

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, February 21, 2017
6:30 p.m.

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

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. CONSENT AGENDA

1. Review and Approval of Minutes

- (Pgs. 1 -5) January 11, 2017 City Council Workshop
- (Pgs. 6 - 11) January 17, 2017 Regular City Council Meeting

(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

- (Pg. 12) Mayoral Proclamation
- (Pgs. 13 - 40) Little & Land Design's Proposal RE: City of Edgewood Visioning

F. ORDINANCES

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

(Pgs. 41 - 43) ORDINANCE 2017-01: AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA, ESTABLISHING A TEMPORARY 180 DAY MORATORIUM WITHIN THE CITY OF EDGEWOOD PROHIBITING THE ESTABLISHMENT AND OPERATION OF QUALIFIED DISPENSING FACILITIES FOR LOW-THC AND MEDICAL CANNABIS AND MEDICAL MARIJUANA TREATMENT CENTERS FOR MARIJUANA FOR MEDICAL PURPOSES DURING THE 180 MORATORIUM PERIOD; PROVIDING FOR FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

H. UNFINISHED BUSINESS

1. **(Pgs. 44 - 49)** Discussion of draft moratorium ordinance regarding certain uses in the C-2 and C-3 zoning districts.

ORDINANCE NO.: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, FLORIDA ESTABLISHING A TEMPORARY MORATORIUM WITHIN THE JURISDICTIONAL LIMITS OF THE CITY OF EDGEWOOD ON ACCEPTANCE, REVIEW, PROCESSING, OR APPROVAL OF APPLICATIONS FOR DEVELOPMENT, BUILDING PERMITS, SITE PLANS, ZONING APPROVALS, SPECIAL EXCEPTIONS, AND DEVELOPMENT ORDERS THAT WOULD ALLOW NEW DEVELOPMENT OR CHANGE OF EXISTING USES TO ANY OF THE FOLLOWING USES ON PROPERTIES WHICH ARE BOTH LOCATED WITHIN THE C-1, C-2 OR C-3 ZONING DISTRICTS AND ADJACENT TO ORANGE AVENUE, HOFFNER AVENUE, GATLIN AVENUE, HANSEL AVENUE, OR HOLDEN AVENUE: PUBLISHING PLANTS, SKATING RINKS, FROZEN FOOD LOCKERS, AMUSEMENT AND RECREATIONAL FACILITIES IN WHICH THE AMUSEMENT AND RECREATIONAL ACTIVITIES DO NOT OCUR WITHIN A FULLY ENCLOSED STRUCTURE (INCLUDING MINIATURE GOLF COURSES, GO-CART TRACKS, GOLF DRIVING RANGES, BASEBALL BATTING RANGES AND TRAMPOLINE CENTERS), MECHANICAL GARAGES, HEATING AND AIR CONDITIONING SALES AND SERVICE, WHOLESALE BAKERIES, SOFT DRINK BOTTLING, PRODUCTS TESTING (MATERIALS, EQUIPMENT, OR PRODUCTS), MACHINE SHOPS, MANUFACTURING, STORAGE AND WHOLESALE DISTRIBUTION WAREHOUSES, TRADE SHOPS (EXCEPT FOR CABINET MAKERS AND UPHOLSTERING) TIN SMITHS, RUG AND CARPET CLEANING, MATTRESS RENOVATIONS, ELECTRICAL SHOPS, ROOFING SHOPS, PLUMBING SHOPS, CAR WASHES, CONFECTIONARY MANUFACTURE, FURNITURE STRIPPING, GARMENT MANUFACTURING, VEHICULAR BODY AND PAINTING SHOPS, BUS REPAIR, CAB REPAIR, LIGHT TRUCK REPAIR, MEAT PROCESSING (INCLUDING STORAGE, CUTTING, AND DISTRIBUTION), WHOLESALE PRODUCTS DISTRIBUTION, WHOLESALE COMMERCIAL ESTABLISHMENTS THAT OCCUPY MORE THAN 50,000 SQUARE FEET, MACHINERY SALES, MACHINERY RENTAL, MACHINERY STORAGE, OUTDOOR STORAGE OF MERCHANDISE, OUTDOOR STORAGE OF PARTS OR OTHER EQUIPMENT, BUILDING MATERIAL STORAGE, CONTRACTORS' STORAGE AND EQUIPMENT YARDS (INCLUDING WELL DRILLING EQUIPMENT AND LAND CLEARING EQUIPMENT), MINIWAREHOUSES, MILK BOTTLING AND DISTRIBUTION PLANTS, ICE CREAM MANUFACTURING, CITRUS PROCESSING, WELDING SHOPS, NEW AND OFF-SITE FACTORY RECONDITIONED AUTOMOBILE PARTS, COIN LAUNDRIES, THRIFT STORES, OPEN AIR FLEA MARKETS, AUCTIONS, RADIO BROADCASTING AND TELECASTING STATIONS STUDIOS AND OFFICES, NEW OR

USED CAR OR BOAT SALES, ADOPTING FINDINGS OF FACT; DIRECTING STAFF TO STUDY AND DEVELOP LAND DEVELOPMENT CODE PROVISIONS AND OTHER RECOMMENDATIONS RELATED TO THE C-2 AND C-3 ZONING DISTRICTS; PROVIDING AN ADMINISTRATIVE RELIEF PROCEDURE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

I. NEW BUSINESS

2. **(Pgs. 50 - 51) RESOLUTION 2017-01** - A RESOLUTION OF THE CITY OF EDGEWOOD COMMENDING THE FLORIDA ASSOCIATION OF CITY CLERKS FOR ITS 45TH ANNIVERSARY.
3. **(Pgs. 52 55)** MHR Group, LLC – Request to Waive Lien

J. GENERAL INFORMATION (No action required)

None

K. CITIZEN COMMENTS

L. BOARDS & COMMITTEES

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

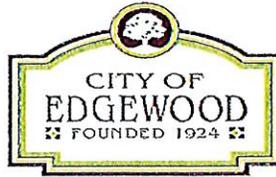
- Council Member Fortini

O. ADJOURNMENT

UPCOMING MEETINGS:

Monday, March 13, 2017Planning & Zoning Board Meeting (6:30 p.m.)
Tuesday, March 21, 2017Regular City Council Meeting (6:30 p.m.)

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



City Council Workshop
January 11, 2017

ATTENDEES:

City Council

Ray Bagshaw, Mayor
John Dowless, Council President
Lee Chotas, Council Member
Susan Fortini, Council Member

Absent

Neil Powell, DDS, Council Member
Pam Henley, Council Member

Staff:

Bea L. Meeks, City Clerk
Chris Francisco, Police Chief
Drew Smith, City Attorney
Ellen Hardgrove, Planner

Council President Dowless called the Edgewood City Council sign code workshop to order at 6:30 p.m. He dispensed with meeting formalities. Council President Dowless explained the format of the meeting; noting that no formal vote is taken in a workshop.

City Clerk Meeks announced that Council Members Powell and Henley contacted her and advised they were unavailable to attend the workshop.

Council President Dowless announced that Council would be doing their review by Code Sections and taking comments as they go through each Section.

1. PREAMBLE – Pages 1 thru 9

No comments

2. DEFINITIONS - Pages 10 -14

Ann Freeland, Universal Property Manager, questioned the definition for abandoned signs and the time allotted for removal after a business closes. She said sometimes there are legal matters occurring that delay the removal of a sign within the Code's prescribed time. Ms. Freeland asked if language could be added to address her concern. City Attorney Smith said language can be added to address this concern.

John Moccio provided Council with a copy of the proposed sign code Ordinance that contained inserts noting his comments/questions. Mr. Moccio confirmed that the notes provided came from various business owners in Edgewood.

Mr. Moccio referenced Line 331 of the Ordinance (copy/paste from Mr. Moccio's marked up Ordinance), and explained the inserted comments.

The purpose of this Chapter is to promote the public health, safety and general welfare through reasonable, consistent and **non-discriminatory** (Line 331 .Appears to be discriminatory and matter of subjective opinion not shared by the business community for the most part) sign regulations. No part of these regulations shall be construed to favor commercial speech over non-commercial speech, nor restrict speech on the basis of content, viewpoint or message. Also, these sign regulations reduce signage **conflicts, promote traffic and pedestrian** (Line 334 Monument signs hinder traffic safety depending on placement since they block the view of oncoming traffic until you pull out far enough which by that point you may have hit a bicyclist etc) safety and increase the aesthetic value and economic viability of the City by classifying and regulating **the location, size, type and number** of signs and related matters in a content-neutral manner.

