals/replacement. The following conditions should be attached to the approval of the plan.

- Any substitutions at time of installation shall be approved by the Edgewood's City Planner or City Engineer. Changes or additions after City Council's approval of the site plan that are deemed by the City Planner/Engineer to be substantially different from the plans approved by City Council will require another review and approval by the Planning & Zoning Board and City Council.
- Approval of the plan, if granted by the City of Edgewood, does not grant authority to enter, construct or otherwise alter the property of others, nor does it waive any permits that may be required by federal, state, regional, county, or other agencies that may have jurisdiction.

ESH



**APPLICATION FOR TREE REMOVAL**

Reference: City of Edgewood Code of Ordinances, Section 130

**City Code Sec. 130-4(d):** It shall be unlawful for any person to, or cause to, destroy, permanently injure or remove any existing tree as defined herein, within the City of Edgewood, without first obtaining a tree removal permit as required by the provisions of this chapter. Ordinance 2001-13 adopted 8/01.

**City Code Sec. 130-5:** Persons desirous of removing a nonexempt tree(s) from any privately held single family residential property shall make application to and on a form prescribed by the City of Edgewood and shall pay a fee of \$25.00 for the first tree to be removed under the permit and \$25.00 for each additional tree to be removed under the same permit.

Date: **August 30, 2013**

Applicant Name: **Select Specialty Hospital – Orlando, Inc.**

Applicant Address: **5579 S. Orange Avenue  
Edgewood, FL 32809**

Applicant Phone #: **717-972-1100**

Applicant Signature: *[Handwritten Signature]*

Property Owner Name: **Select Specialty Hospital – Orlando, Inc.**

Property Owner Address: **PO box 2034; Mechanicsburg, PA 17055**

Property Owner Phone #: **717-972-1100**

Property Owner Signature: *[Handwritten Signature]*

Number Of Trees To Be Removed: **NINE (9)**

Reason for Removal: **Poor health and conflict w/ proposed development.**

Attach Drawing(s), Diagram(s), or Photo(s) to this application identifying the tree(s) to be removed. **(see attached site construction drawings)**

**Office Use Only:**

Date:

Case No.:

Fee Amount Paid:

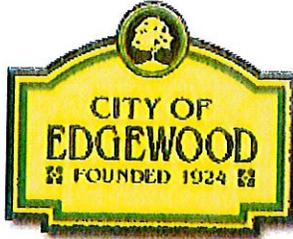
Approved Date:

Approved By:

Certified Arborist statement attached: Yes:  No:

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

Revised May 28, 2008



405 Larue Avenue - Edgewood, Florida 32809-3406  
(407) 851-2920

## MEMORANDUM

**TO:** MS. BEA MEEKS, CITY CLERK

**FROM:** SAM J. SEBAALI, P.E., FLORIDA ENGINEERING GROUP, INC. - CITY ENGINEER

**DATE:** OCTOBER 31, 2013

**SUBJECT:** SELECT SPECIALTY HOSPITAL – TREE REMOVAL PERMIT APPLICATION  
OWNER – HTA – ORLANDO SS HOSPITAL, LLC  
5579 S. ORANGE AVENUE  
FEG TA-13-001

Pursuant to your request, I have reviewed the tree removal permit application re-submittal made by the applicant on October 30, 2013. As required by the Tree Management and Protection requirements of the City Code, Chapter 130, this permit is being reviewed as part of the site plan approval process.

According to the revised tree removal application, the applicant is proposing to remove a total of nine (9) trees. These trees include five (5) oak trees, which are in poor condition (i.e.; Tree 1, 39"; Tree 2, 29"; Tree 3, 18"; Tree 4, 18"; and Tree 6, 9"). Four of these trees are located within the proposed parking addition and new exit driveway alignment in the southwest portion of the site. One of these trees is outside of the proposed improvements. Two of the subject trees (i.e.; Tree 1 and Tree 2) meet the size requirements for Historic Tree designation. However, the applicant's consultant has provided documentation showing that these trees have significant root decay and extensive canopy die back. Therefore, these trees would not meet the City Code definition of Historic Trees as they are not healthy.

The other (4) trees proposed to be removed (i.e.; Tree 5, Tree 7, Tree 8, and Tree 9 shown on the Landscape Plan) are in good condition; however, they fall within the proposed improvement areas, and their removal is necessary to construct the proposed improvements.

Adequate replacement trees are provided to mitigate the proposed tree removal. Therefore, the tree removal application can be approved.

The approval recommendation is subject to the following conditions:

1. An additional amount of \$100 shall be deducted from the applicant's balance per the applicant's request to pay for the additional required tree removal application fee based on the correct number of trees to be removed (i.e.; The initial application did not account for two additional trees that are being removed).

2. No other trees, other than those shown on the Landscape Plan to be removed, are to be removed or relocated without City approval. Any additional trees, which are found to be removed at final inspection, will be subject to replacement requirements as outline in the Tree Management and Protection requirements of the City Code, Chapter 130.
3. Tree protection shall be provided during and after construction as required by the Tree Management and Protection requirements of the City Code, Chapter 130.
4. Final approval and issuance of Certificate of Occupancy for the building will be subject to inspection of the landscape installation and tree replacement as provided in the City Code.

cc: Mayor  
Ellen Hardgrove, AICP, City Planning Consultant  
Applicant (by City Hall Staff)

FILE: FEG 11-081, TA-13-001

## David Fleeman, P.E.

---

**From:** Saidallah, Sal <Sal.Saidallah@dot.state.fl.us>  
**Sent:** Tuesday, October 29, 2013 3:28 PM  
**o:** David Fleeman, P.E.  
**Subject:** RE: Select Medical - Edgewood

David,

The additional building for the existing approved drainage connection permit for the above referenced permit approved and sent it to you lastweek.

Let me know if you do not receive it this week.

