

Ray Bagshaw
Mayor

Pam Henley
Council Member

Susan Fortini
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, June 21, 2016
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. **(Pgs. 1 - 9)** Review and Approval of Minutes
 - May 17, 2016 Regular City Council Meeting
2. **(Pgs. 10 -13)** 90th Annual FLC Conference – Voting Delegate Recommendation

(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.)

E. PRESENTATIONS

F. ORDINANCES

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

1. **(Pgs. 14 - 23)** **ORDINANCE 2016-06-** AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA AMENDING CHAPTER 134, "ZONING," OF THE CITY OF EDGEWOOD CODE OF ORDINANCES;

AMENDING THE LISTS OF PERMITTED, PROHIBITED, AND SPECIAL EXCEPTION USES WITHIN THE C-2 ZONING DISTRICT TO PROHIBIT AUTOMOTIVE REPAIR CENTERS WITHIN THE C-2 ZONING DISTRICT; AMENDING THE LISTS OF PERMITTED, PROHIBITED, AND SPECIAL EXCEPTION USES WITHIN THE C-2 ZONING DISTRICT TO CLARIFY THE EXISTING CODE PROVISIONS WHICH PROHIBIT AUTOMOBILE, BOAT, AND RECREATIONAL VEHICLE SALES LOTS; AMENDING THE LISTS OF PERMITTED, PROHIBITED, AND SPECIAL EXCEPTION USES WITHIN THE C-3 ZONING DISTRICT TO CLARIFY THE EXISTING CODE PROVISIONS WHICH PERMIT AUTOMOBILE SERVICE CENTERS; AMENDING THE LISTS OF PERMITTED, PROHIBITED, AND SPECIAL EXCEPTION USES WITHIN THE C-3 ZONING DISTRICT TO CLARIFY THE EXISTING CODE PROVISIONS WHICH PROHIBIT AUTOMOBILE AND BOAT SALES LOTS; PROVIDING FOR THE LAWFUL NON-CONFORMITY OF USES LAWFULLY IN EXISTENCE AS OF THE DATE OF ENACTMENT OF THIS ORDINANCE; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

H. UNFINISHED BUSINESS

1. (Pgs. 24 - 25) Non-ad Valorem Assessment – City Clerk
2. (Pgs. 26) Cypress Grove Park Update – Mayor Bagshaw

I. NEW BUSINESS**J. GENERAL INFORMATION (No action required)****K. CITIZEN COMMENTS****L. BOARDS & COMMITTEES**

1. (Pgs. 27) Charter Review Committee Update
2. (Pgs. 28 - 53) Variance Application #2016-02- Bill and Beth Seabrook, 5221 Alleman Drive

M. STAFF REPORTS

City Attorney:

Police Chief:

- Monthly report

City Clerk:

N. MAYOR & COUNCIL REPORTS

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

O. ADJOURNMENT

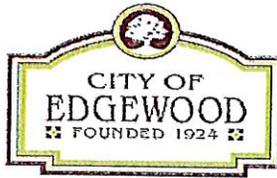
UPCOMING MEETINGS:

- Monday, July 11, 2016.....Planning & Zoning Board Meeting (6:30 p.m.)
- Tuesday, July 19, 2016.....City Council Regular Meeting (6:30 p.m.)
- Tuesday, July 19, 2016.....City Council to Set Tentative Millage
- Monday, August 1, 2016.....City Council Budget Workshop (#1)
- Wednesday, August 10, 2016City Council Budget Workshop (#2)
- Monday, August 22, 2016.....City Council Budget Workshop (#3)

SPECIAL EVENTS (Held in Raymond A. Bagshaw Park)

- Thursday, June 23, 2016.....Schools Out For The Summer
- Friday, July 29, 2016.....Fifth Friday Food Truck Festival

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



CITY COUNCIL AGENDA
Regular Meeting
Tuesday, May 17, 2016
6:30 p.m.

CALL TO ORDER

On Tuesday, May 17, 2016, Council President Dowless called the Edgewood City Council meeting to order at 6:30 p.m. A moment of silence was given followed by the Pledge of Allegiance.

City Council Members

Ray Bagshaw, Mayor (Quorum)
John Dowless, Council President
Neil Powell, D.D.S., Council Member
Pam Henley, Council Member
Lee Chotas, Council Member
Susan Fortini, Council Member

Staff

Bea Meeks, City Clerk
Chris Francisco, Police Chief
Drew Smith, City Attorney
Sandy Repp, Administrative Assistant

CONSENT AGENDA

1. Review and Approval of Minutes
 - April 19, 2016 Regular City Council Meeting

City Clerk Meeks noted the following correction on Page 2 given by Council President Dowless:

It was the consensus of the Council that they were not ready to make a decision.

Council Member Powell made the Motion to approve the April 19, 2016 minutes, with correction; Seconded by Council Member Henley. Unanimously approved (5/0).

PRESENTATIONS**Mayoral Proclamation**

- Municipal Clerk's Week-

Mayor Bagshaw noted the importance of the City Clerk and noted his appreciation of City Clerk Meeks. Council President Dowless also gave kudos to City Clerk Meeks, which was met with applause.

- Women's Lung Health Week-

Mayor Bagshaw acknowledged Women's Lung and Health Week and said the Proclamation was mailed to the American Lung Association.

Mayor Bagshaw acknowledged a third Proclamation acknowledging Teacher's Appreciation Week. He said the Proclamation was mailed to Orange County Public Schools, at their request.

2014/2015 FY Audit – Tom Reilly, Holland & Reilly, CPA

Tom Reilly, CPA gave a PowerPoint presentation. He explained why GASB 68, related to the Florida Retirement System (FRS), delayed the completion of the audit. He continued to provide the highlights of the audit. *Council Member Chotas questioned the liability of FRS. CPA Reilly said the State of Florida is in a good position compared to other states.* City Clerk Meeks explained the difference in the calendar year and fiscal year of the City and FRS.

CPA Reilly said the City had a lot of capital outlay but it was all planned. He said excess of expenditures over revenues \$552,660 was needed to meet the Charter requirements. He said \$800,000 was transferred to roads and streets. He showed the General Fund broken down by revenues and expenditures. He said the majority of expenses are Public Safety. Council President Dowless pointed out that the City had a Capital Improvement Plan two years ago, and that the City started making improvements to roads and streets. CPA Reilly commented on the compliance with Charter and said the City has come down from 96% to 77.6%. He noted the significant improvement was due to the capital outlay expenditures. He said that the City's accounting process has improved which made the process run smoothly. *Council Member Chotas questioned the red light camera funds and transparency. CPA Reilly said all the detail that Council wants should be provided in the internal reports (Financial Statements) provided by accounting.*

Council Member Henley made the Motion to accept the FY 2014/2015 audit; Seconded by Council Member Powell. Unanimously approved (5/0).

Council President Dowless asked to move the Baker boat dock application up on the agenda. There being no objections by Council, the following discussion and consideration was heard:

Baker Boat Dock – Jeff and Haylee Baker, 5566 Jessamine Lane

City Clerk Meek explained that this agenda item should have been placed under New Business, as this was not considered by the Planning & Zoning Board.

In response to Council President Dowless, who asked if Council Members had any ex parte communications in this matter; Council Member Chotas said he went to the property and spoke to the property owner. There was no other ex parte communication.

City Engineer David Mahler presented his report. He said the boat dock met Code requirements. Engineer Mahler confirmed for Council Member Henley that the boat dock complied with the City Code. City Attorney Smith said that the engineer does not consider view, riparian rights, etc.

Comments:

City Clerk Meeks asked to allow Dr. Williamson to give a PowerPoint presentation showing why he objects to the placement of the dock.

Dr. Paul Williamson, 5130 Cranes Point Court – Dr. Williamson gave a PowerPoint presentation. He said he is not objecting to the boat dock; he is objecting to the placement of the boat dock as it relates to his view. He is requesting that Council not permit the Bakers to relocate their dock to a location that impedes or obstructs his lakefront view.

Renea Anderson- Ms. Anderson said she represents the builder of the boat dock. She said she will accept questions. In response to Council Member Powell, she said there are two boat slips. Council Member Powell questioned the depth of the water because of the dock being so close to the shore. Ms. Anderson said the depth of the water is 4 feet. She said a variance is required if the depth is more than 5 feet.

Terry Young, 5115 Cranes Point- Mr. Young said there is no reason for the Baker boat dock to be located so close to Dr. Williamson's home. He provided another copy of Gail Adams and Richard McMillin's letter. Mr. Young said he is attorney but he is speaking as a friend to Dr. Williamson. He said the existing dock is gone and the Bakers have a sidewalk going to the location of the proposed boat dock.

Richard Dreggors-State Certified Appraiser- Mr. Dreggors provided an Affidavit related to how boat docks can affect the value of property. He said Dr. Williamson's property is valued at \$1,000,000. In response to Council Member Fortini, he said he has not done an analysis of Dr. Williamson's property. He suggested that there was a 15%-20% decrease in value. Mr. Dreggor's comparison was based on a boat dock built on a lake in Maitland.

Renea Anderson- Ms. Anderson said it is standard procedure to permit a boat dock at the end of the home construction. She referred to Dr. Williamson's PowerPoint presentation and showed that the length of Mr. Baker's property is not as long as Dr. Williamson's boat dock. She expressed her concerns about referring to the boat dock as a flag dock; she said the dock is more

square on the end. She said referring to the Baker boat dock as a flag boat dock is a misrepresentation.

Jeff Baker, 5515 Jessamine Lane 5566 Jessamine Lane - Mr. Baker said he is being asked to build a dock in the middle of his property. He said he has rights too. He said that Dr. Williamson is not showing the unobstructed view of his property to the South. He said the dock does not extend beyond Dr. Williamson's fence, which obstructs Dr. Williams's view. Mr. Baker says he wants to be a great neighbor but wants his rights respected as well.

Council Member Powell said he built his boathouse on the side of his canal because he did not want to obstruct his view (straight). Council Member Fortini asked if there could be a compromise since there is 200 feet of shoreline. Mr. Baker said there are depth problems the further into the cove you go and then you have to get a variance.

City Clerk Meeks confirmed 24 notice letters were sent out, and there were three objections; all three supported Dr. Williamson's objections.

City Attorney Smith said the question becomes "is the view unreasonably being interfered".

Council Member Chotas said he can vote against the application if it was for a variance; he cannot vote against a view. He said he is willing to approve a variance for a larger boat dock moved to the west. Council Member Chotas suggested that Mr. Baker speak to his wife about having a large boat dock.

Terry Young (rebuttal) – Mr. Young said it is clear the dock is within code. However, he noted the conditions and consideration for navigability and unreasonable impairment of view. City Attorney Smith delineated between view and property value.

Jeffrey Baker said he wants happy neighbors. He said he saw the same view Dr. Williamson wants. He said Dr. Williamson would not compromise. He said he would be interested to know what an appraisal would show property value for him if put the dock where Dr. Williamson wants it.

City Attorney Smith explained that Council can approve the application, deny the application or approve the application with conditions. Council Member Henley asked about placing a condition of a 25 foot setback.

Dr. Williamson said he was not given any options. He said he believes a compromise can be reached. Dr. Williamson said his compromise is 60 feet. Mr. Baker said he would consider a 25 foot setback.

Mr. Baker said that when he met with Dr. Williamson his intent was to build the boat dock within code. He said they staked off the area from 15 feet to show what the view would be for both. He said Dr. Williamson was not acceptable to the 25 feet.

Council Member Henley made the Motion to approve the boat dock with a 25 foot set back from the west side of Paul Williamson's property; Second by Council President Dowless. Unanimously approved (5/0).

ORDINANCES

1. **ORDINANCE 2016-06-** AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA AMENDING CHAPTER 134, "ZONING," OF THE CITY OF EDGEWOOD CODE OF ORDINANCES; AMENDING THE LISTS OF PERMITTED, PROHIBITED, AND SPECIAL EXCEPTION USES WITHIN THE C-2 ZONING DISTRICT TO PROHIBIT AUTOMOTIVE REPAIR CENTERS WITHIN THE C-2 ZONING DISTRICT; AMENDING THE LISTS OF PERMITTED, PROHIBITED, AND SPECIAL EXCEPTION USES WITHIN THE C-2 ZONING DISTRICT TO CLARIFY THE EXISTING CODE PROVISIONS WHICH PROHIBIT AUTOMOBILE, BOAT, AND RECREATIONAL VEHICLE SALES LOTS; AMENDING THE LISTS OF PERMITTED, PROHIBITED, AND SPECIAL EXCEPTION USES WITHIN THE C-3 ZONING DISTRICT TO CLARIFY THE EXISTING CODE PROVISIONS WHICH PERMIT AUTOMOBILE SERVICE CENTERS; AMENDING THE LISTS OF PERMITTED, PROHIBITED, AND SPECIAL EXCEPTION USES WITHIN THE C-3 ZONING DISTRICT TO CLARIFY THE EXISTING CODE PROVISIONS WHICH PROHIBIT AUTOMOBILE AND BOAT SALES LOTS; PROVIDING FOR THE LAWFUL NON-CONFORMITY OF USES LAWFULLY IN EXISTENCE AS OF THE DATE OF ENACTMENT OF THIS ORDINANCE; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

City Attorney Smith gave first reading of Ordinance 2016-06 in title only. He said the Ordinance was considered by the Planning & Zoning Board who asked for revisions to include C-2 & C-3 zoning. City Attorney Smith explained that if the Ordinance is adopted, the current automotive use stays in place. However, if the use is abandoned for more than six months, the automotive use goes away pursuant to the Ordinance.

MOVER: Council Member Henley
SECONDER: Council Member Fortini

Council President Dowless opened for Public Hearing.

Russell Hall explained that he is purchasing a property that is currently an automotive repair business. He said he spoke to City Clerk Meeks who explained the Ordinance and abandonment. City Attorney Smith confirmed that the City Clerk's explanation was correct.

In response to Council President Dowless, Mayor Bagshaw said that Council needs to make a decision based on their vision and what they want to do moving forward. Council Member Fortini said she wants to move forward with the Ordinance as is. Council Member Chotas said change should not take away property rights. City Attorney Smith said he researched the matter and he does not feel the City is out of line or unreasonable. Council Member Henley said she is

having trouble with the Ordinance because she doesn't want it to affect a property owner's investment.

Having no further comments, the public hearing was closed.