3. PERMIT APPLICATIONS- Pages 14-20

Discussion was held regarding the conflict with an 8 foot sign and the hedge. Planner Hardgrove said a monument sign can be 8 feet in height, and you are allowed up to 3 feet in height of hedges. She confirmed for Council Member Chotas that the Code does provide for the hedge and currently it is only required if there is space between the monument sign and the ground. It was agreed to further discuss the height requirement.

Julia Testor, Artistic School of Cosmetology, questioned the use of beacon lights. Mayor Bagshaw said the Code does allow for a 30 day permit twice a year for the use of border lighting.

John Moccio suggested that since a lot of businesses have border lighting, the City may want to consider certain times of the year as “light up edgewood”. The Mayor said the concern is that people will not remove the lighting at the close of the event.

Brief discussion was held regarding waiving the review fee. No decision was made.

Referencing Moccio’s Notes at Line 826 – 831 (copy/paste from Mr. Moccio’s marked up Ordinance):

G. Window signs that do not exceed twenty percent of the area of any window. In no case shall the cumulative area of all window signs on any façade exceed thirty-six square feet. (Line 814-816- 20% of window area per tenant with a max of 36 sq ft is unreasonable and hard to enforce without selective enforcement. Should be 40 to 50% of window area per tenant with no restriction or some tenants in large multitenant facilities will not be allowed any window signs due to the 36 sq feet being used up by other tenants and leaves Edgewood up for selective enforcement lawsuits and difficult measuring square footage which will be a code enforcement officer nightmare.)

City Attorney Smith said that he and Planner Hardgrove have talked about window signs, as it relates to “per tenant”. Mayor Bagshaw addressed the 20% window coverage and said that coverage is not only a clutter issue, it’s also a safety issue.

Planner Hardgrove questioned the requirement of having a certified boundary survey. City Attorney Smith said the City removed certified architectural survey. He said Line 595 of the draft Ordinance covers the requirements of a site plan survey.

David Melson, 63 Drennen Road, owner of Sign Express, addressed window signage. City Attorney Smith confirmed that it is a sign if it can be seen from the window.

Resident Chris Rader, Planning & Zoning Board member, said if removing clutter is a goal of the City then it needs to be addressed. He said he is not in favor of increasing signage beyond 20%, and 36 sq.ft. is too large of an area. He said the signage should not exceed 25% of windows accumulatively.

Lance Gagner expressed his concerns about total area of all his windows at his business site. City Attorney Smith explained how Mr. Gagner can allocate how much window area to use. Chris Rader said that what he proposed would provide more flexibility. The City Attorney explained that anything within where there is a gap in a window and the display would not be a sign. Chris Rader objected and explained why. City Attorney Smith said he can draft the alternative language.

4. PROHIBITIVE SIGNS AND STANDARDS – Pages 21 – 22

John Moccio referenced Lines beginning at Line 878 (copy/paste from Mr. Moccio's marked up Ordinance):

5. The light which illuminates a sign shall be shaded, shielded, or directed so that no structure, including sign supports or awnings, are illuminated by such lighting. (Line 863 what about externally lighted signs . floodlight spotlight)

Mr. Moccio said this reads as if you cannot shine a light if it shines on a pole. Council Member Fortini said the intent is that the light is on the sign and not the property. Mayor Bagshaw said he would be concerned if the light was a spillover into the roadway and became a traffic hazard.

Mr. Moccio referenced the difference in some awnings and asked how the 20% is measured. He said the code is not clear about the copy area. City Attorney Smith said that he and Planner Hardgrove discussed this and said the Planner suggested a maximum of 16 sq. ft of signage on the awning. Council Member Fortini said the Code does not address illuminated awnings and it should be addressed. Council President Dowless said the measurement on the awning should be scaleable but still thinks it should be included in the total sign allowance.

Le Coq Au Vin owner Reimund Pitz, questioned the use of his sign, which is a pole sign. Planner Hardgrove said that his sign is non-conforming. City Attorney Smith confirmed that the pole sign is not grandfathered in.

Richard Fawcett, 234 Prescott Drive, thanked Council for their service. Mr. Fawcett said he feels that litigation will occur because of the requirement to remove pole signs. He said it is not right that property owners have to remove the pole signs. Mr. Fawcett expressed his concerns about the lack of landscaping and irrigation in the City.

Richard Brinkman, Brinkman Accounting, suggested changing pole signs to architectural pole signs. It was the consensus of Council that the City Attorney and City Planner find some objective changes to Pole Sign. City Attorney Smith said that bare metal poles seem to be more the problem than the height of the pole.

Attorney John Stemberger (Office located in Edgewood), stated his appreciation of Council. He suggested a community re-beautification campaign. Attorney Stemberger said he is willing to serve on that committee.

Donald Dawson, 616 Viscaya Avenue, asked Council if there are any signs on Orange Avenue that are too tall. Planner Hardgrove said the East-West pole sign.

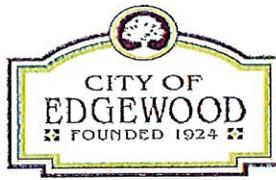
Mayor Bagshaw confirmed for Council that the City Attorney will make changes to the draft Ordinance, per their discussion. It was agreed to “pick up” at the next workshop where this workshop ended. City Clerk Meeks asked to schedule the next workshop in their January 17, 2017 City Council meeting, when calendars are available to everyone.

Having no further business or discussion, the workshop adjourned at 8:41 p.m.

John Dowless
Council President

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

Approved on _____



CITY COUNCIL REGULAR MEETING MINUTES
Tuesday, January 17, 2017

CALL TO ORDER

On Tuesday, January 17, 2017, Council President Dowless called the Edgewood City Council meeting to order at 6:30 p.m. Council Member Powell gave the invocation followed by leading everyone in the Pledge of Allegiance.

City Clerk Meeks announced there was a quorum however; Council Member Fortini was unable to attend the meeting due to illness however, she would be attending by telephone. City Attorney Smith explained how a Council member can attend a meeting by telephone. He noted that because this was not an emergency meeting, and Council Member Fortini's absence was not due to an emergency, she would not be voting. He said Council Member Fortini would still be able to participate in discussion.

The following attendance is noted:

Attendees

Ray Bagshaw, Mayor
John Dowless, Council President
Lee Chotas, Council Member
Neil Powell, DDS, Council Member
Pam Henley, Council Member

Attendance by Phone

Susan Fortini, Council Member

Staff

Bea L. Meeks, City Clerk
Chris Francisco, Police Chief
Drew Smith, City Attorney
Shannon Patterson

CONSENT AGENDA

1. Review and Approval of Minutes
 - December 20, 2016 Regular City Council Meeting

Council Member Dowless noted the following corrections:

Council President Dowless ~~made a~~ made a Motion to approve and authorize the Mayor and Chief ~~signing~~ to sign the Agreement ; second by Council Member Powell. Approved (3/1 Henley opposed).

Council Member Powell made the Motion to approve the minutes with correction; Seconded by Council Member Chotas. Unanimously approved (4/0).

PRESENTATIONS

- Orange Avenue Corridor Study Presentation – Presented by John Paul Weesner, Kittelson & Associates, Inc.

JP Weesner was introduced by Council President Dowless. JP noted that Council would be seeing the same PowerPoint presentation that the Planning & Zoning Board was given in their meeting. JP introduced Nick Lepp from Metro Plan. He provided a brief history of what initiated the study and the results of same. In response to Mayor Bagshaw, JP said the target for completion is in the Spring. Nick explained the different entities in MetroPlan who would be looking at the plan. In response to Council Member Fortini, it was noted that the visioning plan would be established through the City’s Comprehensive Plan.