Thanks,

Salah Saidallah  
Permits Manager  
Orlando Maintenance-594  
407-384-4615

---

**From:** David Fleeman, P.E. [<mailto:dfleeman@genesisgroup.com>]  
**Sent:** Tuesday, October 29, 2013 2:59 PM  
**To:** Saidallah, Sal  
**Subject:** FW: Select Medical - Edgewood  
**Importance:** High

Sal,

Pursuant to our telephone conversation last week, I understand that you have reviewed the below referenced project and are in concurrence that no additional permitting is required from the FDOT to construct the proposed building addition. Unfortunately, the stamped plan sheet that you are sending me has not yet arrived in the mail and I am growing desperate to resubmit to the City of Edgewood in order to make the cutoff for the November public hearing. Would it be possible for you to simply send me a quick single line e-mail confirming that you have reviewed and the stamped plan is in the mail. I am hopeful that this will assuage the City's concerns until the stamped plan arrives.

David Fleeman, P.E., LEED® AP  
Project Manager



FROM VISION TO REALITY

3910 US Highway 301 North, Suite 140

Tampa, FL 33619

Tel: (813) 620-4500 x5136

Mob: (813) 781-5321

[dfleeman@genesisgroup.com](mailto:dfleeman@genesisgroup.com)

[www.GenesisGroup.com](http://www.GenesisGroup.com)

**From:** David Fleeman, P.E.  
**Sent:** Monday, October 14, 2013 11:37 AM  
**To:** 'Sal.Saidallah@dot.state.fl.us'  
**Subject:** Select Medical - Edgewood

Sal,

Pursuant to our telephone conversation, here is a brief project history.

The Select Medical Hospital in Edgewood (5579 S. Orange Avenue) was permitted circa 2005 and constructed shortly thereafter. The stormwater system was designed and constructed based on an ultimate build-out curve number. Specifically, the system was designed to provide water quality treatment and water quantity attenuation for a 9.78 acre basin area (including 4.79 acres of impervious area – including 0.62 Ac. pond area). The improvements associated with this project combined with the existing impervious total to 3.60 acres (plus the 0.62 Ac. Existing pond). Therefore, the net remaining impervious surface area available to support future construction is 0.57 Acres [4.79 (total) – 3.60 (imperv.) – 0.62 (pond) = 0.57 (remaining)].

Therefore, it does not appear that any stormwater pond modifications will be required to support the proposed improvements and no permit will be required.

To facilitate your review of this 'permit inquiry' – I have included a copy of the 2005 construction drawings that are on file with the SJRWMD, as well as the submittal package that was provided to the SJRWMD to support the recently approved permit modification. For the sake of e-mail file size, I will transmit the proposed construction drawings under separate cover.

David Fleeman, P.E., LEED® AP  
Project Manager

 **GENESIS**

FROM VISION TO REALITY

3910 US Highway 301 North, Suite 140  
Tampa, FL 33619

Tel: (813) 620-4500 x5136

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[dfleeman@genesishgroup.com](mailto:dfleeman@genesishgroup.com)

[www.GenesisGroup.com](http://www.GenesisGroup.com)

**David Fleeman, P.E.**

---

**From:** LeGros, Charles <Charles.LeGros@dep.state.fl.us>  
**Sent:** Tuesday, October 08, 2013 10:34 AM  
**To:** David Fleeman, P.E.  
**Subject:** RE: FDEP Wastewater permitting question

A DEP sewer collection/transmission permit will not be required for this project.

Charles LeGros  
FDEP Permitting Engineer

---

**From:** David Fleeman, P.E. [<mailto:dfleeman@genesishgroup.com>]  
**Sent:** Tuesday, October 08, 2013 10:01 AM  
**To:** LeGros, Charles  
**Subject:** FDEP Wastewater permitting question

Mr. LeGros:

I am working on a building expansion project in the City of Edgewood and would like some confirmation of what FDEP permitting is required (if any).

The project is an expansion of an existing rehabilitation hospital facility that was master planned to include the proposed additional beds. The project proposes to connect to existing utility stubs located within the building and extend them into the proposed new wings. The existing gravity collection system and private sewage pump station is proposed to remain unchanged and will not be impacted by the proposed construction.

Since the only work proposed is vertical construction, it would seem that no FDEP permitting will be required. Can you please provide a quick e-mail confirming this understanding based on the description of work provided above?

Should you have any question, please don't hesitate to call / e-mail me.

David Fleeman, P.E., LEED® AP  
Project Manager



FROM VISION TO REALITY

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Landscape Architecture  
Urban Design  
Engineering  
Planning  
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Central District FDEP  
Drinking Water Section  
"NO PERMIT REQUIRED  
FOR THIS PROJECT"

October 8, 2013

*Alfonso Villareal*

Mr. Daissan A. Villareal, P.E.  
Florida Department of Environmental Protection  
Drinking Water Permitting  
3319 Maguire Boulevard, Suite 232  
Orlando, FL 32803-3767

*Sent via email: daissan.a.villareal@dep.state.fl.us*

**RE: SELECT SPECIALITY HOSPITAL  
5579 S. ORANGE AVENUE  
EDGEWOOD, FL**

Dear Mr. Villareal,

As follow up to my email communication with you earlier today, please accept this letter as Genesis' request for a Permit Determination based on the following information.

The project is an expansion of an existing rehabilitation hospital facility that was master planned to include the proposed additional beds. The project proposes to connect to existing utility stubs located within the building and extend them into the proposed new wings. The existing 4" water meter and associated service lateral providing potable water from the public drinking water system is proposed to remain unchanged and will not be impacted by the proposed construction.

There will however, be minor relocation required for a portion of the private fire main system (downstream from the backflow preventer) to avoid conflicting with the proposed building.

Since the only work proposed is downstream of the backflow prevention devices / meters, it would seem that no FDEP permitting will be required.

As requested, attached are the drawings depicting the proposed improvements.

Should you have any questions or require any additional information, please do not hesitate to contact me at: 813-620-4500, Ext. 5136, or via email: [dfleeman@genesisgroup.com](mailto:dfleeman@genesisgroup.com).