The Motion to approve the first reading of Ordinance 2016-06 passed with the following roll-call vote (5/0):

<i>Council Member Henley</i>	<i>Favor</i>
<i>Council Member Powell</i>	<i>Favor</i>
<i>Council President Dowless</i>	<i>Favor</i>
<i>Council Member Fortini</i>	<i>Favor</i>
<i>Council President Chotas</i>	<i>Favor</i>

PUBLIC HEARINGS (ORDINANCES – SECOND READINGS & RELATED ACTION)

1. **ORDINANCE 2016-07** - AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA REQUESTING THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION ESTABLISH BIRD SANCTUARIES ON THOSE PORTIONS OF LAKE JESSAMINE, LAKE MARY JESS, LAKE CONWAY, LAKE GATLIN, LAKE MILLY AND LAKE JENNIE JEWEL THAT LIE WITHIN THE JURISDICTIONAL BOUNDARIES OF THE CITY OF EDGEWOOD; AGREEING TO ASSUME RESPONSIBILITY FOR ENFORCEMENT OF REGULATIONS OF THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION WHICH WOULD APPLY TO SUCH AREAS; PROVIDING FOR NON-CODIFICATION AND AN EFFECTIVE DATE.

MOVER: Council Member Powell

SECONDER: Council Member Fortini

City Attorney Smith gave first reading of Ordinance 2016-08 in title only.

Council President Dowless opened for Public Hearing.

In response to resident Brett Barner regarding an update, Mayor Bagshaw said that Belle Isle has already passed a similar Ordinance.

Having no further comments, the public hearing was closed.

The Motion to approve the first reading of Ordinance 2016-07 passed with the following roll-call vote (5/0):

<i>Council Member Chotas</i>	<i>Favor</i>
<i>Council Member Fortini</i>	<i>Favor</i>
<i>Council President Dowless</i>	<i>Favor</i>
<i>Council Member Powell</i>	<i>Favor</i>
<i>Council President Henley</i>	<i>Favor</i>

NEW BUSINESS

None.

UNFINISHED BUSINESS

1. Charter Review Committee

City Clerk Meeks explained that Keith Farmer was added to the list after the initial list was proposed. She confirmed that resident Martha Mitchell, declined being on the committee. Council President Dowless recognized Mr. Farmer who was in attendance.

It was the consensus of the Council to approve the list of proposed members for the Charter Review Committee, including the addition of Keith Farmer.

GENERAL INFORMATION (No action required)**CITIZEN COMMENTS**

Resident Brett Barner- Mr. Barner asked about the status of Cypress Grove Park and the adjacent property. Mr. Barner asked for it to be placed on the next agenda. Mayor Bagshaw said he has a meeting with Commissioner Pete Clarke on May 18, 2016. The Mayor said he cannot commit to placing the matter on the next agenda until he has a discussion with Commissioner Clarke.

Mr. Barner also referenced the quiet zones and asked if the City already paid the \$309,000 for the crossings. Mayor Bagshaw said the area is not pedestrian friendly and that the County will have to pay for the upgrades.

BOARDS & COMMITTEES

Baker Boat Dock – Jeff and Haylee Baker, 5566 Jessamine Lane

At the request of Council President Dowless, this item was moved up on the agenda to "Presentations".

STAFF REPORTS**City Attorney:**

City Attorney Smith noted the revised Ordinance regarding the sign code for the Workshop on May 24, 2016.

Police Chief:

- Chief Francisco gave his monthly PowerPoint presentation.
- He noted complaints regarding individuals jumping over the fence into Cypress Grove Park.
- Chief Francisco said that Jamaica Lane is not conducive for pedestrian access to the park if the County moves forward with purchasing the adjacent property.

City Clerk:

- Reminded Council Members about the May Tri-County meeting.
- Confirmed she provided Council Member Henley with the link for online ethics training, and will provide to other Council Members upon request.
- Asked Council Members to stay a few minutes after the meeting to sign bank authorization documents.

MAYOR & COUNCIL REPORTS**Mayor Bagshaw**

- Reported that Truthful Acting, located in the plaza behind City Hall, created the Edge Theater and are now looking for a larger space.
- Reported that he is working with inquiries from people looking for property in Edgewood for business purposes.

Council President Dowless:

- Council President Dowless acknowledged Council Member Powell's recent Honor Flight, and thanked him for his service.

Council Member Powell:

- Reported that resident Bob Olson who inquired about the trains blowing their horns. He said he checked with DOT and confirmed that they are aware of the situation.
- Reported that he talked to Mr. Luthe, who is retired from CSX and he told Dr. Powell there is a tag with a phone number on the telephone poles.

Council Member Henley:

No report.

Council Member Chotas:

Council Member Chotas said he had no report. However, he noted his appreciation to Mayor Bagshaw for coordinating a meeting with Commissioner Clarke.

- **Council Member Fortini:**

No report.

ADJOURNMENT

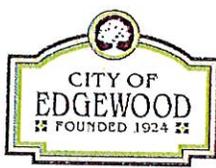
Having no further business or discussion, Council Member Chotas motioned to adjourn the meeting at 9:59 p.m.; seconded by Council Member Henley.

ATTEST:

John Dowless
Council President

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

Approved by Council on _____



From the desk of the City Clerk....

Bea L. Meeks, MMC, CPM, CBTO *B*

TO: Mayor Bagshaw, Council President Dowless, Council Members Powell, Henley, Chotas and Fortini

DATE: May 31, 2016

RE: 90th Annual FLC Conference – Voting Delegate

In your packet you will find information regarding the Florida League of Cities annual conference. The conference will be held in Hollywood, Florida on August 18 – 20, in Hollywood, Florida. You will note that the League is asking for a voting delegate at the conference. Mayor Bagshaw has confirmed that he will be attending the conference. Council approved funds for Council travel/training in the current budget.

Given the aforementioned information, I am requesting Council's approval for Mayor Bagshaw to be the City's voting delegate at the 90th Annual Florida League of Cities Conference.



TO: Municipal Key Official

FROM: Michael Sittig, Executive Director

DATE: May 17, 2016

SUBJECT: 90th Annual FLC Conference – *Florida Cities: United & Strong*
VOTING DELEGATE INFORMATION
August 18-20, 2016 – Diplomat Resort, Hollywood

As you know, the Florida League of Cities' Annual Conference will be held at the Diplomat Resort, Hollywood, Florida on August 18-20. The theme for this year's conference is *Florida Cities: United & Strong*, which will provide valuable educational opportunities to help Florida's municipal officials serve their citizenry more effectively.

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

In accordance with the League's by-laws, each municipality's vote is determined by population, and the League will use the Estimates of Population from the University of Florida for 2015.

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

If you have any questions on voting delegates, please call Gail Dennard at the League (850) 701-3619 or (800) 616-1513, extension 3619. **Voting delegate forms must be received by the League no later than August 12, 2016.**

Attachments: Form Designating Voting Delegate

**90th Annual Conference
Florida League of Cities, Inc.
August 18-20, 2016
Hollywood, Florida**

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

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

Designation of Voting Delegate

Name of Voting Delegate: _____

Title: _____

Municipality of: _____

AUTHORIZED BY:

Name

Title

Return this form to:

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

Important Dates

May 2016

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

June 2016

Appointment of Resolutions Committee Members

July 12th

Deadline for Submitting Resolutions to the League office

August 18th

Policy Committee Meetings
Resolutions Committee Meeting
Voting Delegates Registration

August 20th

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

ORDINANCE NO. 2016-06

1
2
3 AN ORDINANCE OF THE CITY OF EDGEWOOD,
4 ORANGE COUNTY, FLORIDA AMENDING CHAPTER
5 134, "ZONING," OF THE CITY OF EDGEWOOD CODE OF
6 ORDINANCES; AMENDING THE LISTS OF PERMITTED,
7 PROHIBITED, AND SPECIAL EXCEPTION USES WITHIN
8 THE C-2 ZONING DISTRICT TO PROHIBIT
9 AUTOMOTIVE REPAIR CENTERS WITHIN THE C-2
10 ZONING DISTRICT; AMENDING THE LISTS OF
11 PERMITTED, PROHIBITED, AND SPECIAL EXCEPTION
12 USES WITHIN THE C-2 ZONING DISTRICT TO CLARIFY
13 THE EXISTING CODE PROVISIONS WHICH PROHIBIT
14 AUTOMOBILE, BOAT, AND RECREATIONAL VEHICLE
15 SALES LOTS; AMENDING THE LISTS OF PERMITTED,
16 PROHIBITED, AND SPECIAL EXCEPTION USES WITHIN
17 THE C-3 ZONING DISTRICT TO CLARIFY THE
18 EXISTING CODE PROVISIONS WHICH PERMIT
19 AUTOMOBILE SERVICE CENTERS; AMENDING THE
20 LISTS OF PERMITTED, PROHIBITED, AND SPECIAL
21 EXCEPTION USES WITHIN THE C-3 ZONING DISTRICT
22 TO CLARIFY THE EXISTING CODE PROVISIONS
23 WHICH PROHIBIT AUTOMOBILE AND BOAT SALES
24 LOTS; PROVIDING FOR THE LAWFUL NON-
25 CONFORMITY OF USES LAWFULLY IN EXISTENCE AS
26 OF THE DATE OF ENACTMENT OF THIS ORDINANCE;
27 PROVIDING FOR CODIFICATION, SEVERABILITY,
28 CONFLICTS, AND AN EFFECTIVE DATE.

29
30 WHEREAS, the City Council of the City of Edgewood finds and determines that
31 automobile service centers are not consistent with the City's intent and vision for future of
32 development within the C-2 and C-3 Zoning Districts; and
33

34 WHEREAS, the City Council of the City of Edgewood finds and determines that
35 automobile service centers are incompatible with many of the uses that the City, through the C-2
36 and C-3 Zoning Districts, desires to encourage; and
37

38 WHEREAS, the City Council of the City of Edgewood does not intend by this
39 Ordinance to cause any property lawfully in use as an automobile repair center to cease such use;
40 and

41 WHEREAS, the City Council of the City of Edgewood finds and determines that by
42 prohibiting future development of automobile repair centers within the C-2 and C-3 Zoning
43 District while recognizing the Code of Ordinance's existing provisions regarding continuation of
44 lawfully non-conforming uses, the City can guide future development within the C-2 and C-3
45 Zoning Districts without impairing existing rights; and
46

47 **WHEREAS**, the City Council of the City of Edgewood recognizes that questions as to
48 the existing Code's interpretation have arisen in the past as the prohibition of automobile, boat
49 and recreational vehicle sales lots and the City Council desires maintain such prohibition and to
50 clarify the language of the Code; and

51
52 **WHEREAS**, the City Council of the City of Edgewood finds that the adoption of this
53 Ordinance is consistent with the City's Comprehensive Plan and that it is in the best interest of
54 the public health, safety and welfare; and

55
56 **WHEREAS**, the Planning and Zoning Board of the City of Edgewood, sitting as the
57 Local Planning Agency, has reviewed the proposed amendment, found it consistent with the
58 City's Comprehensive Plan, and recommended approval by the City Council; and

59
60 **NOW, THEREFORE, BE IT ENACTED** by the City Council of the City of
61 Edgewood, Florida as follows:

62
63 **NOTE:** Underlined words constitute additions to the City of Edgewood Code of
64 Ordinances, ~~strikethrough~~ constitutes deletions from the original Code of Ordinances, and
65 asterisks (***) indicate an omission from the existing text which is intended to remain
66 unchanged.

67
68 **Section 1.** Legislative Findings and Intent. The findings set forth in the recitals above
69 are hereby adopted as legislative findings pertaining to this ordinance.

70
71 **Section 2.** Chapter 134, Article IV, Division 8 of the City of Edgewood Code of
72 Ordinances shall be amended as follows:

73
74 **DIVISION 8. - C-2 GENERAL COMMERCIAL DISTRICT**

75
76 Sec. 134-372. - Intent and purpose.

77
78 The intent and purpose of the C-2 district is as follows: This district is composed of
79 certain lands and structures used to provide for the retailing of commodities and the furnishing of
80 several major services, selected trade shops. This district will be encouraged at locations along
81 minor arterials and major arterial roads where general commercial uses would be compatible
82 with the surrounding neighborhood. Characteristically, this district occupies an area larger than
83 that of the C-1 retail commercial district, serves a considerably greater population, and offers a
84 wider range of services.

85
86 Sec. 134-373. - Permitted uses.

87
88 (a) Only the following principal uses and structures shall be permitted within any C-2
89 general commercial district:

90 (1) Any use permitted in the C-1 retail commercial district.

91 (2) Printing, bookbinding, lithography, and publishing plants.

92 (3) Bowling alleys, skating rinks and billiard parlors, provided such activities and
93 facilities are enclosed within a soundproof building.

94 (4) Veterinary hospitals and kennels when confined within structure.

95 (5) Frozen food lockers.

96 (6) Washing and packaging of fruit when accessory to retain fruit sales on the
97 premises.

98 (7) Amusement and recreational facilities such as, but not limited to, miniature
99 golf courses, go-cart tracks, golf driving ranges, baseball batting ranges and trampoline
100 centers.

101 ~~(8) Enclosed mechanical garage, without paint and body and motor work unless~~
102 ~~incidental to dealer use.~~

103 (98) Other uses which are similar to the uses permitted herein, which would
104 promote the intent and purposes of directive of the city council after public notice and
105 public hearing.

106 (b) The following uses are hereby deemed not to be similar and compatible with those
107 uses expressly authorized in this section:

108 (1) Bail bond and similar bonding offices or agencies;

109 (2) Check cashing or other similar businesses;

110 (3) Soup kitchens, runaway and related emergency shelters, homeless shelters or
111 convalescent facilities, similar social service, institutional and welfare use; and

112 (4) Any individual, specific use which is contained within a shopping center
113 which is not otherwise expressly permitted as an individual use pursuant to section 134-
114 345, as it may be amended or replaced from time to time, or which is not expressly listed
115 as a special exception pursuant to section 134-346, as it may be amended or replaced
116 from time to time.

117 Sec. 134-374. - Prohibited uses.

118 The following uses shall be prohibited in any C-2 general commercial district:

119 (1) Any use prohibited in the C-1 district.

120 (2) Title loan stores.

- 121 (3) Check cashing, payday advance stores, or other similar businesses.
- 122 (4) Labor pool offices.
- 123 (5) Bail bond offices.
- 124 (6) Tattoo, body piercing, massage parlors and fortunetelling shops.
- 125 (7) Soup kitchens.
- 126 (8) Runaway and related emergency shelters; homeless shelters.
- 127 (9) Convalescent facilities.
- 128 (10) Residential social service facilities; welfare, food stamp, and other social
129 service offices and institutional facilities.
- 130 (11) Treatment and recovery facilities.
- 131 (12) Other similar uses consistent with this section.
- 132 (13) New and used automobile and boat sales.
- 133 (14) Pain management clinics.
- 134 (15) Automotive repair centers including mechanical garages, automobile body
135 shops, automotive upholsterers, and automotive painting.
- 136 (16) Automobile, boat, or recreational vehicle sales lots.

137 Sec. 134-375. - Special exceptions.

138 (a) The following uses may be permitted as a special exception, provided that any review
139 and hearing of an application for a special exception shall consider the character of the
140 neighborhood in which the proposed use is to be located, its effect on the value of surrounding
141 lands, and the area of the site as it relates to the required open spaces and off-street parking
142 facilities.