ORDINANCES

1. AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA, ESTABLISHING A TEMPORARY 180 DAY MORATORIUM WITHIN THE CITY OF EDGEWOOD PROHIBITING THE ESTABLISHMENT AND OPERATION OF QUALIFIED DISPENSING FACILITIES FOR LOW-THC AND MEDICAL CANNABIS AND MEDICAL MARIJUANA TREATMENT CENTERS FOR MARIJUANA FOR MEDICAL PURPOSES DURING THE 180 MORATORIUM PERIOD; PROVIDING FOR FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

City Attorney Smith gave the first reading of Ordinance 2017-01 in title only. At the request of Council President Dowless, the City Attorney explained what this Ordinance does compared to the existing Ordinance. City Attorney Smith said that by Council approving the Ordinance, you now have a “pause” button to allow time to analyze the new legislation and determine if the Ordinance needs to be amended.

Council President Dowless opened for Public Hearing. There being no public comments, the public hearing was closed.

Council Member Chotas made the Motion to approve the first reading of Ordinance 2017-01; Seconded by Council Member Powell.

Council Member Fortini said she had concerns about the moratorium being 180 days. City Attorney Smith said a moratorium can be dissolved before the 180 days is up.

The Motion to approve the first reading of Ordinance 2017-01 was approved in the following rollcall vote (4/0) :

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

Council Member Henley
Council Member Fortini

Favor
No Vote

PUBLIC HEARINGS (ORDINANCES – SECOND READINGS & RELATED ACTION)

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

1. Discussion of draft moratorium ordinance regarding certain uses in the C-2 and C-3 zoning districts.

ORDINANCE NO.: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, FLORIDA ESTABLISHING A TEMPORARY MORATORIUM WITHIN THE JURISDICTIONAL LIMITS OF THE CITY OF EDGEWOOD ON ACCEPTANCE, REVIEW, PROCESSING, OR APPROVAL OF APPLICATIONS FOR DEVELOPMENT, BUILDING PERMITS, SITE PLANS, ZONING APPROVALS, SPECIAL EXCEPTIONS, AND DEVELOPMENT ORDERS THAT WOULD ALLOW NEW DEVELOPMENT OR CHANGE OF EXISTING USES TO ANY OF THE FOLLOWING USES ON PROPERTIES WHICH ARE BOTH LOCATED WITHIN THE C-1, C-2 OR C-3 ZONING DISTRICTS AND ADJACENT TO ORANGE AVENUE, HOFFNER AVENUE, GATLIN AVENUE, HANSEL AVENUE, OR HOLDEN AVENUE: PUBLISHING PLANTS, SKATING RINKS, FROZEN FOOD LOCKERS, AMUSEMENT AND RECREATIONAL FACILITIES IN WHICH THE AMUSEMENT AND RECREATIONAL ACTIVITIES DO NOT OCUR WITHIN A FULLY ENCLOSED STRUCTURE (INCLUDING MINIATURE GOLF COURSES, GO-CART TRACKS, GOLF DRIVING RANGES, BASEBALL BATTING RANGES AND TRAMPOLINE CENTERS), MECHANICAL GARAGES, HEATING AND AIR CONDITIONING SALES AND SERVICE, WHOLESALE BAKERIES, SOFT DRINK BOTTLING, PRODUCTS TESTING (MATERIALS, EQUIPMENT, OR PRODUCTS), MACHINE SHOPS, MANUFACTURING, STORAGE AND WHOLESALE DISTRIBUTION WAREHOUSES, TRADE SHOPS (EXCEPT FOR CABINET MAKERS AND UPHOLSTERING) TIN SMITHS, RUG AND CARPET CLEANING, MATTRESS RENOVATIONS, ELECTRICAL SHOPS, ROOFING SHOPS, PLUMBING SHOPS, CAR WASHES, CONFECTIONARY MANUFACTURE, FURNITURE STRIPPING, GARMENT MANUFACTURING, VEHICULAR BODY AND PAINTING SHOPS, BUS REPAIR, CAB REPAIR, LIGHT TRUCK REPAIR, MEAT PROCESSING (INCLUDING STORAGE, CUTTING, AND DISTRIBUTION), WHOLESALE PRODUCTS DISTRIBUTION, WHOLESALE COMMERCIAL ESTABLISHMENTS THAT OCCUPY MORE THAN 50,000 SQUARE FEET, MACHINERY SALES, MACHINERY RENTAL, MACHINERY STORAGE, OUTDOOR STORAGE OF MERCHANDISE, OUTDOOR STORAGE OF PARTS OR OTHER EQUIPMENT, BUILDING MATERIAL STORAGE, CONTRACTORS' STORAGE AND EQUIPMENT YARDS (INCLUDING WELL DRILLING EQUIPMENT AND LAND CLEARING EQUIPMENT), MINIWAREHOUSES, MILK BOTTLING AND DISTRIBUTION PLANTS, ICE CREAM MANUFACTURING, CITRUS PROCESSING, WELDING SHOPS, NEW AND OFF-SITE FACTORY RECONDITIONED AUTOMOBILE PARTS, COIN LAUNDRIES, THRIFT STORES, OPEN AIR FLEA MARKETS, AUCTIONS, RADIO BROADCASTING AND TELECASTING STATIONS STUDIOS AND OFFICES, NEW OR USED CAR OR BOAT SALES, ADOPTING FINDINGS OF FACT; DIRECTING STAFF TO STUDY AND DEVELOP LAND DEVELOPMENT CODE PROVISIONS AND OTHER RECOMMENDATIONS RELATED TO THE C-2 AND C-3 ZONING DISTRICTS; PROVIDING AN ADMINISTRATIVE RELIEF PROCEDURE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

City Attorney Smith confirmed the draft Ordinance was for discussion only therefore; the reading of the title was not required. Council Member Chotas noted that C-1 should be added to the title of the Ordinance (third line from bottom) City Attorney Smith explained the Planning & Zoning Board's discussion regarding the uses on certain moratoriums. He said if Council enacts this Ordinance, the next step is zoning. Council Member Chotas indicated his reluctance to impose a moratorium.

Resident John Moccio referenced his letter that he provided to City Clerk Meeks; a copy was provided to Council prior to the meeting. Mr. Moccio read his letter into the record.

Council President Dowless explained that the moratorium is to allow time to see what direction the City wants to go in. Council Member Chotas stated his preference to move forward with zoning and land use instead of approving a moratorium.

It was the consensus of Council to not move forward with the first reading of the Ordinance. It was the consensus of Council that the Planning & Zoning Board considers zoning districts and allowable uses and provides their recommendation to Council

GENERAL INFORMATION (No action required)

None

CITIZEN COMMENTS

Les Slesnick, 1230 Waterwitch Cove – Mr. Slesnick encouraged City Council to re-open their discussion of annexing a portion of Gatlin and Waterwitch into the City. Mr. Slesnick noted the traffic hazards at the curve on Gatlin, and the failure of people to stop at Gatlin and Waterwitch Point Drive. Mayor Bagshaw said the City cannot enforce the stop sign because it is not in the City.

John Moccio – Mr. Moccio referred to the presentation regarding the Orange Avenue Corridor study and stated his concerns regarding the proposed turn lanes. Mr. Moccio said his concerns are related to blocking traffic. He addressed landscaping and he said landscaping needs to be a concern as it relates to grass clippings going into the drainage. He noted the railroad tracks behind his property and said he believes the rail has used all of the right-of-way that was available. Mr. Moccio said he has a building that may have to “come down”, and there is a drainfield that would be affected. Referring to Alt 1 Grid in the presentation, he said the multi-story buildings would create more traffic.

BOARDS & COMMITTEES

None.

M. STAFF REPORTS

City Attorney:

No report.

Police Chief:

- Monthly report

Chief Francisco briefed Council on the arrest and custody of Markeith Lloyd, who was wanted for the killing of Orlando Police Officer Debra Clayton. Chief Francisco followed this report with his monthly PowerPoint presentation

City Clerk:

City Clerk Meeks updated Council on the following:

1. Reminded Council that they need to schedule a sign code workshop to complete their consideration of the draft Ordinance. *It was the consensus of Council to hold the workshop on February 15, 2017 from 6 p.m. to 8 p.m.*
2. Reminded Council Members to bring in their Code Books so an update can be inserted into their books.
3. Updated Council on the municipal election qualifying period.