Sincerely,

GENESIS

David Fleeman, P.E., LEED\*AP, BD+C  
Project Manager

Attachment

**David Fleeman, P.E.**

---

**From:** Gladys.Mercadal@ocfl.net  
**Sent:** Friday, October 04, 2013 4:07 PM  
**To:** David Fleeman, P.E.  
**Subject:** Utilities impact fees on permits

Per your request, the process to determine impact fees on commercial permits is based on building permits plans (vertical construction, or interior alterations) submitted to Orange County. The Utilities Dept. will review its copy, and will determine if impact fees are applicable. The impact fees payment must be made to Utilities Customer Service prior issuing of the permit by the Building Dept.

Hope this helps, have a nice weekend.

Gladys Mercadal  
Orange County Utilities  
Engineering Dept.  
Tel 407 254 9931

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials are kept as a public record. Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.

Job: Select Specialty Hospital 23 Bed Addition

Type: SITE - Type A

Notes: G18 1 4XL 250PSMH 277 (XX) RPA2 \*\*FINISH TO BE DETERMINED\*\*

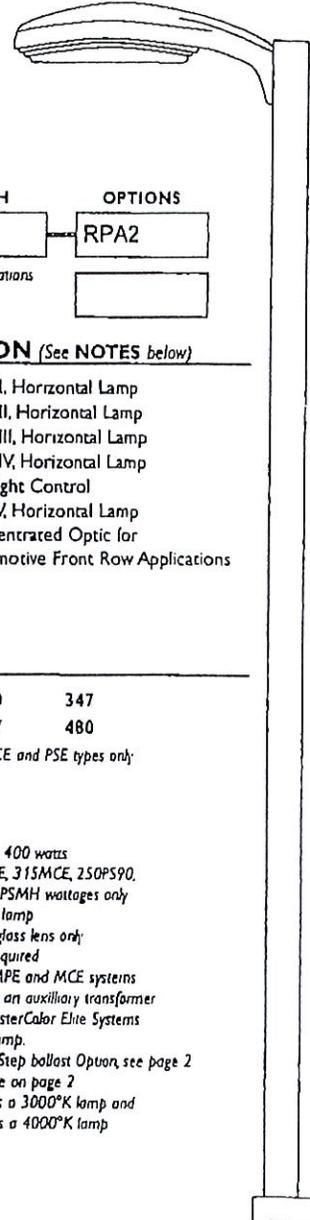
Featuring CosmoPolis and MasterColor Elite Electronic HID Systems

# Gullwing

Page 1 of 3

## G18 Area Luminaires

The Philips Gardco Gullwing is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, die cast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted arc-image duplicating optical systems provide IES Types I, II, III, IV and V distributions. The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. Gullwing luminaires are finished with a fade and abrasion resistant TGIC powdercoat. Flat glass lens luminaires provide full cutoff performance. Sag Lens luminaires provide cutoff performance.



PREFIX	MOUNTING	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
G18	1	4XL	250PSMH	277		RPA2
<p>Enter the order code into the appropriate box above. Note Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.</p>						

### PREFIX

G18 18" Gullwing Luminaire

### MOUNTING

1 Single Pole Mount  
 2 Twin Pole Mount at 180°  
 2@90 Twin Pole Mount at 90°  
 3 3-way Pole Mount at 90°  
 3@120° 3-way Pole Mount at 120°  
 4 4-way Pole Mount  
 W Wall Mount, Recessed J-Box  
 WS Wall Mount, Surface Conduit

### DISTRIBUTION (See NOTES below)

1' Type I, Horizontal Lamp  
 2XL Type II, Horizontal Lamp  
 3XL Type III, Horizontal Lamp  
 4XL Type IV, Horizontal Lamp  
 BLC<sup>1</sup> Backlight Control  
 Q<sup>1</sup> Type V, Horizontal Lamp  
 AF<sup>1</sup> Concentrated Optic for Automotive Front Row Applications

### WATTAGE

Pulse Start MH Magnetic Ballast	100MH <sup>1</sup>	250PSMH <sup>1</sup> Ⓞ	350PSMH <sup>1</sup> Ⓞ	875PSMH <sup>1</sup>
	150MH <sup>1</sup>	250PS90 <sup>1</sup> Ⓞ	400PSMH <sup>1</sup> Ⓞ	
Standard MH Magnetic Ballast	175PSMH <sup>1</sup> Ⓞ	320PSMH <sup>1</sup> Ⓞ	750PSMH <sup>1</sup>	
	175MH <sup>1</sup>	250MH <sup>1</sup>	400MH <sup>1</sup>	
CosmoPolis Electronic System (See Notes 6,7,8,9)	60CMPE	90CMPE		
		140CMPE		
MasterColor Elite Electronic System (See Notes 6,7,9,10)	210MCE-3K Ⓞ	315MCE-3K Ⓞ		
	210MCE-4K Ⓞ	315MCE-4K Ⓞ		
Pulse Start MH Electronic Ballast (See Note 9)	150PSE <sup>1</sup> Ⓞ	175PSE Ⓞ	250PSE Ⓞ	320PSE <sup>1</sup> Ⓞ
	70HPS	150HPS	400HPS	750HPS <sup>1</sup>
High Pressure Sodium Magnetic Ballast	100HPS	250HPS	600HPS	
	35LPS			

<sup>1</sup> 175MH, 250MH and 400MH not available for sale in the United States

<sup>1</sup> 250PS90 includes a 90% efficient magnetic PSMH ballast, meeting the requirements of California Title 20, effective 1/1/2010



Wattages marked with Circle "E" meet federal energy efficiency standards applicable to 150 watt through 500 watt metal halide luminaires only.