143 (b) Each application for a special exception shall be accompanied by a site plan
144 incorporating the regulations established herein. As a part of the application, the site plan shall
145 include a simple plan drawn to an appropriate scale, including legal description, lot area, site
146 dimensions, right-of-way location and width, parking areas and number of parking spaces,
147 proposed building location and setbacks from lot lines, total floor area proposed for any building,
148 proposed points of access, location of signs, location of existing easements, and a general plan of
149 proposed landscaping. Said site plan shall be submitted to and considered by the city council
150 after recommendation by the planning and zoning board as provided for in article II of this

151 chapter prior to the granting of a building permit. Upon such approval, said site plan becomes
152 part of the building permit and may be amended only by the city council after recommendation
153 by the planning and zoning board. Development under the special exception shall comply with
154 all applicable city codes and ordinances.

155 (1) Miniwarehouses for dry storage only.

156 (2) Open-air flea markets.

157 (3) Auctions.

158 (4) Living quarters in conjunction with a commercial use to be occupied by the
159 owner of the business or an employee.

160 (5) Institutional uses, public or private, such as churches, schools, hospitals,
161 nursing homes, libraries, community centers and universities.

162 (6) Zero lot line commercial developments.

163 (7) Radio broadcasting and telecasting stations, studios and offices.

164 (8) Car washes. (No fuel services provided.)

165 (9) Christmas tree lots.

166 ~~(10) New car and boat sales and services.~~

167 ~~(11) Adult congregate living facilities.~~

168 ~~(12) Any general commercial establishment occupying more than 50,000~~
169 ~~square feet and less than 100,000 square feet.~~

170 **Section 3.** Chapter 134, Article IV, Division 9 of the City of Edgewood Code of
171 Ordinances shall be amended as follows:

172
173 **DIVISION 9. - C-3 WHOLESALE COMMERCIAL DISTRICT**

174
175 **Sec. 134-402. - Intent and purpose.**

176 The C-3 district is composed of those lands and structures which, by their use and
177 location, are especially adapted to the conduct of the business of the wholesale distribution,
178 storage and indoor light manufacturing. Such lands are conveniently located to principal
179 thoroughfares and/or railroads.

180 **Sec. 134-403. - Permitted uses.**

181 Only the following principal uses and structures shall be permitted within any C-3
182 wholesale commercial district, provided that any permitted activities shall be conducted within a
183 wholly enclosed building unless expressly stated otherwise herein:

184 (1) Any use permitted in the C-1 retail commercial district or C-2 general
185 commercial district.

186 (2) Heating and air conditioning sales and service.

187 (3) Bakeries (wholesale).

188 (4) Soft drink bottling.

189 (5) Testing of materials, equipment and products.

190 (6) Machine shops.

191 (7) Manufacture and assembly of scientific, electrical, optical and precision
192 instruments or equipment.

193 (8) Manufacture of novelties and souvenirs.

194 (9) Storage and wholesale distribution warehouse, where not adjacent to a
195 residential zoning district or property with a residential future land use designation,
196 including those across a right-of-way.

197 (10) Trade shops including tinsmith, cabinet maker, rug and carpet cleaning,
198 upholstering, mattress renovation, electrical, roofing and plumbing shop.

199 (11) Car washes. (No fuel services provided.)

200 (12) Confectionery manufacture.

201 (13) Furniture stripping.

202 (14) Garment manufacturing.

203 ~~(15) Mechanical garages, including personal vehicle body shop and painting. (No~~
204 ~~fuel services provided.)~~

205 ~~(1516) Milk bottling and distribution plants; ice cream manufacturing, citrus~~
206 ~~processing.~~

207 ~~(1617) Sign manufacturing, installation, service and sales.~~

208 ~~(1718) Welding shop.~~

- 209 (~~1819~~) New and off-site factory reconditioned automobile parts.
- 210 (~~1920~~) Other uses which are similar to the uses permitted herein, which are not
211 specifically prohibited in section 134-404, which would promote the intent and purposes
212 of these districts. Determination shall be made by authority and directive of the city
213 council after public notice and hearing.
- 214 Sec. 134-404. - Prohibited uses.
- 215 The following uses shall be prohibited in the C-3 wholesale commercial district:
- 216 (1) Any use or activity which is not in full compliance with all the requirements
217 and standards set forth in this article.
- 218 (2) Animal slaughtering, or the confinement of animals for feeding, finishing and
219 preparation for slaughter, including stockyards and feeding pens.
- 220 (3) Asphalt manufacturing or refining, or any similar petroleum or petrochemical
221 refining or manufacturing process.
- 222 (4) Asphalt or concrete paving, mixing or batching plant.
- 223 (5) Corrosive acid manufacture or bulk storage including, but not limited to,
224 hydrochloric, nitric, sulphuric or similar acids.
- 225 (6) Bone distillation or the reduction, rendering, incineration or storage of
226 garbage, offal, animals or animal waste, fats, fish or similar materials or products.
- 227 (7) Blast furnace, or similar heat or glare generating operations or incinerator or
228 crematorium.
- 229 (8) Cement, lime, gypsum or Plaster-of-Paris manufacture, or the open storage of
230 raw materials or finished products related to such manufacture.
- 231 (9) Glue, size or gelatin manufacture where the processes involve the refining or
232 recovery of such products from fish, animal or refuse materials.
- 233 (10) Tallow, grease, lard or vegetable oil refining.
- 234 (11) Junkyard, salvage yard, recycling or wrecking yard or structure wherein
235 motor vehicles, appliances or similar used equipment or material is stored, dismantled, or
236 sorted for display, sale or packing.
- 237 (12) ~~New and used~~ Automobile, and boat, and recreational vehicle sales lots.
- 238 (13) Mobile and modular homes.

239 (14) Other uses which are similar to those listed above which are not specifically
240 permitted in section 134-403, the prohibition of which would promote the intent and
241 purposes of this district. Determination shall be made by authority and directive of the
242 city council which shall be after public notice and public hearing.

243 (15) Title loan stores; check cashing, payday advance stores, or other similar
244 businesses; labor pool offices; bail bond offices; tattoo, body piercing, massage parlors;
245 fortunetelling shops; soup kitchens; runaway and related emergency shelters; homeless
246 shelters; convalescent facilities; residential social service facilities; addiction treatment
247 and recovery facilities; welfare, food stamp, and other social service offices and
248 institutional facilities; other similar uses consistent with this subsection.

249 (16) Any individual, specific use whether or not contained within a shopping
250 center, which is not otherwise expressly permitted as an individual use pursuant to this
251 section or sections 134-345, 134-373 and 134-403, as these sections may be amended or
252 replaced from time to time, or which is not expressly listed as a special exception
253 pursuant to sections 134-346, 134-375 or 134-405, as those sections may be amended or
254 replaced from time to time.

255 (17) Any commercial establishment occupying more than 100,000 square feet.

256 (18) Any other use specifically prohibited in the C-1, C-2 or C-3 commercial
257 districts.

258 (19) Professional auction houses.

259 (20) Dyeing, dry cleaning and laundering; this prohibition shall not include drop-
260 off facilities where the dyeing, dry cleaning or laundering occurs at an off-site location.

261 (21) Pain management clinics.

262 (22) Automotive repair centers including mechanical garages, automobile body
263 shops, automotive upholsterers, and automotive painting.

264 Sec. 134-405. - Special exceptions.

265 (a) The following uses may be permitted as a special exception, provided that any review
266 and hearing of an application for a special exception shall consider the character of the
267 neighborhood in which the proposed use is to be located, its effect on the value of surrounding
268 lands, and the area of the site as it relates to the required open spaces and off-street parking
269 facilities.

270 (b) Each application for a special exception shall be accompanied by a site plan
271 incorporating the regulations established herein. As a part of the application, the site plan shall
272 include a simple plan drawn to an appropriate scale, including legal description, lot area, site
273 dimensions, right-of-way location and width, parking areas and number of parking spaces,

274 proposed building location and setbacks from lot lines, total floor area proposed for any building,
275 proposed points of access, location of signs, location of existing easements and a general plan of
276 proposed landscaping. Said site plan shall be submitted to and considered by the city council
277 after recommendation by the planning and zoning board as provided for in article II of this
278 chapter prior to the granting of a building permit. Upon such approval, said site plan becomes
279 part of the building permit and may be amended only by the city council after recommendation
280 by the planning and zoning board. Development under the special exception shall comply with
281 all applicable city codes and ordinances.

282 (1) Dwelling unit in conjunction with a commercial use to be occupied by the
283 owner, operator or employee of the business.

284 (2) Institutional uses, public or private, such as churches, schools, hospitals,
285 nursing homes, libraries, community centers and universities.

286 (3) Zero lot line commercial developments.

287 ~~(4) Bus, cab, light truck repair.~~

288 ~~(45) Meat storage, cutting and distribution.~~

289 ~~(56) Wholesale products distribution.~~

290 ~~(67) Christmas tree lots.~~

291 (78) Any wholesale commercial establishment occupying more than 50,000
292 square feet and less than 100,000 square feet.

293 ~~(89) Machinery sales, rental and storage.~~

294 ~~(910) Outdoor storage of merchandise, parts or other equipment.~~

295 ~~(1011) Building material storage and sales (new, no junk or used material).~~

296 ~~(1112) Contractors' storage and equipment yards, including well drilling
297 equipment and land clearing equipment.~~

298 (13) Miniwarehouses.

299 (14) Storage and wholesale distribution warehouse adjacent to a residential zoning
300 district or property with a residential future land use designation, including those across a
301 right-of-way.

302 **Section 4.** Any lawfully existing use which is inconsistent with the amended uses
303 allowed within this Ordinance shall be allowed to continue as provided within Section 134-38 of
304 the City of Edgewood Code of Ordinances.

305 **Section 5.** The provisions of this Ordinance shall be codified as and become and be
306 made a part of the Code of Ordinances of the City of Edgewood.

308 **Section 6.** If any section, sentence, phrase, word or portion of this ordinance is
309 determined to be invalid, unlawful or unconstitutional, said determination shall not be held to
310 invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or
311 portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

313 **Section 7.** All ordinances that are in conflict with this Ordinance are hereby repealed.

315 **Section 8.** This Ordinance shall become effective immediately upon its passage and
316 adoption.

318 **PASSED AND ADOPTED** this _____ day of _____, 2016, by the City
319 Council of the City of Edgewood, Florida.

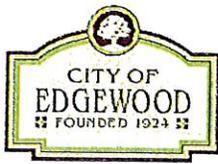
321 PASSED ON FIRST READING: _____

323 PASSED ON SECOND READING: _____

326 _____
John Dowless, Council President

328 *ATTEST:*

331 _____
Bea L. Meeks, MMC
332 City Clerk



From the desk of the City Clerk....

Bea L. Meeks, MMC, CPM, CBTO 

TO: Mayor Bagshaw, Council President Dowless, Council Members Powell, Henley, Chotas & Fortini

DATE: May 24, 2016

RE: Non Ad Valorem Assessment

I am in receipt of email from Mark Webster, Orange County Property Appraiser's office, regarding the deadline for municipalities to submit their non-ad valorem assessments for TRIM. The deadline is July 1, 2016. Currently, the City's non-ad valorem assessment is \$292.96. Council has not increased this assessment for the past three years.

The following shows Waste Management's rate increase for the past three years:

2014	-	\$18.30
2015	-	\$19.27 (+.97)
2016	-	\$19.30 (+.03)

As you may recall, the rate increase is tied into the CPI, which probably explains the minimal increases. Waste Management's change in rates is effective January 1st of the New Year, which is three months into the City's fiscal year. I always check with the City's Waste Management representative to find out if they anticipate a rate increase due to the CPI or landfill fees. Waste Management will not know until October 1st if the CPI will result in an increase; however, they do anticipate a small increase this October. They do not anticipate an increase due to disposal fees; obviously, there is no guarantee.

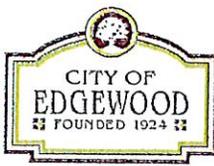
Below is a chart showing the current annual billing (1/1/2016 to date) versus the non-ad valorem assessment. The annual non-ad valorem assessment is based on 100%; there would be about a \$12,300 decrease if based on 95%. Historically, the fiscal year budget for the non-ad valorem assessment is based on 95%.

WASTE MANAGEMENT 2016	Units/House	Waste Management Invoice (Monthly)	Non-ad Valorem Assessment \$292.96 (per unit-annually)	WM Monthly x 12 (\$16,289.20)	Difference in Total Monthly vs WM Annual
Curb Service 2x week (\$19.30)	844	\$ 16,289.20	\$ 247,258.24	\$ 195,470.40	\$ 51,787.84
Green/yard waste service (\$2.00)	844	0			
Bin service recycle (\$2.00)	844	0			

City Hall staff interacts with Waste Management weekly. The interaction includes communications for bulk pick-up, explanation of weekly services, handling requests for recycle stickers or explaining the recycle program, monthly franchise reports, complaints and explaining non-ad valorem assessments to new home owners or renters. I should point out that the complaints are minimal. We also receive the occasional request for copy of the City's Agreement with Waste Management.

There has been new construction in the City this past year however, the homes were replacing homes that were demolished. For this reason, the City's unit count remains at 844.

Give this information, please provide me with direction as to whether or not you want to make any adjustment to the City's current non-ad valorem assessment on the 844 houses/units in the City of Edgewood.



From the desk of the City Clerk....

Bea L. Meeks, MMC, CPM, CBTO

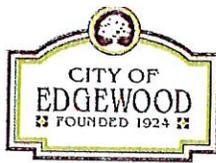
B

TO: Mayor Bagshaw, Council President Dowless, Council Members Powell,
Henley, Chotas & Fortini

DATE: June 15, 2016

RE: Cypress Grove Park

At the request of resident Brett Barner, this item is being placed on the agenda for discussion. Mr. Barner indicated that there may a large number of people attending the meeting to discuss this matter. I explained to Mr. Barner that the occupancy load in City Hall is 49 people per fire code. For this reason, if the number of attendees exceed the occupancy load, this matter will be moved to the July agenda, and the Council meeting will be held at a location that can accommodate everyone. ***No discussion will be held if the Council Chamber cannot accommodate everyone who is in attendance for this agenda item.***



From the desk of the City Clerk....

Bea L. Meeks, MMC, CPM, CBTO

TO: Mayor Bagshaw, Council President Dowless, Council Members Powell, Henley, Chotas & Fortini

DATE: June 15, 2016

RE: Charter Review Committee

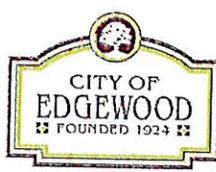
The first Charter Review Committee meeting was held on Friday, June 10, 2016. The meeting was essentially an administrative meeting wherein the following decisions were made:

- Bob Olsen was selected as the Chair
- Keith Farmer was selected as the Vice-Chair
- Meetings scheduled for June 30, 2016 and July 12, 2016; 6 p.m. meeting time

Other comments:

- Committee members in attendances were: Keith Farmer, Mike Hendrix, Will Mims, Walter Moon, Bob Olsen and Chris Rader. Committee member Dan Drummond was unable to attend.
- Mayor Bagshaw and Council President Dowless were in attendance.
- Please note that board members were apprised of the Sunshine Law (via email), as it relates to this committee.