N. MAYOR & COUNCIL REPORTS

- **Mayor Bagshaw:**

Mayor Bagshaw provided the following:

1. Reported on the recent completion of an Eagle Scout project, in which a flagpole was installed in Bagshaw Park. He said there will be a formal program and flag raising; date to be announced.
2. Reported that there is a girl scout troop that is putting together a program for adults on how to use social media. The program is being prepared by resident Danielle Drummond.

- **Council President Dowless:**

No report.

- **Council Member Powell:**

Council Member Powell reminded Council that a committee was appointed some time ago, for the purpose of creating a theme for an annual event. To date, no theme has been provided. Mayor Bagshaw said he has been approached about holding an annual event. No action taken.

- **Council Member Henley:**

No report.

- **Council Member Chotas:**

No report.

- **Council Member Fortini:**

No report.

ADJOURNMENT

Having no further business or discussion, Council member Powell made a Motion to adjourn; Seconded by Council President Dowless. The City Council meeting adjourned at 9:07 p.m.

John Dowless
Council President

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

Approved on _____

CITY OF EDGEWOOD, FLORIDA
MAYORAL PROCLAMATION

WHEREAS, The City of Edgewood has designated March as Problem Gambling Awareness Month to demonstrate its support in addressing problem gambling, and to support the initiative of Florida Council on Compulsive Gambling to bring awareness to the issues surrounding problem gambling in our community; and recognizes that this is a public health issue which impacts family friends, and the businesses with significant societal and economic costs, affecting more than one million Floridians of all ages, races, and ethnic backgrounds in all communities; and

WHEREAS, with each problem gambler directly affects 9 to 10 other individuals with negative consequences to personal and social relationships of the immediate family; and,

WHEREAS, the Florida Council on Compulsive Gambling's public awareness campaign provides an opportunity to educate the public, policymakers, educators, businesses, mental health, criminal justice professionals, and others, about the adverse effects of gambling, its social, legal, financial, and emotional impacts, as well as available treatment; and

WHEREAS, problem gambling is treatable for those who seeks help, which minimizes the harm to Floridians and to the state as a whole; and

WHEREAS, numerous individuals, professionals, and organizations who are dedicated to assisting families in need can participate in preventing problem gambling by promoting the statewide 24-hour HelpLine, 888-ADMIT-IT, and by making assessments and treatment readily available, and

THEREFORE, BE IT RESOLVED that I, Ray Bagshaw, Mayor of the City of Edgewood, do hereby extend greetings and best wishes to all observing March as Problem Gambling Awareness Month.

Dated this _____ day of _____, 2017.

Ray Bagshaw, Mayor

Attest:

SEAL

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



CITY OF EDGEWOOD

VISIONING

NOVEMBER 4, 2016
CITY OF EDGEWOOD
405 LARUE AVENUE, EDGEWOOD, FL 32809

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

LandDesign.
CREATING PLACES
THAT MATTER.

November 4, 2016

Mayor Ray Bagshaw
City of Edgewood
405 Larue Avenue
Edgewood, FL 32809

Dear Mayor Bagshaw,

We'd first like to thank you for taking the time to meet with us and share some of your thoughts regarding the potential for the Orange Avenue Revitalization Project to be a catalyst for transformative redevelopment and growth of your downtown. It's impossible not to get excited about the opportunity to visualize and plan a vibrant downtown core that at once celebrates Edgewood's unique charm and character while also looking forward in anticipation of a virtually limitless future. We're grateful for the opportunity to share our thoughts on how we might do that together.

Little and LandDesign are pleased to present this proposal for your consideration – even just working on the proposal together we couldn't stop coming up with ideas that we'd love to share. Our entire combined team is looking forward to working with you and your staff on this project - the opportunities that it holds to have such a profound, positive impact on the lives of so many in our community is what fuels our collective passion. Knowing that we would be partnering with our friends and clients from BishopBeale, as well as the legacy community leaders in your city, only heightens our anticipation.

As architects, designers and engineers, we strive to enhance the human experience through design. We believe that the best way to do this is through a holistic approach to design in direct collaboration with our clients and our communities. This project, as you've shared with us in our conversation, promises to be innovative and transformative. As such, it will also be complex and, yes, challenging. Yet some of the very attributes that make the project unique and challenging are also what excites us, and, what we feel makes Little, LandDesign and BishopBeale uniquely qualified to be your design team partners.

In the pages that follow, you'll be introduced to our team's Design Methodology and to some key team members that you'll see regularly throughout the project, most with deep roots and a strong understanding of communities in Orlando and Central Florida. These key team members/experts will help the team in crafting the early design drivers that will act as the filter through which all design decisions are made throughout the project. We're also sharing some project examples. We hope that you not only learn from these project examples, we hope that you'll also be inspired by them. Each one of these project examples moved the proverbial needle towards improving people's lives and enhancing the human experience.

We very much look forward to the opportunity to meet with your team again in a workshop, to hear your collective goals and aspirations, to share ideas and to collectively craft a Vision for the future for the City of Edgewood. Thank you again for this chance to share our thoughts with you. We look forward to hearing from you soon.

Sincerely,



Jim Hair
Little | President, Orlando Office



Ray Waugh
LandDesign | COO/Partner, Orlando Office

SCOPE OF SERVICES

Vision Charrette Design Team:

BishopBeale - Commercial Real Estate Advisors
Little - Architecture & Planning
LandDesign, Inc. - Planning & Landscape Architecture

As a basis of understanding, the design team shall utilize the previously prepared Central Florida / Urban Land Institute "Technical Assistance Panel (TAP): City of Edgewood, Florida" summary report dated October 2014. The design team shall also become familiar with the current City of Edgewood Comprehensive Plan as well as the Future Land Use Plan. The design team proposes a two-step visioning process to further the insights and recommendations from the ULI TAP report.

STEP ONE: VISIONING CHARRETTE

The design team shall conduct a 1 day visioning charrette / workshop at the City of Edgewood City Hall building. Participants shall include the Mayor, City Council and necessary City staff along with the design team. The proposed sequence of the workshop shall be;

1. LISTEN

The design team shall engage the City in a discussion to hear the concerns, challenges and aspirations that each member has for the future of the City of Edgewood. These insights shall be used and considered during the visioning exploration and design session of the workshop. It is anticipated that this phase of the workshop will last up to 2 hours.

2. EXPLORE

Following the discussion described above, the City and staff members can be excused and the design team will begin to explore and draw design ideas and sketches based on the issues discussed earlier in the day. The items to be explored include;

Land Uses

The vision planning will study options for proposed land use opportunities with the City to work with existing land uses to remain as well as synergistic proposed land use adjacencies and integration with civic uses and public open spaces.

Connectivity Plan / Street & Pedestrian Network

The vision planning will address vehicular and pedestrian connectivity within the City areas as appropriate. General concepts for streetscape will be addressed. The plan will define a street hierarchy and provide typical sections for street types and character.

Open Space Network & Environmental Areas

The vision planning will explore the overall open space concept including greenway/trail network, environmental areas, and key components including parks and community amenities. Additionally, the vision planning will explore opportunities to create sustainable solutions for storm water, preservation and restoration – as applicable.

Conceptual Architecture

As part of the visionary process, our team will begin to explore architectural form, style, and character through sketches, elevations, imagery, etc.

It is anticipated that this phase of the workshop will last up to 4 hours.

3. DISCUSS

Following the design teams visioning exploration phase, the City and staff members shall return and the ideas and drawings will be presented by the design team. It is anticipated and desired that the presentation be an

active free flowing discussion of the ideas presented where comments, concerns and ideas are freely shared. These comments will be used to refine and further the visioning and design drawings and sketches described in Step 2 below.

It is anticipated that this phase of the workshop will last up to 3 hours.