### VOLTAGE

120	240	347
208	277	480

200-277 CMPE, MCE and PSE types only

### NOTES:

- Not available above 400 watts
- Available in 210MCE, 315MCE, 250PS90, 250PSMH and 400PSMH wattages only
- Requires E28/BT28 lamp
- Furnished with sag glass lens only
- Mogul base lamp required
- 347V and 480V CMPE and MCE systems include and require an auxiliary transformer
- CosmoPolis and MasterColor Elite Systems are supplied with lamp.
- Available with LumiStep ballast Option, see page 2
- See QS / Q924 Table on page 2
- "3K" suffix specifies a 3000°K lamp and "4K" suffix specifies a 4000°K lamp

1611 Clovis Barlier Road, San Marcos, TX 78666

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79115-85/0612

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### FINISH

BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
OC	Optional Color Paint Specify Optional Color or RAL ex OC-LGP or OC-RAL7024
SC	Special Paint Specify Must supply color chip

### OPTIONS

F <sup>11</sup>	Fusing In Head
LF	In-Line/In-Pole Fusing
PC <sup>12</sup>	Photocontrol and Receptacle
PCR	Photocontrol Receptacle only
POLY <sup>11</sup>	Polycarbonate Sag Lens
SG <sup>14</sup>	Sag Glass Lens
HS	Internal Houseside Shield
QS <sup>9</sup>	Quartz Standby
QST <sup>9</sup>	Quartz Standby - Timed Delay
Q924 <sup>9</sup>	Quartz Emergency
QT924 <sup>9</sup>	Quartz Emergency - Timed Delay
RPA1 <sup>15</sup>	3" Round Pole Adapter
RPA2 <sup>16</sup>	4" and 5" Round Pole Adapter
MF <sup>17</sup>	Mast Arm Fitter

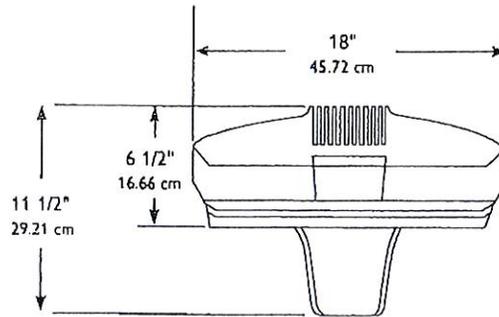
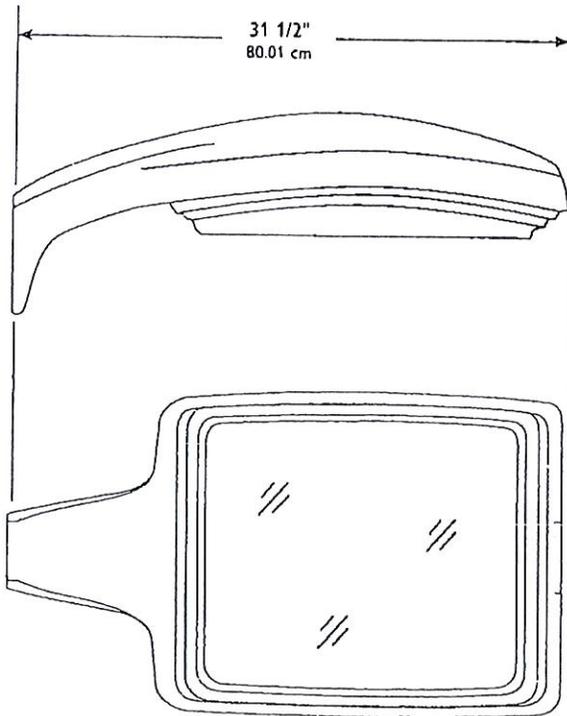
TR1 <sup>18</sup>	Single Transition
TR2 <sup>18</sup>	Twin Transition
PTF2 <sup>19</sup>	Pole Top Fitter - 2 3/8" - 3" Dia. Tenon
PTF3 <sup>19</sup>	Pole Top Fitter - 3" - 3 1/2" Dia. Tenon
PTF4 <sup>19</sup>	Pole Top Fitter - 3 1/2" - 4" Dia. Tenon
SQPTF <sup>20</sup>	Square Pole Top Fitter
GMR <sup>21</sup>	Provision for Gardco Motion Response
L6 <sup>22</sup>	LumiStep Ballast 6 hour
L8 <sup>22</sup>	LumiStep Ballast 8 hour
L10 <sup>22</sup>	LumiStep Ballast 10 hour

- 9 See QS/Q924 Table
- 11 Not available above 400 watt
- 12 Not available in 480V.  
Provide specific input voltage
- 13 250W maximum Polycarbonate lenses  
carry a 1 year warranty only
- 14 In lieu of flat glass Supplied standard and required with 750 watt and higher wattages
- 15 Required for 3" O D round or tapered round poles where top O D is less than 4"
- 16 Required for 4" - 5" O D round poles
- 17 Mounts to a 2-3/8" O D mast arm
- 18 Mounts to a 2-3/8" Top Tenon Specify a pole with a 4 5/8" O D for a smooth transition
- 19 Not available in 120" mounting configurations
- 20 Requires a 2-3/8" O D x 4" tenon or a 2 4" round pole top O D Specify Drilling (1, 2, 2@90, 3 or 4 only)
- 21 Available only with 175PSMH through 400PSMH and 150HPS through 400HPS wattages Includes  
dual-level capacitor and wiring to connect to Gardco Motion Response System
- 22 Available with CosmoPolis system only See submittal sheet GE200-005 for complete information on LumiStep ballasts

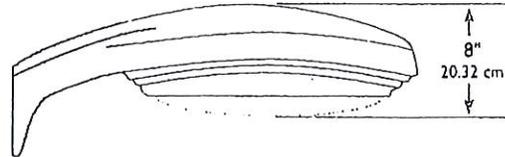
(Note 9) QS / Q924 Table	
Minimum Output Lamp Watts	Maximum Output Lamp Watts
175 watts or less	100 Watts
Above 175 watts up to 400 watts	150 Watts

QS, QST, Q924, QT924 are not available with CMPE, MCE or PSE wattages or in luminaires above 400 watt HID

### DIMENSIONS AND EPA



With Sag Glass Lens



#### EPA Data

1	2	3-4
1.2 ft <sup>2</sup>	2.4 ft <sup>2</sup>	3.2 ft <sup>2</sup>
.11 m <sup>2</sup>	.22 m <sup>2</sup>	.30 m <sup>2</sup>

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PHILIPS



### SPECIFICATIONS

**GENERAL DESCRIPTION:** The Philips Gardco Gullwing is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, diecast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted arc-image duplicating optical systems provide IES Types I, II, III, IV and V distributions. The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. The Gullwing luminaires are finished with a fade and abrasion resistant TGIC powdercoat.