Because these meetings are held in the Sunshine and the recommendations of this Committee come to City Council for a decision, I do not plan to provide further updates regarding this Committee.



Handwritten initials

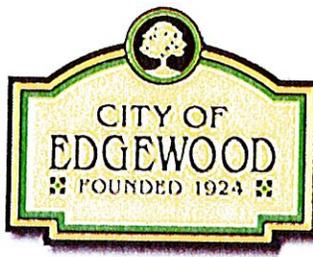
From the desk of the City Clerk....

Bea L. Meeks, MMC, CPM, CBTO

TO: Mayor Bagshaw, Council President Dowless, Council Members Powell, Henley, Chotas & Fortini
DATE: June 15, 2016
RE: Variance Application 2016-02; Bill & Beth Seabrook Boat Dock

For your consideration of Variance Application 2016-02, you are being provided with the following:

- Planning and Zoning Report, June 13, 2016; prepared by Sandy Repp, Administrative Assistant; includes their recommendation to City Council.
- Memo to Planning and Zoning Board Members from Sandy Repp, Administrative Assistant outlining the documents being provided to them for their review and consideration of the Variance Application.
- A copy of the documents the Planning & Zoning Board reviewed.



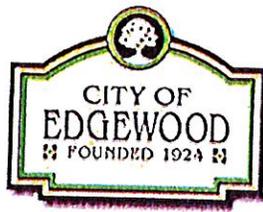
Planning and Zoning Report June 13, 2016

Board recommendation for Variance Application 2016-02

- 1) The Planning and Zoning Board recommended that City Council accept the variance request for the extended length requested for the Seabrook boat dock located at 5221 Alleman Drive. The Board recommended this based on meeting all seven criteria for justification.
- 2) The Planning and Zoning Board recommended that City Council deny the variance request to construct within the minimum setbacks based on the opinion that the applicant does not meet all of the criteria for a variance.

The motion was made as follows:

Board Member Rayburn moved to recommend acceptance of the proposed length but deny the proposed setbacks based on not meeting criteria #3. The motion was seconded by Board Member Chris Rader. The motion was unanimously approved (4/0).



Memo

To: Planning and Zoning Board Members
From: Sandy Repp, Administrative Assistant
Date: June 9, 2016
Re: New Business Items

The following application for a variance is provided in your agenda packet for your review:

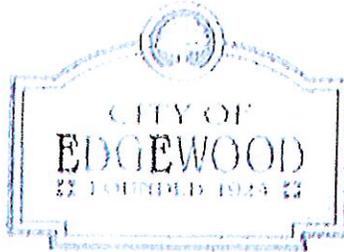
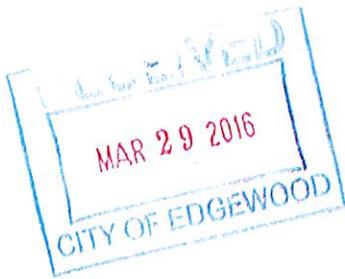
1. Variance 2016-02 – Seabrook Boat Dock

The documents provided for your review are as follows:

- Application For Variance received March 29, 2016
- Application For Boat Dock received March 29, 2016
- Orange County Building/Land Use Permit Application and Notice of Commencement
- Copy of memo from engineer dated May 13, 2016 with recommendation to proceed to Planning and Zoning
- Affidavit indicating no objection from Elizabeth Andrews at 500 Linson Court
- Agent Authorization Form signed by Bill Seabrook dated March 8, 2016
- Request for Variance – Presentation from the Contractor received May 10, 2016
- Copy of Notice of Public Hearing, along with address matrix
- Executive copy of sign affidavit from contractor

Administrative Assistant's Comments:

There were fifty four (54) notices mailed regarding the Application for Variance. As of the date of this memo: As of the date of this memo there were no responses returned to City Hall, provided to staff or made by email.



APPLICATION FOR VARIANCE

Reference: City of Edgewood Code of Ordinances, Section 126-588
PLANNING & ZONING BOARD
MAKE PAYMENTS TO:
CITY OF EDGEWOOD
FEE: \$350 RESIDENTIAL
\$750 COMMERCIAL

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

PLANNING & ZONING MEETING DATE:	6/13/2016
CITY COUNCIL DATE:	6/21/2016

IMPORTANT: FILE BY THE SECOND WEDNESDAY OF THE MONTH FOR FIRST HEARING ON THE SECOND MONDAY OF THE FOLLOWING MONTH

Please note this fee is non refundable.

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

Applicant's Name:	Matt Langbehn	Owner's Name:	Bill & Beth Seabrook
Address:	5968 Lakehurst Dr. Orlando, FL 32819	Address:	5221 Alleman Dr. Edgewood, FL 32809
Telephone:	407.583.6251	Telephone:	407.760.9582
Fax:	866.649.9449	Fax:	
Email:	matt@summertimedocks.com	Email:	weseabrook@gmail.com
Parcel ID/Legal description:	13-23-29-6056-01-122	OAK LYNN SECOND PLAT W/97 THE N 100 FT OF LOT 12 BLK A & LAND INTO LAKE	
Zoned:		0104 - Single Fam Class IV	
Cite section of the Zoning Code from which variance is requested:		14-11(b)(3) 14-11(b)(1)	
Existing on site:		Existing dock on site	
Request:		Build within side setback & beyond 65' length	

Revised 4/1/08

1 of 3

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

To justify this variance, applicant must demonstrate the following:

1. That special condition and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or building in the same zoning classification
2. the special conditions and circumstances do no result from the action of the applicant
3. literal interpretation or enforcement of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification under the terms of the Ordinance
4. the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible for the regulation at issue
5. the variance sought will not authorize or extend any non conforming use or other non conformity with respect to the land or structures in questions
6. the granting of the variance will be in harmony with the general intent and purpose of this Ordinance, will not be injurious to the area involved, or surrounding properties, and will no authorize a use of the property not permitted by its zoning classification
7. the variance sought will be consistent with the Edgewood Comprehensive Plan

Applicant must agree that:

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

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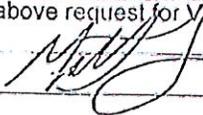
2. The variance recommended by the Planning and Zoning Board and approved by the City Council shall expire in 12 months in accordance with Chapter 134-104 (3) (e).

AGREE:	X	DISAGREE:	
---------------	---	------------------	--

3. Concerning Ex parte communications, the applicant shall not speak to members of the Planning and Zoning Board of the City Council prior to the public hearing related to said variance request in order that said board members shall no prejudice themselves prior to said variance request coming before the City in an open proceeding where the decision making process and determination will be in full view of the public, thereby providing due process involving a fair opportunity for the presentation of both sides of the case in an open proceeding where a record of the proceedings may be kept

AGREE:	X	DISAGREE:	
---------------	---	------------------	--

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

Applicant's Signature:		Date:	3/04/16
Applicant's Printed Name:	Matt Langbehn		
Owner's Signature:		Date:	3/8/16
Owner's Printed Name:	Bill Seebak		

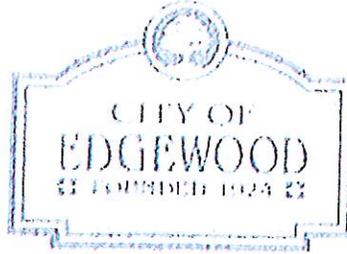
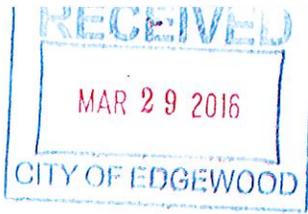
Please submit your completed application to City Hall via email at cityhallstaff@edgewood-fl.gov, via facsimile to 407-851-7361, or hand deliver to City Hall located at 405 Larue Ave. For additional questions, please contact City Hall at 407-851-2920.

Office Use Only:	
Rec'd Date:	3/29/10
Rec'd By:	[Signature]
Forwarded to:	
Notes:	

Revised 4/1/08

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

3 of 3



BOAT DOCK APPLICATION

Reference: City of Edgewood Code of Ordinances, Section 14-11

Please note the fee of \$350 is non refundable

Complete applications must be received by the City on or before 4 P.M. of the posted deadline date.
AN APPLICATION IS CONSIDERED COMPLETE BASED ON THE CITY ENGINEER'S DETERMINATION AND WHEN THE FEE IS PAID AT EDGEWOOD CITY HALL.
APPLICATIONS DEEMED INCOMPLETE AND/OR UNACCOMPANIED BY FEES WILL BE DEFERRED TO THE NEXT POSTED DEADLINE DATE.

NOTE: THE APPLICATION WILL NOT BE CONSIDERED BY THE PLANNING AND ZONING BOARD UNLESS THE APPLICANT OR REPRESENTATIVE IS IN ATTENDANCE.
The applicant is advised that individual board members can only be addressed during board proceedings.

Applicant's Name:	Matt Langbehn	Owner's Name:	Bill & Beth Seabrook
Address:	5968 Lakehurst Dr. Orlando, FL 32819	Address:	5221 Alleman Dr. Edgewood, FL 32809
Telephone:	407.583.6251	Telephone:	407.760.9582
Cell:		Cell:	
Fax:	866.649.9449	Fax:	
Email:	matt@summertimedocks.com	Email:	weseabrook@gmail.com
Name of Lake or Body of Water:	Lake Conway	NHWE:	86.4
Parcel ID/ Legal description:	13-23-29-6056-01-122	OAK LYNN SECOND PLAT W/97 THE N 100 FT OF LOT 12 BLK A & LAND INTO LAKE	

Revised 4/1/08

1 of 5

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

Names and Addresses of adjoining property owners:	
1.	Michael & Marnie Waldrop 5225 Alleman Dr. Orlando, FL 32809
2.	Elizabeth Andrews 512 Linson Ct. Orlando, FL 32809
3.	
4.	
5.	
6.	
7.	

Notarized consent forms shall be provided from adjoining property owners
if the side setback is less than 15 feet

1. Exact distance of setbacks from adjacent property lines:

A. (side):	10'-8"	B. (side):	59'-1"	C. (Rear):	83'-6"
------------	--------	------------	--------	------------	--------

NOTE: IF REAR SETBACK IS LESS THAN 25 FEET, A VARIANCE IS REQUIRED

2. Brief description of work to be done (dock and site plans must be attached):
Existing dock removal/ New dock construction

3. Electric Power to dock:

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

If yes, an electrical permit must be obtained by Orange County Building Department

4. Total area of structure:
(Area lake ward of NHWL: 1,000 sq. ft. maximum allowed)

808	Square feet
-----	-------------

5. Length extending lake ward from NHWE shoreline:
(65 feet maximum allowed)

78	Feet
----	------

6. Depth of water on date of application at end of proposed dock:

5 feet

7. Height of structure above NHWE contour:

13	Feet
----	------

Revised 4/1/08

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

Yes: No:

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

Feet

9. Type of materials to be used:

All structural lumber shall be pressure treated (PT) southern lumber #2 grade or better.
All framing hardware to be hot-dipped galvanized (HDG) steel.
All decking shall be a plastic composite conforming with ASTM D 7032

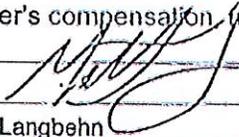
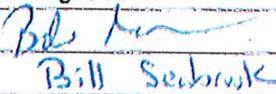
I have complied with all requirements and procedures and proclaim this application to be complete. I understand that an incomplete application will be deferred to the next posted deadline date.

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

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

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

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

Applicant's Signature:		Date:	03/04/16
Applicant's Printed Name:	Matt Langbehn		
Owner's Signature:		Date:	3/8/16
Owner's Printed Name:	Bill Seebrok		

Revised 4/1/08

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Phone: 407-851-2920 / Fax: 407-851-7361
www.edgewood-fl.gov

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BOAT DOCK APPLICATION PROCESS

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

Revised 4/1/08

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BOAT DOCK VARIANCE APPLICATION PROCESS

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

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

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

Revised 4/1/08

405 Larue Avenue, Edgewood, Florida, 32809-3406
 Phone: 407-851-2920 / Fax: 407-851-7361
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APPLICATION FOR BUILDING/LAND USE PERMIT*

* All Applications Must Comply with Concurrency Requirements

WARNING TO OWNER: "YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

PLEASE PRINT:

The undersigned hereby applies for a permit to make building improvements as indicated below on property.

Project Address: 5221 Alleman Dr.
 Suite/Unit #: _____ Bldg #: _____ City: Edgewood Zip Code: 32809

Subdivision Name: _____
 Parcel ID Number: Section 13 Township 23 Range 29 Subdivision 6056 Block 01 Lot 122
 (15 Digit Parcel Number)

Owner Name: Bill & Beth Seabrook Phone No.: (407) 760 - 9582
 Owner Address: 5221 Alleman Dr. City: Edgewood State: FL Zip Code: 32809

Tenant Name: _____ Phone No.: (____) _____

Nature of Business: _____

Architect Name: _____ License No.: _____ Phone No.: (____) _____

Civil Engineer Name: Stephen Teliga License No.: PE64621 Phone No.: (321) 622 - 7503

Nature of Proposed Improvements: New dock construction

Demolition Permit #: _____ Site Work Permit #: _____

Date First Inspection Desired: _____ / _____ / _____ or will call

Permit valuation greater than \$2500 requires a notarized Page 2, and Notice of Commencement prior to the first inspection.

Is Notice of Commencement Recorded? Yes No

If there were comments on this project, how would you like to receive them?

Pick them up E-Mail (Customer shall access Web Page)

Is proposed work in response to a Notice of Code Violation written by an Orange County Inspector? Yes No

Is proposed work in response to an unsafe abatement notice? Yes No

Has project had a pre-review? Yes No If Yes, Commercial Plans Examiner(s): _____

Is building fire sprinklered? Yes No Required work: Plumbing Electrical Mechanical Gas None

Alterations Only:

Is this a new tenant? Yes No If yes, state previous use: _____

Intended use of space: _____

List use of adjoining tenant space(s): Side: _____ Above: _____

Rear: _____ Side: _____ Below: _____

Total Job Valuation: \$ _____

I hereby make Application for Permit as outlined above, and if same is granted I agree to conform to all Division of Building Safety Regulations and County Ordinances regulating same and in accordance with plans submitted. The issuance of this permit does not grant permission to violate any applicable Orange County and/or State of Florida codes and/or ordinances. I hereby certify that the above is true and correct to the best of my knowledge.