For the scope of work described in Step 1 above, the design team proposes a lump sum fee of \$10,000.00

STEP TWO: REFINEMENT / VISION HANDBOOK

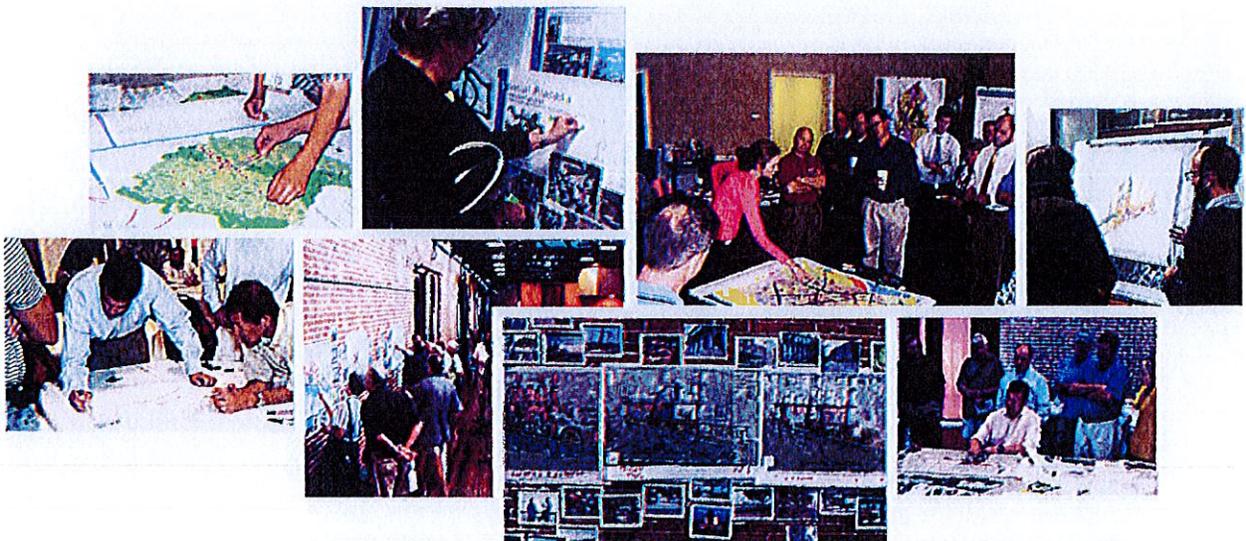
Following the step one visioning charrette, the design team would follow up with the ideas and comments from the discussion portion of the vision charrette into a revised summary vision plan that would incorporate the preferred ideas from the multiple charrette planning study sketches. This updated plan would be supported by photo images of existing built projects to help describe the character and design intent for the various proposed land uses and public spaces of the summary vision plan. The overall summary plan, plan area enlargements, summary text and images shall be assembled into an 11" x 17" color printed and bound, as well as a pdf version "Vision Handbook" to help guide future discussion, marketing efforts in promoting the community and development decisions that will need to be made by the City of Edgewood to convince stakeholders, officials and potential investors/ partners to become part of the vision process and future success. The original vision charrette plans and sketches would also be included as an appendix in the back of the Vision Handbook.

Final scope and fees to be determined as future services.

STEP THREE: FUTURE TASKS

Future ongoing tasks the design team can provide the City of Edgewood, to be determined after the compilation of the Vision Handbook may include;

1. Market studies and financial analysis
2. Public workshops and presentations
3. Meetings and discussions with jurisdictional agencies, FDOT, water management district, utility service providers, etc.
4. Refined master planning documentation, presentation renderings, etc.
5. Coordination with future City of Edgewood comprehensive Plan updates.



FIRM OVERVIEW

AT LITTLE, WE DELIVER **RESULTS BEYOND ARCHITECTURE** - RESULTS YOU WOULDN'T EXPECT FROM AN ARCHITECTURAL FIRM. WE DO THIS BY PARTNERING WITH YOUR TEAM TO UNCOVER ALL THE OPPORTUNITIES AVAILABLE IN THE PROJECT AND ASK THE HARD QUESTIONS THAT CHALLENGE THE ASSUMPTIONS IN THE DESIGN BRIEF.

Little is dedicated to enhancing client performance by orchestrating the right mix of expertise, creativity and innovation to design new dimensions of success. The firm specializes in a variety of market types, including **Retail** (Store Design, Fashion Apparel, Financial Services, Community (Schools, College & University, Civic, Justice), Supermarkets, Mixed-Use/Marketplaces, Corporate Rollout) and **Workplace** (Interiors, Mission Critical, Office).

Incorporated in 1964 and with more than 370 professionals in six locations, including one in China, Little has been serving a wide range of clients for over four decades. The firm has complete in-house expertise and capability for holistic, integrated architecture, engineering, and consulting – providing clients with the most efficient, sustainable, high-performance design solutions possible.

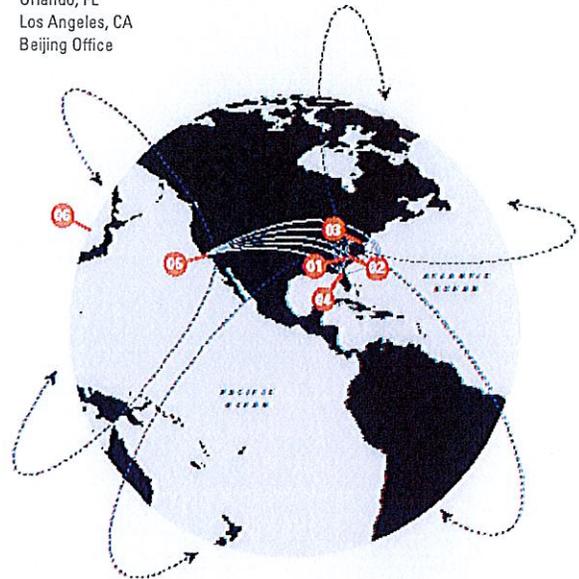


Our organization embraces the most advanced technologies and planning strategies to further improve the business of our clients. Software such as SiteOps, BIM (Revit), and Facilities Management tools have been a core part of our practice for nearly a decade. Our sustainable platform has produced over 80 LEED projects certified or pursuing certification. Our engagement in thought leadership, through teaching and speaking, has helped us further our knowledge and ability to serve our clients.

Little's Retail Practice Area has proven experience in the design of retail specialty and value-oriented stores, supermarkets/hypermarkets, apparel/fashion, banks, restaurants and mixed-use centers that attract customers and drive sales.

Using a multi-disciplinary approach, Little complements its architectural service offering with visual merchandising, brand management, environmental and in-store graphics, program management, land planning and animation expertise to create integrated design solutions for each client.

- 01 Charlotte, NC
- 02 Durham, NC
- 03 Washington, DC
- 04 Orlando, FL
- 05 Los Angeles, CA
- 06 Beijing Office



Services

More than a traditional architecture firm, Little offers clients a complete range of diversified architectural consulting services:

ARCHITECTURE

- Programming
- Design
- Project Execution
- Construction

ENGINEERING

- Structural Engineering
- Mechanical Engineering
- Electrical Engineering

INTERIOR ARCHITECTURE

- Workplace Strategies
- Planning
- Programming
- Process Design
- Workplace Design
- Workplace Management

LAND DEVELOPMENT SERVICES

- Landscape Architecture
- Land Planning
- Urban Design
- Civil Engineering
- Site Development Consulting
- Entitlements / Land Zoning

BRANDED GRAPHICS & COMMUNICATION

- Brand Development
- Environmental Graphic Design
- Wayfinding & Signage
- Fabrication and Installation Coordination
- Print

FM STRATEGIES

- Computer Aided Facilities Management
- Strategic Real Estate Planning

ADVANCED BUILDING TECHNOLOGIES

- LEED Consulting & Training
- Product and Technical Research
- Accredited Educational & Training Programs
- Specifications Writing

DIGITAL MEDIA COMMUNICATIONS

- 3D Computer Animated Simulations
- Digital / Interactive Installations
- Motion Graphics
- Web Design

OUR SERVICES

Architecture

With Studios specializing in a number of client and project types, Little fuses expertise, creativity and innovation to deliver solutions that improve the performance of our client. We begin with a deep understanding of the business of our client, we probe and listen intensely to clarify client goals, and we measure our success by the success of our client. We believe that, through collaboration with our full array of non-traditional service experts, we deliver results that cannot be achieved by architects alone.

Engineering

Building on a wealth of talent and experience, Little's engineering professionals bring significant value to each client's program by providing a full-service, multi-discipline menu of engineering services, ranging from electrical, HVAC, plumbing and fire suppression engineering for commercial buildings to specialized redundant systems used in operations/data center applications. By consistently investing in training and technologies, Little is able to provide the most advanced technical solutions for long-lasting, cost-effective environments.