**HOUSING:** A one-piece die cast aluminum housing mounts directly to a pole or wall without the need for a support arm. The low profile rounded form reduces the effective projected area of the luminaire to only 1.2 ft<sup>2</sup>/1.1 m<sup>2</sup>.

**LENS ASSEMBLY:** A single-piece diecast aluminum lens frame hinges down from the housing and is secured by a stainless steel lanyard and hinge pin.

An optically clear, heat and impact resistant tempered flat glass lens is mechanically secured with eight retainers. The electrical and optical chambers are thoroughly sealed with a one-piece memory retentive hollow-core EPDM gasket to prevent intrusion by moisture, dust, and insects.

**OPTICAL SYSTEMS:** The segmented optical systems are manufactured from homogenous sheet aluminum which has been electrochemically brightened, anodized and sealed. The multifaceted arc image duplicating systems are designed to produce IES Types I (1), II (2XL), III (3XL), IV (4XL and BLC), and V (Q). With the 2XL, 3XL and 4XL luminaires, the reflector facets form a conical fan around the arc tube with each facet positioned to be precisely tangent to the top of the arc tube.

The lampholder is glazed porcelain with a nickel plated screw shell. Position-oriented mogul base sockets to accept high output horizontal metal halide lamps are supplied standard.

**ELECTRICAL:** All electrical components are UL recognized and factory tested. Electronic and magnetic HID ballasts are high power factor and mounted on a unitized tray with quick electrical disconnects. Magnetic HID ballasts are the separate component type. Electronic and magnetic HID ballasts are capable of providing reliable lamp starting down to -20°F / -29°C.

Luminaires provided with the CosmoPolis or MasterColor Elite high performance ceramic metal halide electronic systems include high power factor electronic ballasts, designed specifically for the system selected.

**FINISH:** Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WVP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

**LABELS:** All luminaires bear UL or CUL (where applicable) Wet Location labels.

**WARRANTY:** Philips Gardco luminaires feature a 5 year limited warranty. See Warranty Information on [www.sitelighting.com](http://www.sitelighting.com) for complete details and exclusions. Polycarbonate lenses carry a 1 year warranty only.

**FULL CUTOFF PERFORMANCE:** Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

**CUTOFF PERFORMANCE:** Cutoff performance means a luminaire distribution where the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle at or above 90° above nadir, and 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

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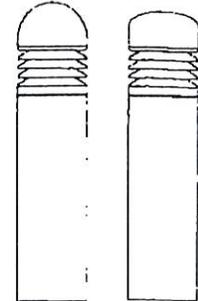
Job: Select Specialty Hospital 23 Bed Addition  
 Type: SITE - Type B  
 Notes: BRM20 42 42TRF 277 (XX) \*\*FINISH TO BE DETERMINED\*\*

# BOLLARD

Page 1 of 2

## BRM820/821/823 Dome Top Louver BRM824/825/827 Bevel Top Louver

Philips Gardco's dome top and bevel top Louver Bollards provide uniform illumination, superior spacings and solid vandal resistance. Rugged extruded and cast construction with silicone seals and gasketing assure years of trouble free service. The BRM820 and BRM824 are complete assemblies with an aluminum base. BRM821 and BRM825 head only units affix to custom architectural elements. BRM823 and BRM827 luminaires include a concrete base assembly. Each Philips Gardco BRM820/821/823 824/825/827 utilizes 35w through 100w high intensity discharge or up to 42w compact fluorescent lamps.



PREFIX	HEIGHT	WATTAGE	VOLTAGE	FINISH	OPTIONS
BRM820	42	42TRF	277		

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX		HEIGHT	WATTAGE				
Dome Top	Bevel Top		50MH <sup>1</sup>	35HPS <sup>1</sup>	26QF <sup>1</sup>	INC <sup>1</sup>	
BRM820	BRM824	with Cast Aluminum Base	42" 36" 30" 24"	70MH	50HPS <sup>1</sup>	32TRF <sup>3</sup>	100w maxium A19
BRM821	BRM825	Head Only	11"	100MH	70HPS	42TRF <sup>1</sup>	
BRM823	BRM827	with Natural Concrete Base	42"		100HPS		
BRM823B	BRM827B	with Beige Concrete Base	42"	MH	Metal Halide (Pulse Start)		
BRM823G	BRM827G	with Grey Concrete Base	42"	HPS	High Pressure Sodium		
				QF	Quad Tube Fluorescent		
				TRF	Triple Tube Fluorescent		
				INC	Incandescent		

- 1 120/277V Primary only
- 2 120V Primary only
- 3 Features an electronic fluorescent ballast that accepts 120V through 277V, 50hz or 60hz input. 0°F/18°C starting temperature

VOLTAGE	FINISH	
120	BRP	Bronze Paint
208	BLP	Black Paint
240	WP	White Paint
277	NP	Natural Aluminum Paint
	VP	Verde Green Paint
	OC	Optional Color Paint Specify RAL designation as ex OC-RAL7024.
	SC	Special Color Paint Specify Must supply color chip.

OPTIONS	
F	Fusing
SHD	Internal 180° Shield
DUP <sup>4</sup>	Duplex Receptacle
GFCI <sup>4</sup>	GFCI Receptacle

4 BRM820 and BRM824 only. Available in 36" and 42" heights only. Weatheright, flush mounted in lower housing, and located a minimum of 18" above grade.

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## BRM820/821/823 Dome Top Louver BRM824/825/827 Bevel Top Louver

### SPECIFICATIONS

**UPPER HOUSING:** Diecast aluminum dome top secures to one-piece louvered casting with three (3) concealed tamper resistant screws.

#### LOWER HOUSING:

**BRM820 / BRM824:** Luminaire features a cylindrical .125" (.318 cm) wall 6063-T5 extruded aluminum base housing. Bottom section has a welded-in cast ring for attachment to base assembly with four (4) hex head set screws.