PLEASE PRINT: (Check one) Owner: Contractor:

Name of License Holder/Agent: Robin Lopez

Contractor License Number (if applicable): CGC1511647

Contact Phone Number: (407) 583 - 6251 E-Mail Address: robin@summertimedocks.com

Authorized Signature: Rob Lopez

Para más información en español, por favor llame al Departamento de Building Safety al número 407-836-5550.

Permit Number

Permit Application Information - Page Two

Permit Number

Owner's Name Bill & Beth Seabrook
 Owner's Address 5221 Alleman Dr.
 Fee Simple Titleholder's Name (If other than owner's) _____
 Fee Simple Titleholder's Address (If other than owner's) _____
 City Edgewood State FL Zip Code 32809
 Contractor's Name _____
 Contractor's Address _____
 City _____ State _____ Zip Code _____
 Job Name _____
 Job Address 5221 Alleman Dr. SUITE/UNIT _____
 City Edgewood State _____ Zip Code 32809
 Bonding Company Name _____
 Bonding Company Address _____
 City _____ State _____ Zip Code _____
 Architect/Engineer's Name _____
 Architect/Engineer's Address _____
 Mortgage Lender's Name _____
 Mortgage Lender's Address _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, GAS, MECHANICAL, ROOFING, SIGNS, POOLS, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. A Notice of Commencement must be recorded and posted on the job site before the first inspection. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement.

Owner Signature [Signature]
 The foregoing instrument was acknowledged before me this 3/18/16
 by Bill Seabrook who is personally known to me
 and who produced _____
FL D.L. as identification and who
 did not take an oath.

Contractor Signature [Signature]
 The foregoing instrument was acknowledged before me this 3/18/16
 by Paul Lopez who is personally known to me
 and who produced _____
FL D.L. as identification and who
 did not take an oath.

Notary as to Owner: [Signature]
 Commission No. FF215375
 State of FL. County of ORANGE
 My Commission expires: 3/30/2019

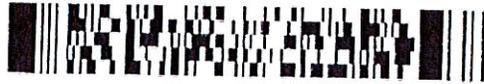
Notary as to Contractor: [Signature]
 Commission No. FF215375
 State of FL. County of ORANGE
 My Commission expires: 3/30/2019

(SEAL)  MATT LANGBEHN
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# FF215375
 Expires 3/30/2019

(SEAL)  MATT LANGBEHN
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# FF215375
 Expires 3/30/2019

Para más información en español, por favor llame al Departamento de Building Safety al número 407-838-5550.

Permit Number: _____
 Folio/Parcel Identification Number: 13-23-29-6056-01-122
 Prepared by: _____
Matt Langbehn; Summertime Deck and Dock
 Return to: Summertime Deck and Dock
5968B Lakerhurst Drive, Orlando, FL 32819



NOTICE OF COMMENCEMENT

State of Florida, County of Orange
 The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **Description of property** (legal description of the property, and street address if available)
OAK LYNN SECOND PLAT W/97 THE N 100 FT OF LOT 12 BLK A & LAND INTO LAKE
2. **General description of improvement**
New Dock Construction
3. **Owner information or Lessee information if the Lessee contracted for the improvement**
 Name Beth and Bill Seabrook
 Address 5221 Allaman Drive, Edgewood, FL 32809
 Interest in Property Owners
 Name and address of fee simple titleholder (if different from Owner listed above)
 Name _____
 Address _____
4. **Contractor**
 Name Robin Lopez Telephone Number 407.583.6251
 Address 5968B Lakerhurst Drive, Orlando, FL 32819
5. **Surety** (if applicable, a copy of the payment bond is attached)
 Name _____ Telephone Number _____
 Address _____ Amount of Bond \$ _____
6. **Lender**
 Name _____ Telephone Number _____
 Address _____
7. **Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by §713.13(1)(a)7, Florida Statutes.**
 Name _____ Telephone Number _____
 Address _____
8. **In addition to himself or herself, Owner designates the following to receive a copy of the Llenor's Notice as provided in §713.13(1)(b), Florida Statutes.**
 Name _____ Telephone Number _____
 Address _____
9. **Expiration date of notice of commencement** (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified)



I hereby certify that this is a true copy of the document reflected in the Official Records of ORANGE COUNTY, FLORIDA COMPTROLLER
 M. Haynie
 3/15/16

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated in it are true to the best of my knowledge and belief.

Bill Seabrook
 Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager _____ Signatory's Title/Office _____

The foregoing instrument was acknowledged before me this 8th day of 03/16 by Bill Seabrook
 month/year name of person

as _____ for _____
 Type of authority, e.g., officer, trustee, attorney in fact Name of party on behalf of whom instrument was executed

Matt Langbehn
 Signature of Notary Public - State of Florida _____ Print, type name of Notary Public

Personally Known OR Produced ID _____
 Type of ID Produced FL D.L.

MATT LANGBEHN
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# FF215375
 Expires **3/30/2019**
 Form Revised: September 26, 2011



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

May 13, 2016

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

**RE: 5221 Alleman Drive – Boat Dock variance request
CPH plan review**

Dear Ms. Repp;

We are in receipt of the revised plans and updated letter from the dock builder, dated May 10, 2016. The revised plans and letter are in response to our review letter dated May 4, 2016. We reviewed our previous comments and plans and compared them to the revised plans. We have no objections to approving the variance application as submitted in the May 10, 2016 plans and cover letter. We understand this variance application still needs to be presented to Planning and Zoning and the City Council for final approval.

The table on sheet S1 includes the total shaded area of the terminal platform. The total shaded area is greater than 1000 SF. This trips the threshold for permitting through FDEP. The Owner will be required to submit for and receive a permit from FDEP as well as from the City. The Owner will be required to provide the City a copy of the FDEP permit.

The plans show the proposed boat dock will be constructed within the minimum 15 foot setback. This has been addressed in the variance request cover letter from the dock builder.

Upon completion of the construction of the dock, the Owner shall provide surveyed as-builts of the work. The as-builts will need to include both horizontal and vertical dimensions to confirm the dock was constructed within the proper location shown on the plans as well as confirming the final height based on the Normal High Water Elevation (NHWE). The NHWE will need to be included on the survey. The as-builts will need to show the elevation of the dock deck and the elevation of the dock roof to confirm the dimensions provided on the application. The survey will also need to include the side property lines and the distance from the side property line to the dock. Finally, the as-built survey will need to be signed and sealed by a Florida Registered Surveyor.



Approval of this application by the City of Edgewood does not grant authority to alter other portions of this property, nor does it waive any permits that may be required by Federal, State, or County agencies which may have jurisdiction.

Sincerely,

CPH, Inc.

A handwritten signature in blue ink, appearing to read 'Allen C. Lane, Jr.', is written over the typed name.

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

CC: David Mahler, P.E., file



AFFECTED ADJACENT PROPERTY OWNER
NOTARIZED STATEMENT OF
NO OBJECTION TO BOAT DOCK

As required by Section 15-343 of Orange County Code, the Environmental Protection Officer shall send notices by certified mail to the owners of the shoreline properties abutting the property on which the proposed boat dock is to be located. In cases where the nature of the shoreline is such that additional property owners will be affected, the environmental protection officer may send notices to those property owners as well. In the alternative, the applicant, at his option, may supply notarized letters of no objection from each of the affected adjacent property owners.

The following is to be completed by the affected adjacent property owner as required by Section 15-343, Orange County Code.

I, Elizabeth Andrews, residing at 500 Linson Court, on
(Affected Adjacent Property Owner Name) (Address)

Lake Little Lake Conway, have reviewed my adjacent property owner's proposed
(Name of Lake)
boat dock construction plan and have no objection to the project.

Elizabeth Andrews
(Signature)

3/1/16
(Date)

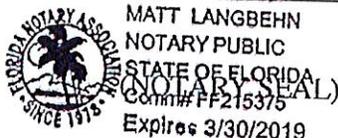
Elizabeth Andrews
(Print Name)

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 1st day of March 01, by

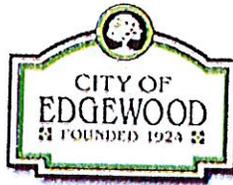
Elizabeth Andrews



[Signature]
(Signature of Notary Public - State of Florida)

Personally Known _____ OR Produced Identification

Type of Identification Produced FL D.L.



Agent Authorization Form

FOR PROJECTS LOCATED IN THE CITY OF EDGEWOOD

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

I/WE, (PRINT PROPERTY OWNER NAME) Bill Seabrook, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, Oak Lynn Second Plat W/97 THEN 100 FT OF LOT 12 BLK A & LAND INTO LAKE DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME) Robin Lopez of Summertime Deck and Dock, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, Boat dock application and variance, AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

Date: 3/8/16 Bill Seabrook Signature of Property Owner Bill Seabrook Print Name Property Owner

Date: _____ Signature of Property Owner _____ Print Name Property Owner

STATE OF FLORIDA:
COUNTY OF ORANGE

I certify that the foregoing instrument was acknowledged before me this 8th day of March, 2016 by Bill Seabrook. He/she is personally known to me or has produced FL DL as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 8th day of March in the year 2016.

(Notary Seal)  MATT LANGBEHN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF215375
Expires 3/30/2019

Matt Langbehn Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires: 3/30/2019

Legal Description(s) or Parcel Identification Number(s) are required:
PARCEL ID#: <u>13-23-29-6056-01-122</u>
LEGAL DESCRIPTION: <u>OAK LYNN SECOND PLAT W/97 THE N 100 FT OF LOT 12 BLK A & LAND INTO LAKE</u>

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

Revised: 12-8-2015

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



Licensed General Contractor: CGC1511647

Summertime Deck and Dock, LLC
5968B Lakehurst Dr, Orlando FL 32819
Phone: 407.583.6251
www.SummertimeDocks.com
info@summertimedocks.com

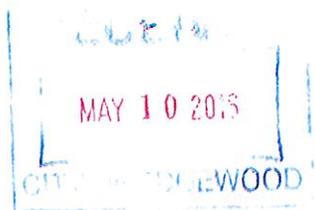
To Whom It May Concern:

My name is Matt Langbehn from Summertime Deck and Dock. We are currently contracted to construct a new dock for Bill and Beth Seabrook who reside at 5221 Alleman Dr. On behalf of the Seabrooks, we, Summertime Deck and Dock, are requesting a variance to the dock regulations set forth by the City of Edgewood.

The first variance request pertains to zoning code 14-11(b)(3), *Length of Boat Docks*. We are requesting to build the dock beyond the 65' maximum, as measured from the Normal High Water Line. After inspecting the existing dock, and based on conversations with the Seabrooks, we've come to find that 65' does not provide enough length to reach adequate water depth to properly use the equipped boat lift/cradle system. We are requesting to build the dock at a total length of 75'-6" from the Normal High Water Elevation. We believe that this proposed length will put the dock at an optimal depth, not only for safe boat maneuvering and navigation, but also for the prevention of possible lake bottom vegetation damage. Summertime Deck and Dock has worked with the Seabrooks to determine that this is the minimum variance needed to offer relief to the special circumstances that pertain to their property.

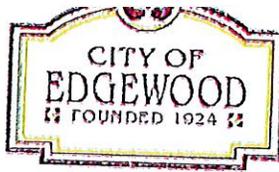
The second variance request pertains to zoning code 14-11(b)(1), *Minimum Side Setbacks*. We are requesting to build the dock within the 15' side setback distance of the abutting property lines. There is an existing dock located on Bill and Beth Seabrook's property that currently extends within the aforementioned 15' setback distances (approximately 10'). The existing dock will be removed before construction of the new dock and we are requesting to build the new dock within nearly the same footprint of the existing dock. Not only will occupying nearly the same footprint make the dock more accessible relative to current property conditions, it will also make the overall construction processes and methods less impactful on the lake bottom and surrounding vegetation. We've been granted written permission from the affected neighbor and we look to maintain the same approximate distance of 10' as the existing dock.

After thorough review of the City of Edgewood's variance application process, I've determined that the requests made above are justifiable in the fact that they are special conditions/circumstances that pertain uniquely to the property listed, these special conditions/circumstances are not a result of the actions of Summertime Deck and Dock, nor the property owners. In addition, the requests represent the minimum variance that will afford relief to the homeowners and represent the least amount of modification possible for the regulation at issue. It is my understanding that the granting of the requested variance will be in harmony with the general intent and purpose of the City's ordinances, will not be injurious to the area involved, or surrounding properties, and will not authorize a use of the property not permitted by its zoning classification. All in all, the variance will be consistent with the Edgewood Comprehensive Plan. Of course, additional information can be provided if the application is found to be insufficient. Please contact Matt Langbehn at 407.583.6251, or matt@summertimedocks.com, if any outstanding items or questions need to be addressed.



Regards,

Matt Langbehn

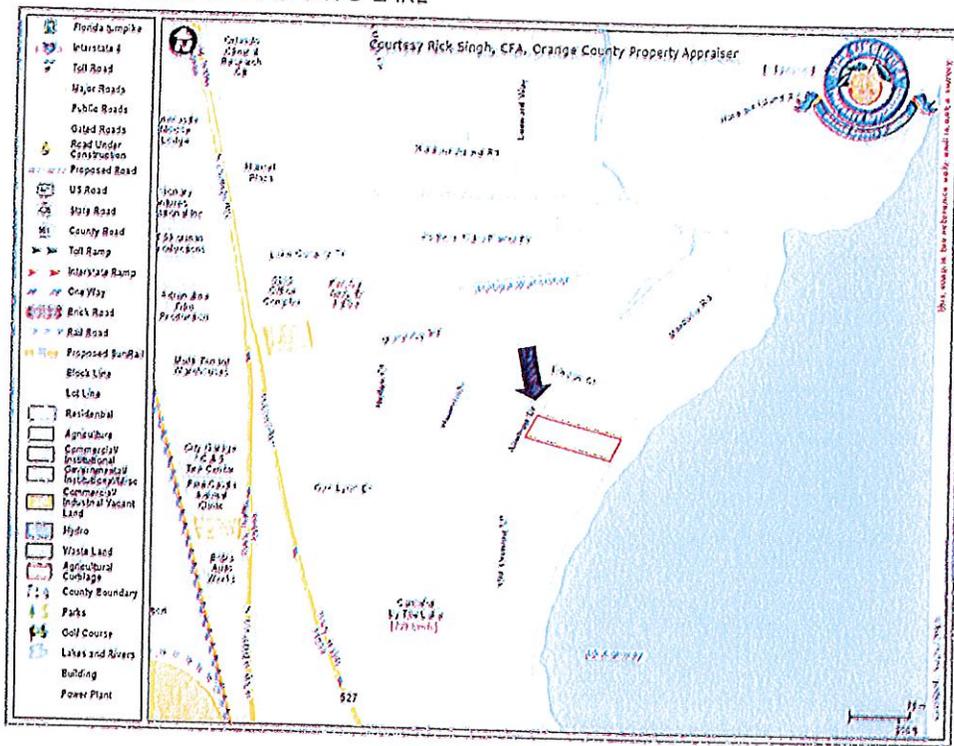


NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that at its Planning & Zoning meeting on **Monday, June 13, 2016** the Planning and Zoning Board of the City of Edgewood, will consider **Variance Application No. VAR 2016-02** to allow a variance request for construction of a boat dock, located at **5221 Alleman Drive** which is currently in R-1AA zoning district. (City of Edgewood Resolution 2005-R002 City Code of Ordinances, Reference Section 134-104 [Variance]) The application was submitted by Matt Langbehn of Summertime Deck and Dock, LLC on behalf of owners Bill and Beth Seabrook. The meeting will be held in the Council Chambers of City Hall, 405 Larue Avenue, Edgewood, Florida beginning at 6:30 p.m.