Interior Architecture

The Interior Architecture team at Little delivers services that are organized to support clients at every stage in the real estate and facilities cycle, from initial strategy through design and management. The firm's collective expertise focuses on overall client goals and results in design solutions that motivate and stimulate a workforce and support the needs for interaction, collaboration and concentration. Little helps clients anticipate technology needs, promote their brand, value and culture, and most importantly, implement their business strategies.

Land Development Services

A team of skilled landscape architects, planners, civil engineers, GIS facilitators and designers, Little's land development professionals deliver master planning, site specific design, zoning assistance, due diligence site assessment and site engineering services to a wide range of clients. Every member of the group is focused solely on land and site development design issues either as independent projects or in collaboration with our internal architectural/engineering teams or external consultant teams.

Branded Graphics

The philosophy of Little's Branded Graphics group is to deliver creative ideas that reflect the client and their real objectives through an energetic and innovation seeking process. This team of designers has worked on a variety of projects in the fields of signage, wayfinding, exhibit design, themed environments, campus signage, fleet graphics, corporate identity, print collateral and promotional material. Teaming with in-house resources in architecture, interior architecture, retail store planning, industrial design, landscape architecture, animation, 3D visualization and engineering, these specialists create comprehensive graphic design solutions for the built and natural environments in addition to print graphic services.

FM Strategies

A unique, multi-disciplined facilities planning and space management consulting team, the FM Strategies professionals work with clients to develop a strategic direction for their real estate and facility holdings. We bring together strategic planners, real estate advisors, architects, engineers, facility managers and computer technology experts to create a powerful partnership that enables corporations and institutions to optimize their real estate investments, physical space and assets.

Advanced Building Technologies

Little's Advanced Building Technologies team specializes in a comprehensive menu of services, including Specifications Writing, Product and Technical Research, and LEED Consulting and Training. Our LEED Project Specialist on this team has in-depth knowledge of all LEED rating systems and certifications and comparable programs, and meets with clients and project teams to identify sustainable design strategies that can positively impact client goals and objectives.

Skyscraper3d

Skyscraper3d, a team of graphic designers, 3D modelers, web developers, programmers and interactive solution developers within Little, designs and builds web-based 3D solutions as unique as client's business challenges. By combining design flair with the latest technology, these specialists take creative ideas and turn them into solid business solutions that positively impact a client's bottom line. Skyscraper's powerful interactive tools give you a new competitive edge that's more effective, more informative and more compelling than traditional methods.



Keith Bongirno
kbongirno@landdesign.com

100 South Orange Avenue
Orlando, FL 32801

T 407.270.7800

landdesign.com

WE DIG DEEP INTO THE DETAILS, BUT ARE NEVER LOST IN THE WEEDS.

We are a collaborative group of landscape architects, civil engineers, planners, and urban designers that approach projects with unique expertise and diverse perspectives, but with a shared goal to create places that matter.

LandDesign is a multi-disciplinary firm offering urban design, planning, landscape architecture, civil engineering and branding. Our organization of over 140 professionals are located across the nation in the firm's offices in Charlotte, NC; Washington DC; Dallas, TX; Orlando, FL; and San Francisco, CA. All offices are fully linked to foster collaborative efforts that take advantage of the firm's combined expertise and experience to meet each client's individual needs through reasoned solutions.

For nearly 40 years, our uncompromising passion for what we do has characterized our people and our work. At LandDesign, every idea is deemed worthy of consideration, every concept of the product of collective efforts that harness creative energy to produce solutions that satisfy needs and desires and protect the piece of ground on which we're allowed to work. We believe that taking the safe and easy path prevents our clients from uncovering the unique and innovative solutions that make a place truly different and instill in it a spirit that engages those who experience it.

We also believe strongly in the need to protect the environment and enhance the lives of those touched by our projects. Our awareness of best management practices helps us incorporate creative design, proven construction practices, and proper materials into each project to help clients reduce or eliminate the negative impact on the environment and community. In projects around the world, our team has demonstrated its commitment to providing environmentally sensitive solutions that can be designed and implemented while maximizing quality or desired economic results.

While utilizing the latest technologies and best practices, the team at LandDesign takes a "hands-on" approach to every project, with services typically extending from concept through construction. The firm frequently is retained to coordinate design and planning, thus ensuring quality, continuity, and scheduling. The most important proof of LandDesign's commitment is demonstrated through the long-term working relationships with numerous clients that consistently rely on the firm for creative, cost-conscious, and proven services.



Follow us @LandDesignInc

RESUMES



Jim Hair, LEED AP BD+C
OFFICE PRESIDENT

Responsible for the day to day operations, business development and design direction for the Orlando office, Jim has 20 years of architectural experience with an emphasis on improving the performance and culture of workplace environments. He has programmed, planned, designed and managed construction for over 6 million S. F. of office, retail and public spaces, including corporate headquarters, themed retail/entertainment environments and complex computer and life sciences lab workplaces. Sustainability, BIM, and research/innovation in material uses cover some of the knowledge initiatives and project focus undertaken in the Orlando office under Jim's leadership.



SELECT PROJECT EXPERIENCE:

- Shoppes at Millennia, Orlando, FL
- DSW Warehouse (Multiple Locations), Orlando, FL
- Subway Restaurants, Orlando, Florida
- YUM Brands Pizza Hut Rollout (52 locations in CF), Central Florida Region
- F&D-EX Store, Winter Park, FL
- IKON Showrooms (7,500 SF), Multiple Locations throughout FL*
- Universal Studios, Islands of Adventure Port of Entry Shops, Orlando, FL*
- Universal Studios, Islands of Adventure Port of Entry Restaurant (Confisco), Orlando, FL*
- Cigarz Retail Store, Universal City Walk, Orlando, FL*
- All Star Café – Disney's Wide World of Sports, Orlando, FL*
- SeaWorld Orlando (Multiple Projects), Orlando, FL
- US Airways Club, Orlando International Airport, Orlando, FL*
- Bank of America Branch Banks (Multiple Locations), Central Florida Region
- Banco Popular Branch Bank (4,500 SF), Orlando, FL
- CFE Credit Union Branch Bank Prototype, Orlando, FL
- FAIRWINDS Credit Union, East Orlando Campus, Orlando, FL
- Adventist Health Systems, Headquarters, Altamonte, FL
- Adventist Health Systems, Solutions Center, Altamonte Springs, FL
- Science Applications International Corporation (SAIC), Campus Phases 1 & 2, Orlando, FL
- Central Florida Educators Federal Credit Union, Headquarters and Branch Facility, Lake Mary, FL
- Connexions, Operations and HQ and National Facilities, Orlando, FL

**Projects completed prior to joining Little*

EDUCATION:

- Bachelor of Fine Arts in Interior Design, International Academy of Design, Tampa, FL

PROFESSIONAL REGISTRATIONS:

- LEED Accredited Professional since 2006
- National Council for Interior Design Qualifications
- Licensed FL Interior Designer FL#ID5014

PROFESSIONAL AFFILIATIONS:

- International Interior Design Association (IIDA)
- US Green Building Council (USGBC)

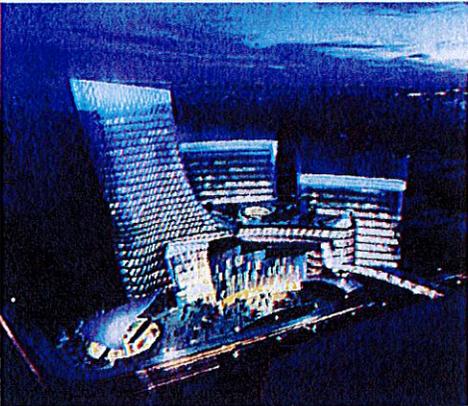
RESUMES....continued



Y.E. Smith, AIA, NCARB

DESIGN DIRECTOR - MIXED-USE, COMMERCIAL

Y.E. has 30 years of professional experience in project types including, complex mixed-use, workplace, retail based commercial developments, housing, civic and institutional environments. His passion and pursuit for design excellence is rooted in gaining a thorough comprehension of the client's program and performance, context, user and the ways man-made and nature-made worlds coexist.