**BRM821 / BRM825:** Louver head assembly is affixed to ballast mounting bracket which is suitable for insertion into architectural elements (by others).

**BRM823 / BRM827:** Luminaire includes a pre-cast concrete base constructed with steel molds and wire reinforcing. Base is acid-etched to provide a smooth textured aggregate finish.

**OPTICAL SYSTEM:** Louvers are angled to provide maximum spacings while shielding the source to 90°. Upper louver features a concealed hammer-toned anodized aluminum reflector to increase luminaire efficiency and generate unstriated beam patterns. A fully gasketed Pyrex vessel enshrouds the lamp envelope and is secured with a stainless steel spring.

**SOCKET:** Medium base pulse-rated lampholder is glazed porcelain with nickel plated reinforced screw shell and spring loaded contact.

#### ANCHORAGE:

**BRM820 / BRM824:** Base assembly consists of a cast aluminum platform and ballast mounting bracket. Assembly is secured and leveled to the mounting foundation with four (4) 3/8" X 8" X 1/2" (.953 cm x 20.32 cm x 3.81 cm) anchor bolts on a 4 3/4" (12.07 cm) bolt circle. Ballast is prewired with quick electrical disconnects and mounting bracket is secured with two (2) Phillips head screws for ease of installation and servicing.

**BRM821 / BRM825:** Mounting plate is cast aluminum with slots to accept anchor bolts (by others) at 90° on a 6 1/4" (15.88 cm) diameter bolt circle. A 4 1/2" (11.43 cm) diameter opening is required to house ballast assembly.

**BRM823 / BRM827:** Base assembly consists of four (4) galvanized steel base tabs fastened to pre-cast concrete base. Assembly is secured and leveled to the mounting foundation with four (4) 3/8" X 8" X 1/2" (.953 cm x 20.32 cm x 3.81 cm) anchor bolts on a 9 1/2" (24.13 cm) bolt circle. Base is designed for 5" (12.7 cm) direct burial.

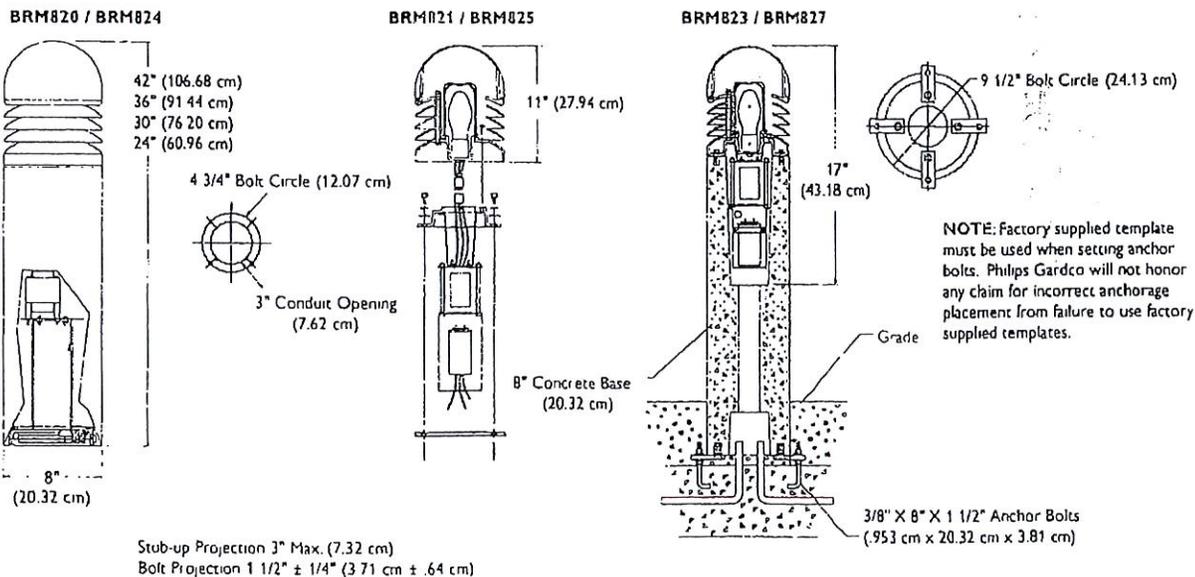
**ELECTRICAL:** Each high power factor HID ballast is the separate component type, capable of providing reliable lamp starting down to -20°F/-29°C. Fluorescent luminaires utilize electronic ballasts that are high power factor and designed for reliable lamp starting to 0°F/18°C. Smart fluorescent ballasts accept 26w, 32w and 42w in all voltages from 120 to 277, 50/60Hz. Sockets are high temperature PBT with brass contacts. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 150°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher.

**LUMINAIRE FINISH:** Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured textured polydercoat finish.

**LABELS:** All luminaires bear UL or CUL (where applicable) Wet Location labels.

**WARRANTY:** Philips Gardco luminaires feature a 5 year limited warranty. See Warranty Information on [www.sitelighting.com](http://www.sitelighting.com) for complete details and exclusions. Polycarbonate lenses carry a 1 year warranty only.

### DIMENSIONS



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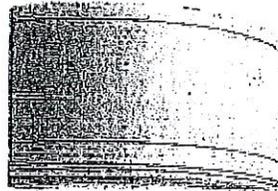
**PHILIPS**