The Planning and Zoning Board's recommendation will be forwarded to City Council on Tuesday, June 21, 2016 at 6:30 p.m. for final action.

The subject property for special exception is legally described as OAK LYNN SECOND PLAT W/97 THE N 100 FT OF LOT 12 BLK A & LAND INTO LAKE



Interested parties may attend this meeting and be heard with respect to this Variance application. In addition, the application(s) may be inspected by the public at the City Clerk's Office, 405 Larue Avenue, Edgewood, Florida. You may reach City Hall at 407-851-2920; City Hall is open Monday – Thursday 8 a.m. to 4 p.m. and Friday 8 a.m. to noon. Should you have any questions or concerns please do not hesitate to come to City Hall to review the file.

405 Larue Avenue • Tel: 407-851-2920 • Fax: 407-851-7361 • www.edgewood-fl.gov

This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the Planning and Zoning Board and City Council on this topic to properly noticed hearings or to written communication to the City Clerk's Office.

Any person aggrieved by a recommendation of the Planning and Zoning Board may file a notice of appeal to the City Council within seven days after such recommendation is filed with the city clerk.

The City of Edgewood desires to accommodate persons with disabilities. Accordingly, any physically handicapped person, pursuant to Chapter 286.26, *Florida Statutes*, should, at least 48 hours prior to the meeting, submit a written request that the physically handicapped person desires to attend the meeting to the City Clerk's Office.

This public hearing may be continued to a future date or dates. Any interested party is advised that the date, time, and place of any continuation shall be announced during the public hearing and that no further notices regarding this matter will be published.

Should you desire additional information, regarding this application, please feel free to contact the City Clerk's Office at 407-851-2920, or e-mail at bmeeks@edgewood-fl.gov.

Bea L. Meeks, MMC, CPM, CBTO
City Clerk
Dated: May 25, 2016

You may either mail in your comments and concerns on the space provided below or submit directly to City Hall. Please see above our hours of operation. We thank you for your participation.

MOON WALTER R
MOON JANE B
505 MANDALAY RD
ORLANDO, FL. 32809

BUSWELL TROY A
465 MANDALAY RD
ORLANDO, FL. 32809

FOX JEAN CHAPPELL
495 MANDALAY RD
ORLANDO, FL. 32809

MCLELLAN JAMES C JR
RAYBURN MARION K
475 MANDALAY RD
ORLANDO, FL. 32809

BIPPES FAMILY TRUST
485 MANDALAY RD
ORLANDO, FL. 32809

PASHLEY CHRISTOPHER C LIFE ESTAT
REM: CHRISTOPHER C PASHLEY TRUS
525 MANDALAY RD
ORLANDO, FL. 32809

CONWAY LAKES LLC
3500 CULLEN LAKE SHORE DR
BELLE ISLE, FL. 32812

SAUNDERS W KENNETH
505 LINSON CT
ORLANDO, FL. 32809

MARSH JOHN L ESTATE
5205 HAVERILL DR
ORLANDO, FL. 32809

HIDDEN FRANK L
HIDDEN SHERRY L
5208 HAVERILL DR
ORLANDO, FL. 32809

KALICAK KEVIN M
449 MANDALAY RD
ORLANDO, FL. 32809

HAJEK FAMILY TRUST
5202 ALLEMAN DR
ORLANDO, FL. 32809

JAMES DAVID A
JAMES ASHLEY
520 MANDALAY RD
ORLANDO, FL. 32809

HAMMONDS JOE P
MARK PAMELA A
5208 ALLEMAN DR
ORLANDO, FL. 32809

JEFFREY W NETOLS AND MARY ANN HI
C/O JEFFREY NETOLS TRUSTEE | 8224'
MEQUON, WI. 53097

GREGORY MICHAEL D
GREGORY ABIGAIL O
5209 HAVERILL DR
ORLANDO, FL. 32809

BAKER RANDALL D
BAKER SELENA M
411 LYNWELL DR
ORLANDO, FL. 32809

CROSSLEY LUKE JR
CROSSLEY MARTHA E
5218 HAVERILL DR
ORLANDO, FL. 32809

DUNAY REGINA C
418 LYNWELL DR
ORLANDO, FL. 32809

KASPER JUDITH A LIFE ESTATE
REM: PAIGE KASPER TEAGUE
412 LYNWELL DR
ORLANDO, FL. 32809

BORIS NEIL
BORIS ADENA
528 LINSON CT
ORLANDO, FL. 32809

FOOTE DAVID H
FOOTE CONNIE
5214 ALLEMAN DR
ORLANDO, FL. 32809

SALSER BETTY G
5209 HEDGE CT
ORLANDO, FL. 32809

BARRACLOUGH BRADLEY
BARRACLOUGH KATHY L
5212 HAVERILL DR
ORLANDO, FL. 32809

WARD FRANKLIN N LIFE ESTATE
WARD KATHLEEN R LIFE ESTATE
516 LINSON CT
ORLANDO, FL. 32809

SEABROOK WILLIAM E
SEABROOK BETH W
5221 ALLEMAN DR
ORLANDO, FL. 32809

HEWITT SUSAN R TR
5219 HAVERILL DR
ORLANDO, FL. 32809

PETERSON CARL H IV
PETERSON AMY TERRELL
428 OAK LYNN DR
ORLANDO, FL. 32809

HEWITT HARRY W III
5215 HAVERILL DR
ORLANDO, FL. 32809

NELSON DAVID S
BOWLEY THERESA K
5220 ALLEMAN DR
ORLANDO, FL. 32809

CARPENTER DUSTIN W
5226 ALLEMAN DR
ORLANDO, FL. 32809

LEAHY PATRICIA W
429 OAK LYNN DR
ORLANDO, FL. 32809

WALSH DREW P
HAWKINS JILL J
5233 ALLEMAN DR
ORLANDO, FL. 32809

LLOYD BONNIE C
409 OAK LYNN DR
ORLANDO, FL. 32809

DARR ERNEST S
DARR JULIA
508 OLD ORCHARD LN
ORLANDO, FL. 32809

CAMELOT BY THE LAKE CONDOMINIUM
2180 W STATE ROAD 434 STE 5000
LONGWOOD, FL. 32779

NOLAN TODD MICHAEL
525 LINSON CT
ORLANDO, FL. 32809

ANDREWS ELIZABETH S TR
512 LINSON CT
ORLANDO, FL. 32809

WALDROP MICHAEL T
WALDROP MARNIE M
5225 ALLEMAN DR
ORLANDO, FL. 32809

VAN VOORHIS CAITLIN
VAN VOORHIS JON THOMAS
500 LINSON CT
ORLANDO, FL. 32809

JOHNSON JERREL L
KNOPP DOUGLAS R
933 SAINT GREGORY ST
CORPUS CHRISTI, TX. 78418

PETERSON CARL H IV
PETERSON AMY T
428 OAK LYNN DR
ORLANDO, FL. 32809

HALL THOMAS M
JACOBS JOHN D
5218 ALLEMAN DR
ORLANDO, FL. 32809

BEHR COLIN
522 LINSON CT
ORLANDO, FL. 32809

PETERSON CARL H IV
PETERSON AMY T
428 OAK LYNN DR
ORLANDO, FL. 32809

JAMES ELLEN L LIFE ESTATE
REM: MICHAEL THOMAS JAMES
515 MANDALAY RD
ORLANDO, FL. 32809

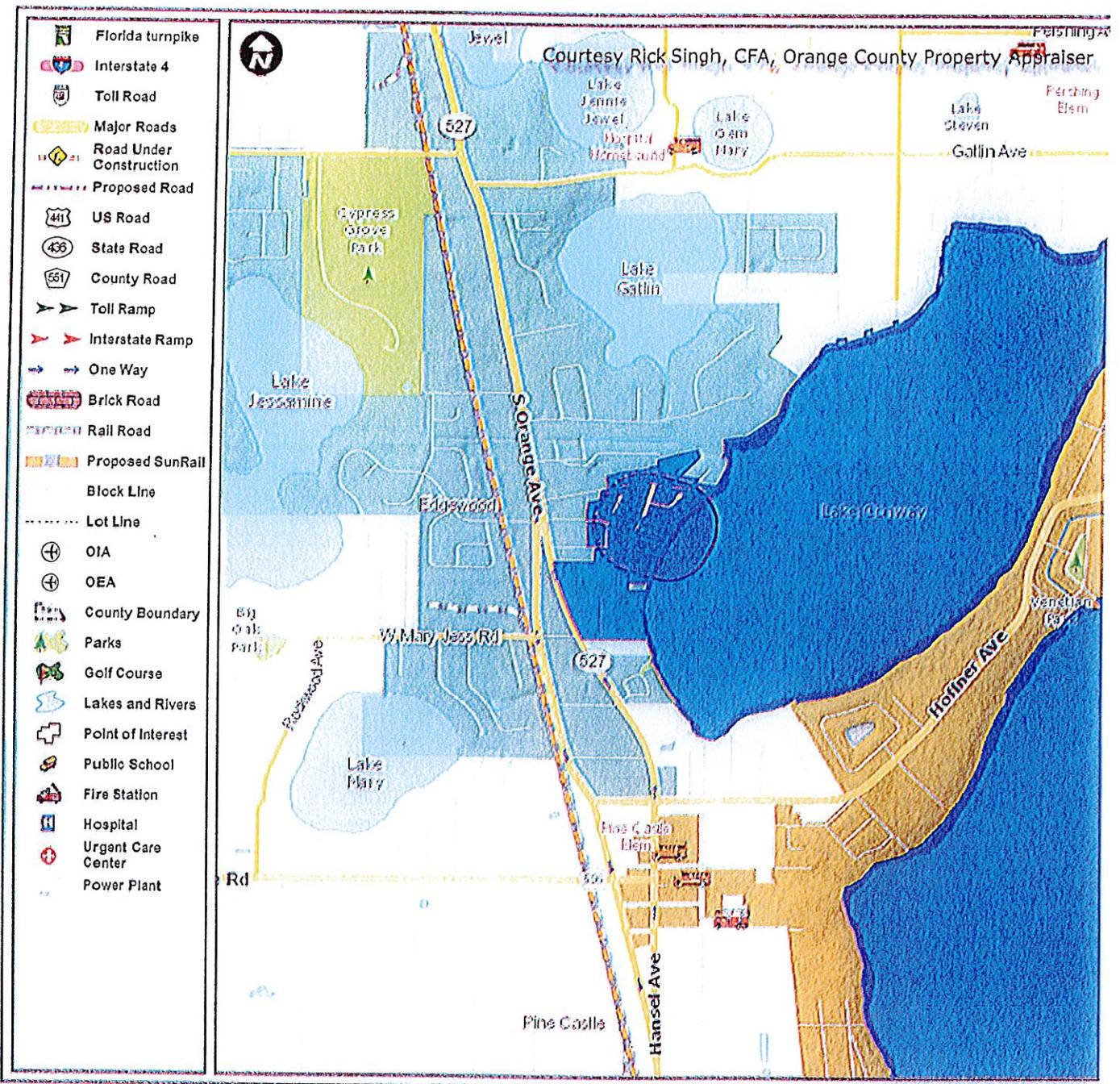
MEZZINA JOHN C
MEZZINA JULIE B
506 LINSON CT
ORLANDO, FL. 32809

LAMBERT RICARDO
2273 SW 6TH ST
MIAMI, FL. 33135

GRAY MARK
5200 HAVERILL DR
ORLANDO, FL. 32809

HINES RAYMOND IV
HING-HINES JASARA LEE
414 OAK LYNN DR
ORLANDO, FL. 32809

ROBINSON JAMES A
ROBINSON MARNIE B
500 OLD ORCHARD LN
ORLANDO, FL. 32809



Application: VAR 2016-02
Owner/Applicant Name: Seabrook
Public Hearing Date: 6/3/2016

This affidavit is to be presented at the public hearing before the Planning and Zoning Board.

SIGN AFFIDAVIT

STATE OF FLORIDA
ORANGE COUNTY

Before me, the undersigned authority, personally appeared Matthew Lingbehn to me well known and known to me to be the person described in and who executed the foregoing affidavit, after being first duly sworn, says:

1. That the affiant posted the notice provided by the City of Edgewood, which contains the time and dated of the public hearings involved (i.e. Planning and Zoning Board and/or City Council).
2. That said posted notice also contained the relevant facts pertaining to the application.
3. That said notice was posted was posted in a conspicuous and easily visible place on the subject property not less than ten days prior to the date of public hearing. Date posted: 5/26/2016
4. That the affiant understands that this affidavit is intended to be submitted as a prerequisite for a public hearing, and as such will be officially filed with the City of Edgewood, Florida.