SELECT PROJECT EXPERIENCE:

- Crescent Communities, Tryon Place Mixed-Use Tower, Charlotte, NC
- Walker Building, Adaptive Re-use With Residential Over Retail, Long Beach, CA*
- Old Orchard, Open-air Mall Expansion and Place Making Enhancement, Skokie, IL*
- WuXi Retail Village, 1.2 Million sf Retail Development, Wuxi, China*
- The Corner at Bellevue Square, Two-Story Retail and Parking Deck, Bellevue, WA*
- Downtown Woodinville, 480,000 sf of Main Street Retail, Woodinville, WA*
- Westlake Center, Mixed-Use and Office Re-Development, Daly City, CA*
- Kierland Commons Phase 4, Master Plan and Visioning, Phoenix, AZ*
- Bannerghatta, Multi-Story Mixed-Use Retail, Cinema, Banquet and Parking Deck, Bangalore, India*
- Liberty Town Place, 1.5 Million sf, Mixed-Use, West Chester, OH*
- Ovation, \$900 Million Multi-Story Retail, Housing and Office Development, Newport, KY*
- Xavier Village, 900,000 sf Multi-Level Retail, Office, Housing, Recreation Center, Cincinnati, OH*
- San Fernando, Multi-Level Hotel, Mall, Shops, Entertainment, Trinidad*
- Macy's Herald Square, Interior and Exterior Redesign, New York City, NY*
- Pheasant Lane Mall, Interior Renovation and New Lifestyle Addition, Nashua, NH*
- Xilinx Campus, 1.5 Million sf Corporate Campus, Longmont, CO*
- Pickering Place, 450,000 sf Retail and Entertainment, Issaquah, WA*
- Kenwood Town Center, Mall Addition and Site Development for Nordstrom, Cincinnati, OH*

**Projects completed prior to joining Little*

EDUCATION:

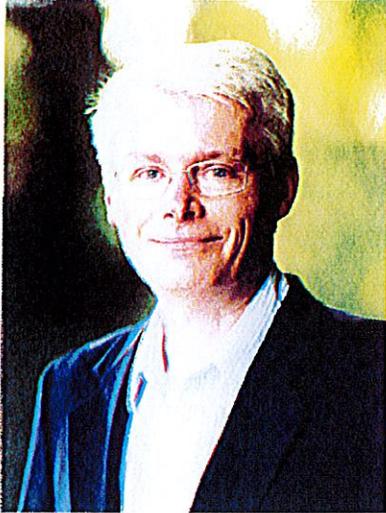
- Bachelor of Architecture, Arizona State University, Tempe, AZ
- Master of Architecture: Urban Design, History and Theory, Syracuse University, Florence, Italy Campus

PROFESSIONAL REGISTRATIONS:

- Registered Architect in UT and AZ
- National Council of Architectural Registration Boards (NCARB) Certified

PROFESSIONAL AFFILIATIONS:

- American Institute of Architects (AIA)
- U.S. Green Building Council (USGBC)
- Urban Land Institute (ULI)
- International Council of Shopping Centers (ICSC)



KEITH BONGIRNO

PLA, DIRECTOR OF PLANNING AND LANDSCAPE ARCHITECTURE
LANDDESIGN ORLANDO

Resort Designer, Place Maker, Environmental Artist. Keith has designed numerous luxury resorts in the US, Caribbean, Asia and the Middle East. His work ethic is matched only by his ardent passion for exceptional design to create places that are engaging, entertaining and aesthetically outstanding and is commended by his peers as an industry idea leader. Keith continuously advocates to align client needs with market and site demands to create compelling master planned communities, mixed used destinations and resort environments. As Director of Planning and Landscape Architecture, he leads the firm's strategic vision to create artistic and creative places that matter in Florida and the Caribbean.

EDUCATION

Bachelor of Landscape Architecture with Honors,
Michigan State University (1983)

CERTIFICATIONS

Professional Landscape Architect - FL: 1063, SC: 660
Landscape Architect #28722, Council of Landscape
Architectural Registration Boards

AFFILIATIONS

American Society of Landscape Architects (ASLA)
Council of Landscape Architectural Registration
Boards (CLARB)

Alhambra Towers*

Coral Gables, Florida | Design Principal

A.B. Graham Memorial Garden*

Springfield, Ohio | Design Principal

Beckrich Commons*

Panama City Beach, FL | Design Principal

Bella Collina Clubhouse*

Montverde, FL | Design Principal

Cape Eleuthera*

Eleuthera, Bahamas | Design Principal

Capitol Circle Mixed-Use District*

Tallahassee, FL | Design Principal

Casa Monica Hotel*

St. Augustine, FL | Design Principal

Concord Lake Village*

Casselberry, FL | Design Principal

Conservatory Clubhouse at Hammock Beach*

Palm Coast, FL | Design Principal

Disney Cruise Lines' Castaway Cay*

Abaco Islands, Bahamas | Design Principal

Disney Cruise Lines' Magic and Wonder Cruise Ships*

Pool Deck Designs | Design Principal

Disney's Bay Lake Tower at the Contemporary Resort*

Lake Buena Vista, FL | Design Principal

Disney's Beach Club Villas*

Lake Buena Vista, FL | Design Principal

Disney's Contemporary Resort Entrance Enhancements*

Lake Buena Vista, FL | Design Principal

KEITH BONGIRNO

PLA, DIRECTOR OF LANDSCAPE
ARCHITECTURE
LANDDESIGN ORLANDO

Disney's Coronado Springs Exhibit Hall*

Lake Buena Vista, FL | Design Principal

Disney's Hollywood Hotel*

Hong Kong, China | Design Principal

Disney's Polynesian Resort - Water Bungalows / Public Space Rehab*

Lake Buena Vista, FL | Design Principal

Disney's Saratoga Springs Resort & Spa*

Lake Buena Vista, FL | Design Principal

Disney's Treehouse Villas*

Lake Buena Vista, FL | Design Principal

Disney's Villas at Wilderness Lodge Resort*

Lake Buena Vista, FL | Design Principal

Disneyland Hotel*

Shanghai, China | Design Principal

The Celebration Hotel*

Celebration, FL | Design Principal

Festival Park at Pier Park*

Panama City Beach, FL | Design Principal

Hilton Parc Soleil Vacation Club*

Orlando, FL | Design Principal

Maitland City Hall and Fire Station Complex*

Maitland, FL | Design Principal

Maitland Police Station*

Maitland, FL | Design Principal

Mount Melville Country Club & Resort*

St. Andrews, Scotland | Design Principal

Orlando Gateway Redevelopment*

Orlando, FL | Design Principal

Park Avenue West*

Winter Park, FL | Design Principal

Pembroke Commons Office Park*

Maitland, FL | Design Principal

Port St. Joe Town Center Plan*

Port St. Joe, FL | Design Principal

Redfish Village*

Blue Mountain Beach, FL | Design Principal

Reformation Bible College

Sanford, FL | Director of Landscape Architecture

Town of Celebration*

Celebration, FL | Design Principal

Toy Story Hotel*

Shanghai, China | Design Principal

Watercolor Inn Beach Site*

Watercolor, FL | Design Principal

*Experience prior to joining LandDesign.



RAY WAUGH

PE, PARTNER/COO
LANDDESIGN ORLANDO

Ray is a Partner, Civil Engineer and the firm's Chief Operations Officer. Ray is a strategic leader and drives the firm's operational vision and growth that empowers LandDesign to serve its clients, communities and environments around the world. As Managing Partner of the firm's Orlando office, project focus includes large scale master planning, urban design, infrastructure design, retail development, public spaces and amenity designs. Ray is a creative leader with an aptitude for problem solving whose contribution has garnered numerous award winning projects throughout the firm's portfolio. The complexities of these projects have equipped Ray with the engineering capability to adeptly orchestrate teams of experts that are focused on collaborative creative solutions that work.