**GARDCO**



**FEATURES & SPECIFICATIONS**

**INTENDED USE** — For building and wall mounted applications  
**CONSTRUCTION** — Rugged, die-cast, single piece aluminum housing. Die-cast door frame has a 1/8" thick tempered glass lens. Door frame is fully gasketed with one piece solid silicone.  
**Finish** Standard finish is textured dark bronze (DDBT) corrosion-resistant polyester powder finish. Additional architectural colors are available. Singing is also available.  
**OPTICS** — Segmented reflectors for superior uniformity and control. Reflectors are interchangeable. Three full cut-off downlight distributions available: FT (forward throw), MD (medium throw) and WT (wide throw). Six uplight distributions available: FTU (forward throw, 10% up), MDU (medium throw, 10% up), WTU (wide throw, 10% up) and MDUS (up/down medium throw, 50% up 50% down), WTUP (pencil beam) and WTUC (column beam).  
**ELECTRICAL** — Ballast: 50W-150W utilizes a high reactance, high power factor ballast. Metal halide 150W and below are standard with pulse start technology. 355 utilizes a reactance high power factor ballast. 175W utilizes a constant wattage auto transformer ballast. CSA, NOM or INTL required for probe start shipments outside of the US for 175W. Not available 175W SCWA. Ceramic metal halide lamps are recommended for use in applications where superior color rendition, lumen maintenance and longer lamp life are desired.  
 Quick disconnect plug easily disconnects reflector from ballast. Ballasts are 100% factory tested.  
**Socket** Porcelain, neofluor-base socket with copper alloy, nickel plated screw shell and center contact. UL listed 660W, 600V 4KV pulse rated.  
**INSTALLATION** — Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with every installation.  
**LISTINGS** — UL Listed, standard. CSA Certified (see Options); Suitable for wet locations (damp location listed in lens-up orientation); WLU option offers wet location listing in up orientation (see Options). IP65 rated. 25°C ambient. ELED, U.S. Patent No. 7,737,640.  
 Note: Specifications subject to change without notice.  
**WARRANTY** — 1-year limited warranty. Complete warranty terms located at [www.acuitybrands.com/CustomerResources/terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/terms_and_conditions.aspx)  
 Note: Specifications subject to change without notice.



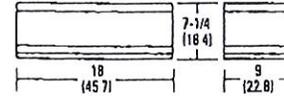
Decorative Wall-Mounted Lighting

**WSR**

METAL HALIDE: 50W-175W  
HIGH PRESSURE SODIUM: 35W-150W

**Specifications**

Length: 18 (45.7)  
Depth: 9 (22.8)  
Overall Height: 7-1/4 (18.4)  
\*Weight: 30 (113.6) G



All dimensions are inches (centimeters) unless otherwise indicated.  
\*Weight as configured in example below.

**ORDERING INFORMATION** For shortest lead times, configure product using standard options (shown in bold).

Example: WSR 100M FT 120 LPI

WSR	Wattage	Distribution	Uplight color options <sup>1</sup>	Voltage	Ballast	Mounting
WSR	High pressure sodium	Downlight distributions	BLUE	120	(blank)	(blank)
	Metal halide		Blue	208 <sup>2</sup>	Magnetic ballast	Surface mount
	355 <sup>1</sup>	FT Forward throw	GRN	240 <sup>2</sup>	CSW	Shipped separately <sup>3</sup>
	50M	MD Medium throw (coated lamp std.)	RED	277	Constant wattage isolated	BBW
	70M	WT Wide throw	YEL	347	<b>Pulse Start</b>	Surface mount back box
	100M	WTUP Pencil beam <sup>4</sup>	TB <sup>5</sup>	23050HZ <sup>2</sup>	SCWA	UTS
	50MHC	WTUC Column beam <sup>4</sup>			Super CSA pulse start ballast <sup>6</sup>	Uplit 5 degrees
	70MHC					
	100MHC					
	150M					

Options	Finish <sup>7</sup>	Lamp <sup>8</sup>
<b>Shipped installed in fixture</b>	(blank)	LPI Lamp included
SF Single fuse (120, 277, 347V) <sup>1</sup>	Dark bronze, textured	L/LP Less lamp
DF Double fuse (208, 240V) <sup>1</sup>	DSST Sandstone, textured	
DC12 Emergency circuit 12-volt (35W lamp included) <sup>1</sup>	<b>DNAT</b> Natural aluminum, textured	
2DC12 Emergency circuit 12-volt (two 35W lamps included) <sup>1</sup>	DWHG White, textured	
DC2012 Emergency circuit 12-volt (20W lamp included) <sup>1</sup>	DBLB Black, textured	
2DC2012 Emergency circuit 12-volt (two 20W lamps included) <sup>1</sup>	CRT Non-stick protective coating <sup>9</sup>	
ELED Emergency LED secondary source battery pack with time delay (-4°F min. operating temperature) <sup>11</sup>	<b>Super Durable Finishes</b>	
2ELED Emergency LED secondary source (two modules) battery pack with time delay (-4°F min. operating temperature) <sup>11</sup>	DDBXD Dark bronze	
DFL Diffusing lens	DBLXD Black	
EC Emergency circuit <sup>14</sup>	DNAXD Natural aluminum	
IBS Internal backlight shield <sup>14</sup>	DWHXD White	
PE Photoelectric cell-button type (n/a TB) <sup>1</sup>	DDBTXD Textured dark bronze	
QRS Quartz restrike system <sup>11</sup>	DRLBXD Textured black	
UCS Uplight component shield <sup>14</sup>	DNATXD Textured natural aluminum	
WLU Wet location door for up orientation	DWHKXD Textured white	
CSA CSA certified		
NOM NOM certified <sup>4</sup>		
INTL International shipment for 175W		

# EDGEWOOD POLICE DEPARTMENT

5565 S. ORANGE AVE  
EDGEWOOD, FLORIDA 32809

Peter A. Marcus  
Chief of Police

Police Department 407.851.2820  
City Hall 407.851.2920  
Emergency 911

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## *Interoffice Memorandum*

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To: Mayor Ray Bagshaw  
From: Chief Peter Marcus  
Date: October 23, 2013  
Re: Response to Citizen Complaint  
Vehicle Parking/Standing On Jessamine Lane at Holden Avenue

The following is in response to the citizen complaint brought to the attention of the City Council at the City Council Meeting held on October 15, 2013. City Council directed that I investigate this issue and report back to them.

### STATEMENT OF PROBLEM

The complaint centered around the fact that vehicles are parking/standing on the grass at the intersection of Jessamine Lane & Holden Avenue. The citizen lodging the complaint stated that due to the fact that the school bus stops on Holden Avenue to pick up and discharge students at Jessamine Lane, person/s (presumably parents) who drop off and pick up the students from the bus stop position their vehicles on the grass at that location. She further stated that because the vehicles are parking/standing on the grass while waiting for the school bus the vehicles are ruining the grass and the irrigation.