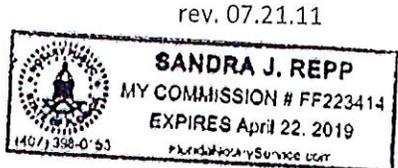
[Signature]
Signature of owner or authorized representative

Sworn to and subscribed before me this 26 day of May, 2016

Sandra J. Repp
Print, type, or stamp commissioned name of Notary Public

Notary Public, State of Florida

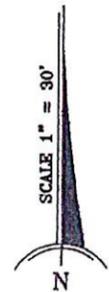
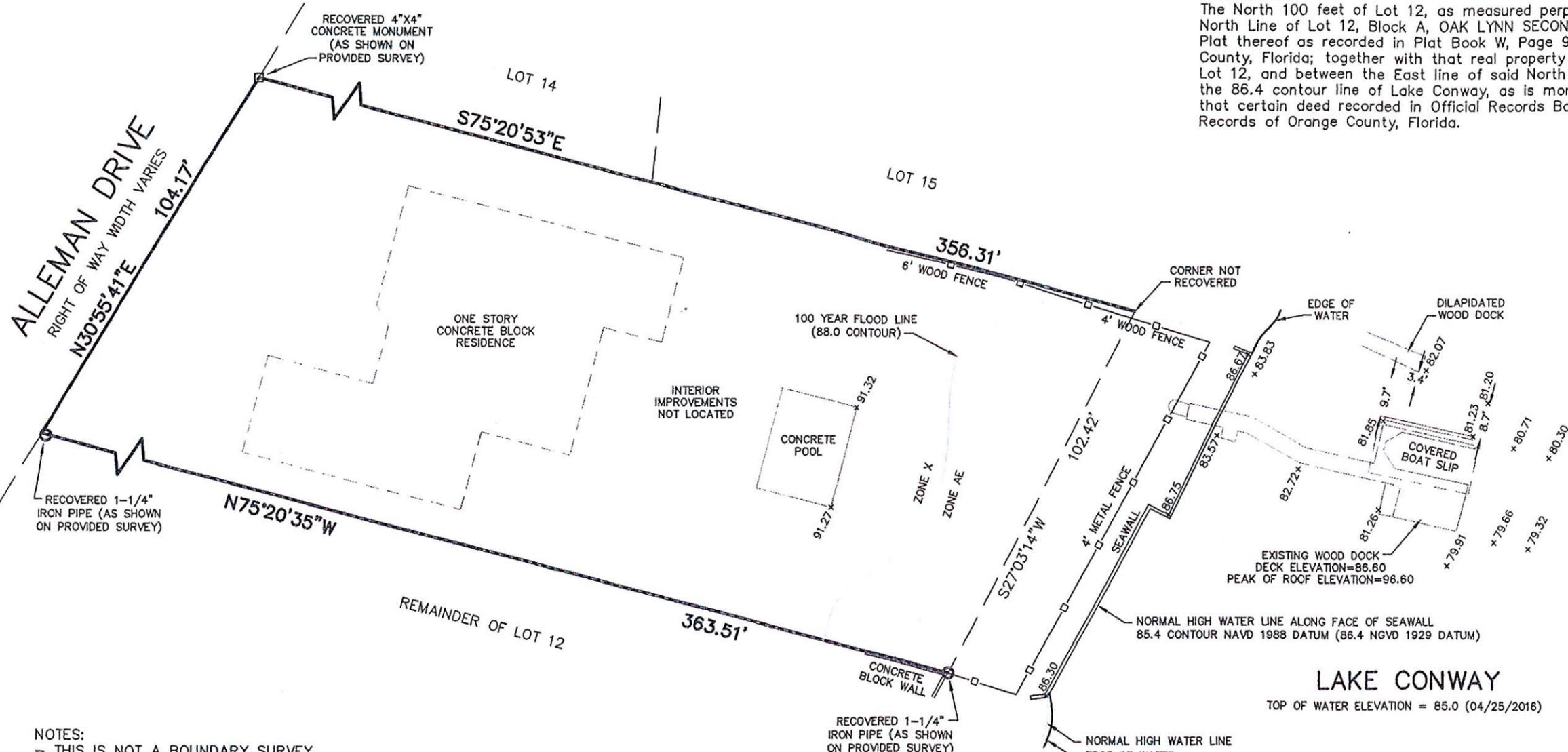
Personally Known OR Produced Identification
Type of I.D. Produced Florida ID



SPECIFIC PURPOSE SURVEY

DESCRIPTION:

The North 100 feet of Lot 12, as measured perpendicular and parallel to North Line of Lot 12, Block A, OAK LYNN SECOND PLAT, according to the Plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida; together with that real property East of the East line of Lot 12, and between the East line of said North 100 feet of Lot 12, and the 86.4 contour line of Lake Conway, as is more particularly described in that certain deed recorded in Official Records Book 1571, Page 659, Public Records of Orange County, Florida.



- NOTES:**
- THIS IS NOT A BOUNDARY SURVEY.
 - BOUNDARY LINES SHOWN HEREON ARE BASED ON A SURVEY PROVIDED BY OTHERS.
 - THE PURPOSE OF THIS SURVEY IS TO SHOW THE LOCATION OF DOCKS, GROUND AND LAKE BOTTOM ELEVATIONS, NORMAL HIGH WATER LINE, AND THE 100-YEAR FLOOD LINE.
 - BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF ALLEMAN DRIVE AS BEING N30°55'41"E.
 - NO UNDERGROUND IMPROVEMENTS WERE LOCATED.
 - THE SUBJECT PROPERTY LIES IN ZONE X AND ZONE AE (BASE FLOOD ELEVATION = 88) ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 12095C0430F, EFFECTIVE 09/25/2009, CITY OF EDGEWOOD 120183.

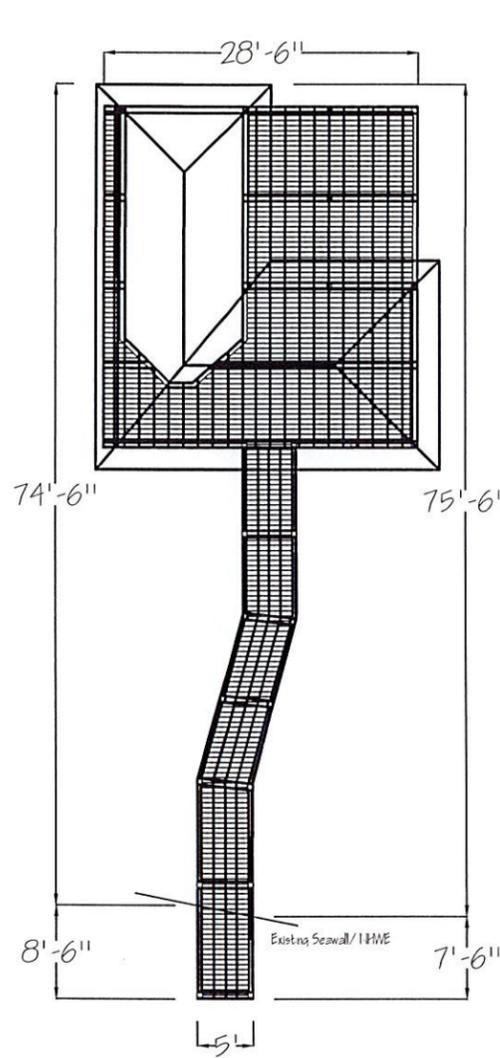
ALL ELEVATIONS SHOWN ON SURVEY ARE BASED ON ORANGE COUNTY BENCH MARK NUMBER L1058006, NAVD 1988 DATUM.

[Signature]
 JAMES R. SHANNON JR., P.L.S. #4671
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

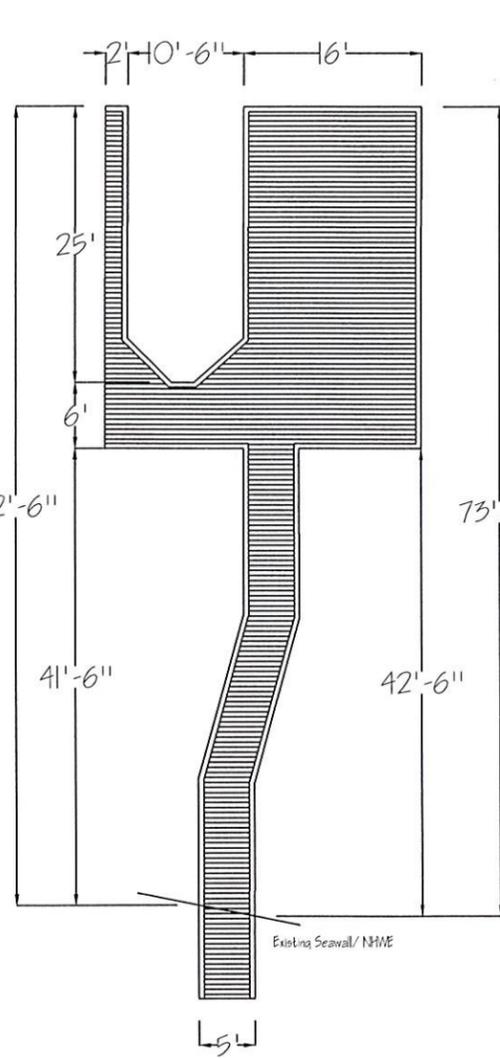
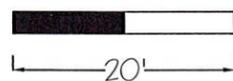
REVISED 04/25/16 - ADJUSTED ELEVATIONS AND NHWL BASED ON A DIFFERENT COUNTY BENCHMARK

SHANNON SURVEYING, INC.
 499 NORTH S.R. 434 - SUITE 2155
 ALTAMONTE SPRINGS, FLORIDA, 32714
 (407) 774-8372 LB # 6898

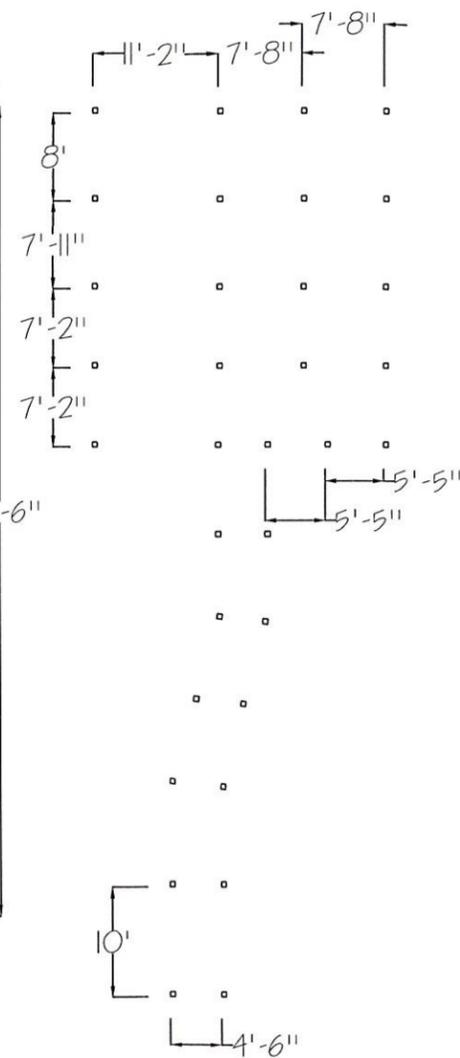
DATE OF SURVEY: 04/14/16
 FIELD BY: DS SCALE: 1" = 30'
 FILE NUMBER: PBW-PG97 N100 LOT12 BLKA DOCK



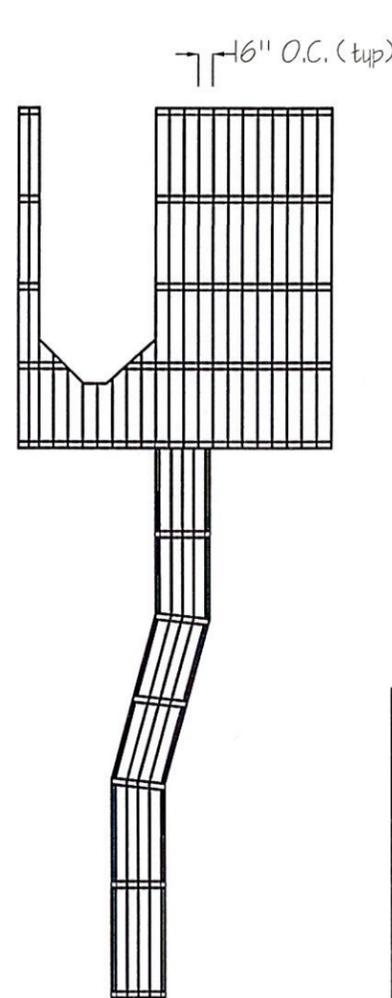
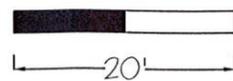
Plan View (top View)



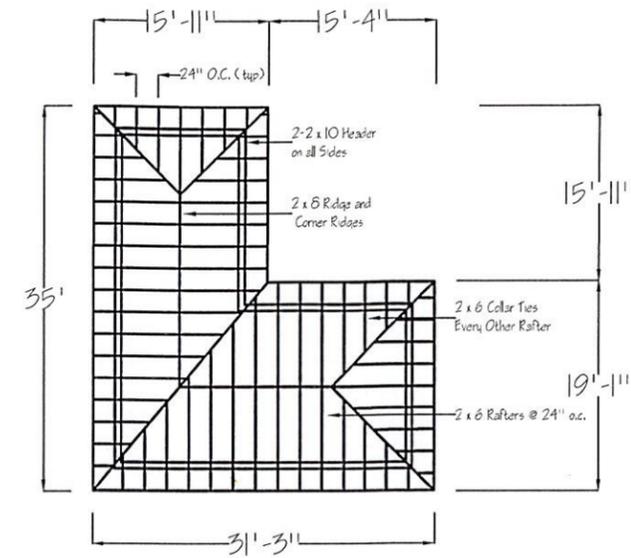
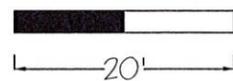
Decking Layout



Piling Layout



Framing Layout



Roof Layout



TOTAL UNSHADED AREA TERMINAL PLATFORM SIZE: <u>638</u> Sq. Ft.
TOTAL SHADED AREA AT TERMINAL PLATFORM (Incl. Roof): <u>1034</u> Sq. Ft.
TOTAL SHADED AREA OF DOCK WATERWARD OF NHWE : <u>1257</u> Sq. Ft.
OVERALL WALKWAY LENGTH: <u>50</u> Ft.
LENGTH OF DOCK FROM NHWE: <u>73'-6"</u>
LENGTH OF DOCK FROM NHWE (Incl. Roof Overhang): <u>75'-6"</u>

Prepared for:

 Summertime Deck and Dock, Inc.
 8968 B Lakehurst Drive
 Orlando, FL 32819
 (407) 583-6251
 www.summertime docks.com

Stephen R. Teliga, P.E.
 11534 Briar Hollow Lane
 Clermont, FL 34711
 P.E. #64621
 (321) 662-7503

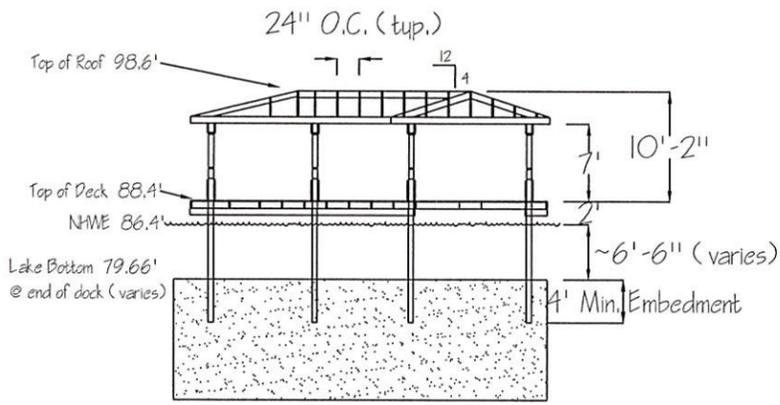
Seabrook Dock
 5221 Alleman Drive
 Edgewood, FL 32809