### DETERMINATION OF FACTS

- Photographs of the area (attached to this document) show the location. As can be seen from the photos, the alleged problem occurs only on the east side of Jessamine Lane south of Holden Avenue. Vehicles do not engage in this practice on the west side of Jessamine Lane due to the curbing in place on that side of the road.
- The north side of Holden Avenue is not within the city limits of Edgewood and consequently is not addressed
- There are several school buses that pick up and drop off students at this location at differing times during the day.
- Moving the bus stop will only move the problem to a different area but will not resolve the issue. The current location is safe for the students.
- Vehicles park/stand on the City of Edgewood right-of-way located between the roadway and the sidewalk while awaiting the buses that drop off and pick up students
- The area in question where the vehicles park/stand is City of Edgewood right-of-way
- The area in question where the vehicles park/stand is maintained by the City of Edgewood not by the property owner/s or neighborhood association.
- The morning student pick up times occur during the hours of darkness
- It is conceivable that the afternoon drop off times may also occur during the hours of darkness once daylight savings time is ended

- Allowing or requiring vehicles to park/stand on the roadway of Jessamine Lane in lieu of parking/standing off the pavement in the grass would pose a definite traffic hazard and this is not legal as it would constitute an obstruction of traffic on Jessamine Lane.
- There does appear to be damage to the grass in that location as a result of the vehicles parking/standing on the grass, however, I was unable to determine the extent of, if any, damage to the irrigation system

### FINDINGS/CONCLUSIONS

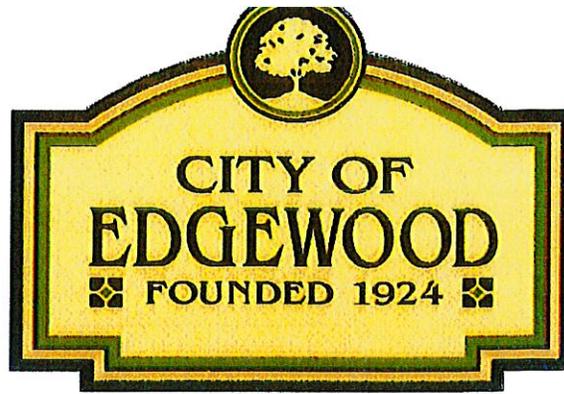
After reviewing this situation and discussing it with the Edgewood P.D. staff I have reached the following findings/conclusions:

1. The safety of the students at the bus stop is of paramount importance.
2. The safety of the students at the bus stop could potentially be compromised if the parents (or those who transport the students to and from the bus stop) are not permitted to park/stand in their vehicles while awaiting the arrival of the buses.
3. While the grass (and/or irrigations system) may incur damage due to the vehicles that park/stand at this location that is subordinate to the issue of student and motorist safety.
4. Requiring the vehicles to park/stand on the roadway in lieu of the grass is not acceptable. This presents hazards to the motorists utilizing Jessamine Lane and is a violation of law.
5. Although the grass (and/or irrigation system) may incur damage and may be somewhat unsightly due to the parking/standing of the vehicles the fact remains that the location in question is City of Edgewood right-of-way and is maintained by the City of Edgewood. The decision as to whether or not to condone the potential damage to the grass (and/or irrigation system) is a decision that should be made by City of Edgewood officials.
6. The citizen lodging the complaint requested that police officers issue citations to the drivers of the vehicles that are parking/standing at this location as a means of discouraging the drivers from utilizing this location to drop off and pick up students. While the aesthetics are a consideration the primary issue must be safety, both for the students and motorists. With the primary issue being that of safety, to employ enforcement tactics to discourage parking/standing at this location is counter-productive and is ill advised.
7. A potential method of resolution of this issue would be for the City of Edgewood to install a paved parking/standing area immediately to the east of Jessamine Lane commencing south of the storm drain and of sufficient length to accommodate several vehicles. This would provide a location for the vehicles to park/stand without damaging the grass (and/or irrigation system) and at the same time ensure that the traffic flow on Jessamine Lane is not impeded. Proper signage would also have to be erected to ensure that the area is utilized only for temporary parking/standing.

Respectfully Submitted,

Peter Marcus  
Chief of Police

Attachments: Pictures  
Maps & Right of Way Agreement (Courtesy of City Clerk Meeks)



**TO:** Mayor Bagshaw, Council President Dowless, Council Members Chotas, Henley, Powell and Hendrix

**Cc:** Pete Marcus, Police Chief *B*

**FROM:** Bea L. Meeks, City Clerk *B*

**DATE:** November 13, 2013

**RE:** Final Budget Amendment

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On November 13, 2013, I emailed you a copy of the September 2013 Financial Statement. On review, you probably noted that a budget amendment will need to be done. We have sixty days from the close of our 12/13 fiscal year to do an amendment (11/30/2013). For this reason, we will need to hold a special meeting to amend the budget. My recommendation is Monday, November 25<sup>th</sup>, or Tuesday, November 26<sup>th</sup>; please give me a consensus approval for one of these dates.

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**(4) The governing body of each municipality at any time within a fiscal year or within 60 days following the end of the fiscal year may amend a budget for that year as follows:**

- (a) Appropriations for expenditures within a fund may be decreased or increased by motion recorded in the minutes if the total appropriations of the fund is not changed.**
- (b) The governing body may establish procedures by which the designated budget officer may authorize budget amendments if the total appropriations of the fund is not changed.**
- (c) If a budget amendment is required for a purpose not specifically authorized in paragraph (a) or paragraph (b), the budget amendment must be adopted in the same manner as the original budget unless otherwise specified in the municipality's charter.**
- (5) If the governing body of a municipality amends the budget pursuant to paragraph (4)(c), the adopted amendment must be posted on the official website of the municipality within 5 days after adoption. If the municipality does not operate an official website, the municipality must, within a reasonable period of time as established by the county or counties in which the municipality is located, transmit the adopted amendment to the manager or administrator of such county or counties who shall post the adopted amendment on the county's website.**