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Project:
 SDD-2016-05

S1

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 MAY 10 2016
 EDGEWOOD

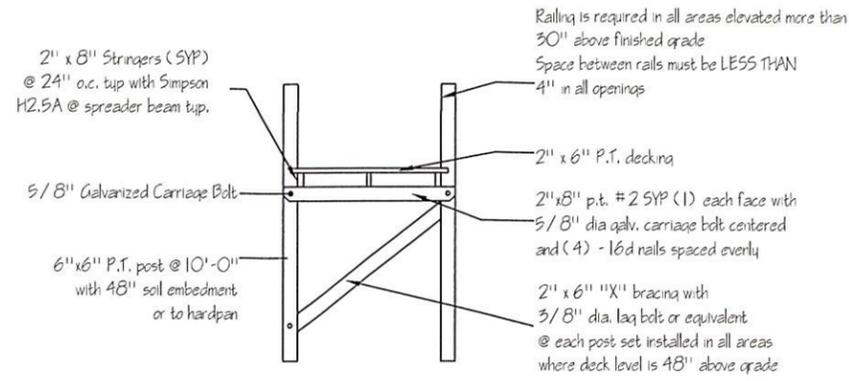


Lakeside Elevation

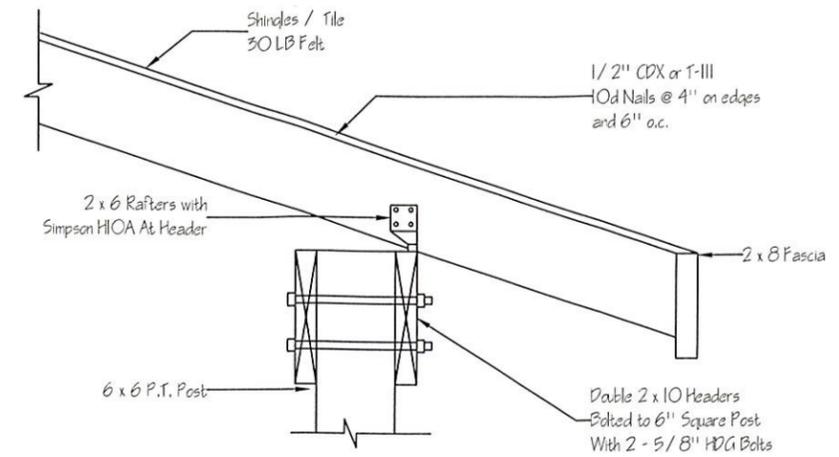


Notes:

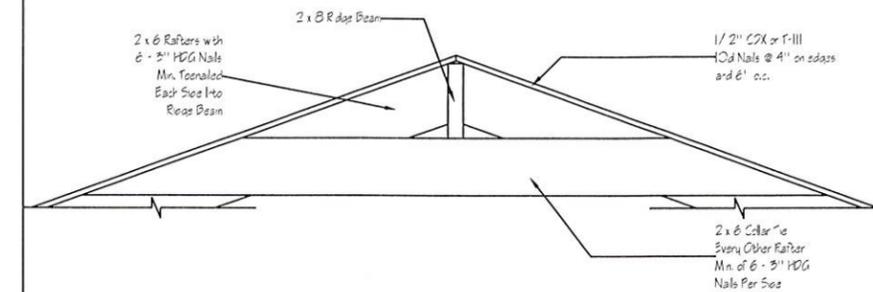
- 1.) All framing to be fastened with 16d HD Galvanized ring shank nails.
- 2.) All decking to be fastened with 16d HD Galvanized ring shank nails - 2 per board per stringer.
- 3.) All lumber to be Southern Yellow Pine.



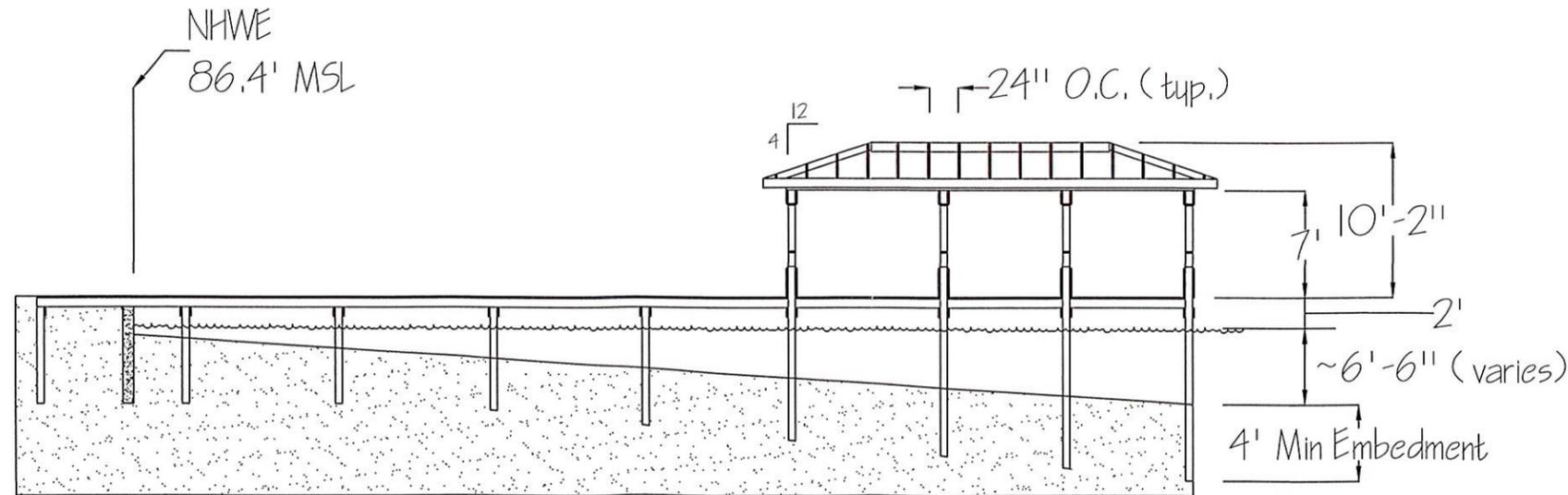
Typical Cross Section



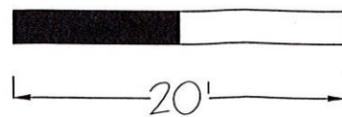
Eave Detail



Ridge/Rafter Detail



Side Elevation



Prepared for:
SUMMERTIME DECK & DOCK
 Summertime Deck and Dock, LLC
 5968 B Lakehurst Drive
 Orlando, FL 32819
 (407) 583-6251
 www.summertimeocks.com

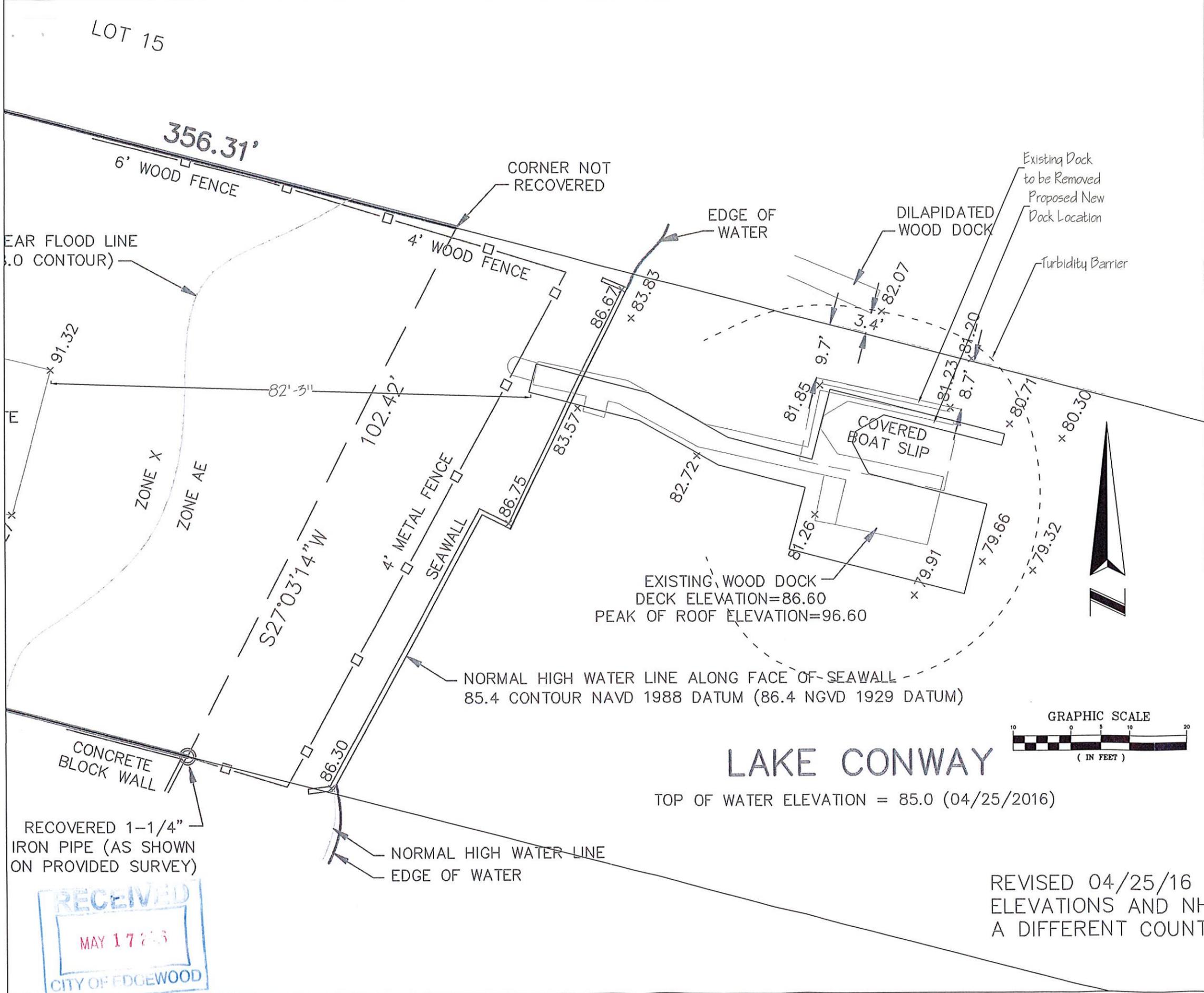
Stephen R. Teliga, P.E.
 11534 Briar Hollow Lane
 Clermont, FL 34711
 P.E. #64621
 (321) 662-7503

Seabrook Dock
 5221 Alleman Drive
 Edgewood, FL 32809

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Project:
 SDD-2016-05

S2



101. GENERAL NOTES

101.1 DETAILS SHOWN ON PLANS MAY BE FOR TYPICAL CONDITIONS. FOR CONDITIONS NOT SHOWN, PROVIDE DETAILS OF A SIMILAR NATURE, OR IF NOT CERTAIN HOW TO PROCEED, CONTACT STEPHEN TELIGA AT (321)662-7503.

101.2 DIMENSIONS SHOWN ON THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR OR BUILDER PRIOR TO CONSTRUCTION. THESE PLANS MAY NOT BE DRAWN TO SCALE. SCALING OF DRAWINGS IS STRONGLY DISCOURAGED.

101.3 THE CONTRACTOR SHALL COORDINATE ALL NEW WORK WITH EXISTING CONDITIONS AND SHALL REPORT ANY DISCREPANCIES TO STEPHEN TELIGA IMMEDIATELY AND BEFORE PROCEEDING WITH WORK.

101.4 OBTAIN APPROVAL OF STEPHEN TELIGA FOR ALL STRUCTURAL MODIFICATIONS OR SUBSTITUTIONS.

101.5 CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION PRACTICES, INCLUDING TECHNIQUES, PROCEDURES, SHORING, AND THE SEQUENCE OF CONSTRUCTION. CONTRACTOR SHOULD NOTIFY STEPHEN TELIGA IF A CONFLICT ARISES DUE TO VARIATIONS OR OTHER PROBLEMS WITH THE CONSTRUCTION DOCUMENTS.

102. APPLICABLE CODES AND STANDARDS

CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THESE STRUCTURAL SPECIFICATIONS AND THE REQUIREMENTS CONTAINED IN THE FOLLOWING CODES AND STANDARDS. WHEN A DIFFERENCE EXISTS BETWEEN THESE SPECIFICATIONS AND ANY OTHER GOVERNING CODE, THE MORE STRINGENT SHALL CONTROL. ANY OTHER ITEMS NOT COVERED THEREIN SHALL BE COMMENSURATE WITH SOUND ENGINEERING AND STANDARD CONSTRUCTION PRACTICE.

102.1 2014 FLORIDA BUILDING CODE - RESIDENTIAL.

102.2 AISC MANUAL OF STEEL CONSTRUCTION - 13TH EDITION

102.3 ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE - ACI 318-08

102.4 AMERICAN WOOD COUNCIL - NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION - 2009 EDITION

102.5 ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

103. DESIGN LOADS

THIS STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADS. DESIGN LOADS INDICATED ARE IN POUNDS PER SQUARE INCH UNLESS NOTED OTHERWISE. IF ANY PERMANENT MATERIALS EXCEED THESE LOADS, STEPHEN TELIGA SHALL BE CONTACTED TO REVISE THE STRUCTURAL DESIGN AND CONSTRUCTION DOCUMENTS.

103.1 DEAD LOADS: WEIGHT OF STRUCTURE AND ALL THINGS PERMANENTLY ATTACHED.
DECK - 10 PSF ROOF - 10 PSF - BOTTOM CHORD

103.2 LIVE LOADS:
DECK - 40 PSF WIND SPEED - 140 MPH
EXPOSURE - D
INTERNAL PRESSURE COEFFICIENT - 0.0 (COMPLETELY OPEN)
BUILDING TYPE: I - RISK FACTOR 1.0

301. STRUCTURAL LUMBER FRAMING (DIMENSIONAL LUMBER)

301.1 UNLESS NOTED OTHERWISE, ALL STRUCTURAL LUMBER SHALL BE SOUTHERN YELLOW PINE (SYP) #2 OR BETTER

301.2 STRUCTURAL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED OR MANUALLY SEALED AT TIME OF CONSTRUCTION.

301.3 ALL FASTENERS TO BE HOT DIPPED GALVANIZED (HDG) OR STAINLESS STEEL.

301.4 ALL DECKING SHALL BE SOUTHERN YELLOW PINE (SYP) #2 OR BETTER OR WOOD/PLASTIC COMPOSITE CONFORMING WITH ASTM D7032.

Prepared for:
SUMMERTIME DECK & DOCK, LLC
Summertime Deck and Dock, LLC
5968 B Lakehurst Drive
Orlando, FL 32819
(407) 663-6251
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Project:
SDD-2016-05

S3



REVISED 04/25/16
ELEVATIONS AND NH
A DIFFERENT COUNT