EDUCATION

Bachelor of Science, Civil Engineering
University of North Carolina at Charlotte (1988)

LICENSING

Registered Civil Engineer - FL: 55638, NC: 19018
SC: 18660, VA: 033106, GA: 24031, TN: 105580,
KS: 15922, MO: 2000152289

AFFILIATIONS

American Society of Civil Engineers
National Society of Professional Engineers
Water Environment Federation
American Water Works Association
Professional Engineers of NC
National Water Resources Association

COMMUNITY INVOLVEMENT

Central Florida Partnership
Winter Park Planning & Zoning Board

Alafaya (East)

Orlando, FL | Master Planner/Project Manager

Aetna Healthcare Headquarters

High Point, NC | Partner-in-Charge

Baxter

Fort Mill, SC | Partner-in-Charge

Blakeney

Charlotte, NC | Civil Engineer

The Bleachery

Rock Hill, SC | Partner-in-Charge

Brookberry Farm

Winston Salem, NC | Partner-in-Charge

Cabarrus Woods

Mecklenburg County, NC | Design Engineer

Cashiers Resort

Cashiers, NC | Partner-in-Charge

Charlotte-Mecklenburg Utilities Liaison

Charlotte, NC | Facilitator/Design Consultant

Coble Farms

Greensboro, NC | Civ

Crystal Coast Plaza

Morehead City, NC | Partner-in-Charge

Cureton Retail

Waxhaw, NC | Partner-in-Charge

RAY
WAUGH

PE, PARTNER/COO
LANDDESIGN ORLANDO

Georgian Resort
Paulding County, GA | Civil Engineer

Grandover Resort
Greensboro, NC | Partner-in-Charge

Gunpowder Point
Catawba County, NC | Design engineer

Kannapolis Country Club
Kannapolis, NC | Project Manager

Larkhaven WWTP
Charlotte, NC | Partner-in-Charge

Lowe's Corporate Center
Mooresville, NC | Partner-in-Charge

Mayfaire
Wilmington, NC | Partner-in-Charge

Mendenhall
High Point, NC | Partner-in-Charge/Lead Engineer

North Carolina Research Campus
Kannapolis, NC | Partner-in-Charge

The Peninsula
Cornelius, NC | Design Engineer

The Renwick
Charlotte, NC | Partner-in-Charge

South Corridor Infrastructure Program
Charlotte, NC | Partner-in-Charge

Southgate
Charlotte, NC | Partner-in-Charge

SouthPointe on Lake James
Morganton, NC | Partner-in-Charge

Torrence Creek Greenway Rehabilitation
Mecklenburg County, NC | Partner-in-Charge

Worthington
Charlotte, NC | Partner-in-Charge



KRISTEN SWEATLAND

SENIOR ASSOCIATE
LANDDESIGN ORLANDO

Kristen has served as a landscape architect for 11 years. She has been an integral team member on several high profile projects where her technical Skills and attention to detail routinely assists the team to remain on schedule with demanding clients. As production lead, her skills are evident in digital and manual rendering of master plans, sections, elevations, and sketches; design and computer graphics design; and supervision of junior staff. Kristen enjoys the challenge of bringing the detail of design to life through the construction process.

EDUCATION

Bachelor of Landscape Architecture, Ball State University (2005)

LICENSING

Professional Landscape Architect - FL: 6667090

ACCOLADES

ENR Magazine Top 25 Under 40
Indiana ASLA Merit Award

Disney's Golden Oak Phases 2 - 4*

Golden Oak, FL | Project Manager

Disney's Grand Floridian Annex*

Lake Buena Vista, FL | Project Landscape Architect

Disney's Yacht and Beach Convention Center Expansion*

Lake Buena Vista, FL | Project Landscape Architect

Florida Department of Transportation District Seven*

Tampa, FL | Lead Landscape Architect

Project 777*

Abu Dhabi, UAE | Landscape Architect Lead Production

Reformation Bible College

Sanford, FL | Landscape Architect

Rodes Park*

Brevard County, FL | Lead Park Production

Snyder Tennis Center*

North Miami Beach, FL | Lead Park Production

The Wizarding World of Harry Potter*

Orlando, FL | Lead Construction Documentation

Vance Harmon Park*

Osceola County, FL | Project Landscape Architect

Venice Municipal Airport Landscape Berm Enhancement*

Venice, FL | Project Landscape Architect

Warner Bros. Master Plan Design Competition*

East Busan, Korea | Landscape Architect Lead Production

*Work completed prior to joining LandDesign.



RICHARD PETERSHEIM

PLA, LEED GA, PARTNER
CHARLOTTE

Richard is a Partner and Senior Landscape Architect. Committed to creative and sustainable urban design, he is responsible for project development through construction, and directs a passionate urban design studio with focus on strategic urban planning, infill development, transit planning and station area design, higher education master planning, and retail development. Richard always looks beyond the borders of the project to identify ways in which the improvements to the landscape add value to the adjoining context and reinforce the community goals. His role is often building a constituency and bridging gaps in divergent development, community, and political voices to create an executable strategy.

EDUCATION

Bachelor of Science, Landscape Architecture, West Virginia University (1990)

LICENSING

Registered Landscape Architect, NC: 958, SC: 1298
Real Estate License, NC: 157089
LEED Green Associate

AFFILIATIONS

Urban Land Institute Urban Revitalization Council
International Council of Shopping Centers

SPEAKING ENGAGEMENTS

Arc of Abundance - Charlotte, NC, 2015

A Strategy for Global Success - Duke Kunshan University, Society of University and College Planners (Mid Atlantic Conference), Georgetown University, 2013

TOD Development in The New Economy, UNC Charlotte, Charlotte, NC, 2011

Eastland Mall Redevelopment, Retrofitting Infrastructure, NC APA 2009

Private Development Strategies in Emerging Transit Corridors, UNC Charlotte, Charlotte, NC, 2009

Green Infrastructure and Protecting Environmental Systems, Open Space Leadership Institute, Charlotte, NC, 2007

Integrated Land Use and Transportation Planning, Urban Design Forum, Nashville, TN, 2006

Private/Public Partnerships along Future Transit Lines, Railvolution, Chicago, IL, 2006

Historic Southend Story, National League of Cities, Charlotte, NC, 2006

Ashton South End

Charlotte, NC | Partner-in-Charge

Bahía Urbana

San Juan, Puerto Rico | Senior Landscape Architect

Brier Creek Master Land Use Plan

Raleigh, NC | Senior Landscape Architect

CATS System Station Area Planning

Charlotte, NC | Partner-in-Charge

Crescent NODA

Charlotte, NC | Partner-in-Charge

Downtown Kalamazoo Vision Plan

Kalamazoo, MI | Partner-in-Charge

Downtown Kannapolis-West Ave Master Plan

Kannapolis, NC | Partner-in-Charge

Downtown Silver Spring

Silver Spring, MD | Partner-in-Charge

Fountain Park District Urban Design Strategy

Rock Hill, SC | Partner-in-Charge

Second Ward Neighborhood Master Plan

Charlotte, NC | Principal-in-Charge

Stonewall Corridor Vision Plan

Charlotte, NC | Partner-in-Charge

Zhuhai Qinglv Road Corridor

Zhuhai, Peoples Republic of China | Partner-in-Charge

PROJECT EXPERIENCE

Location:
Charlotte, NC

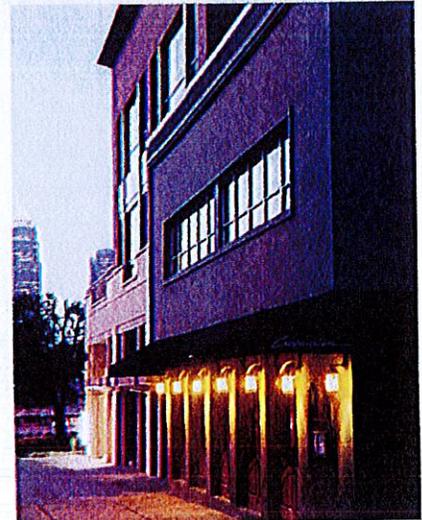
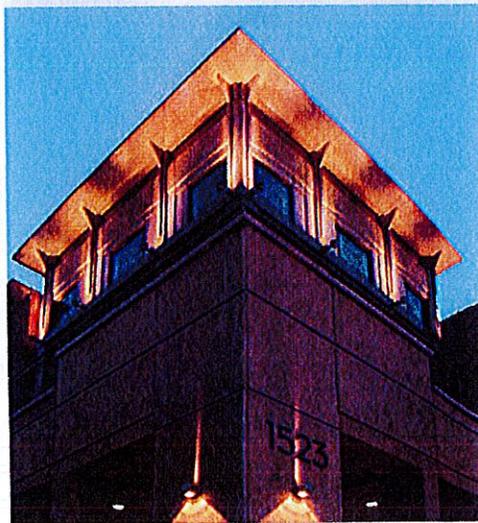
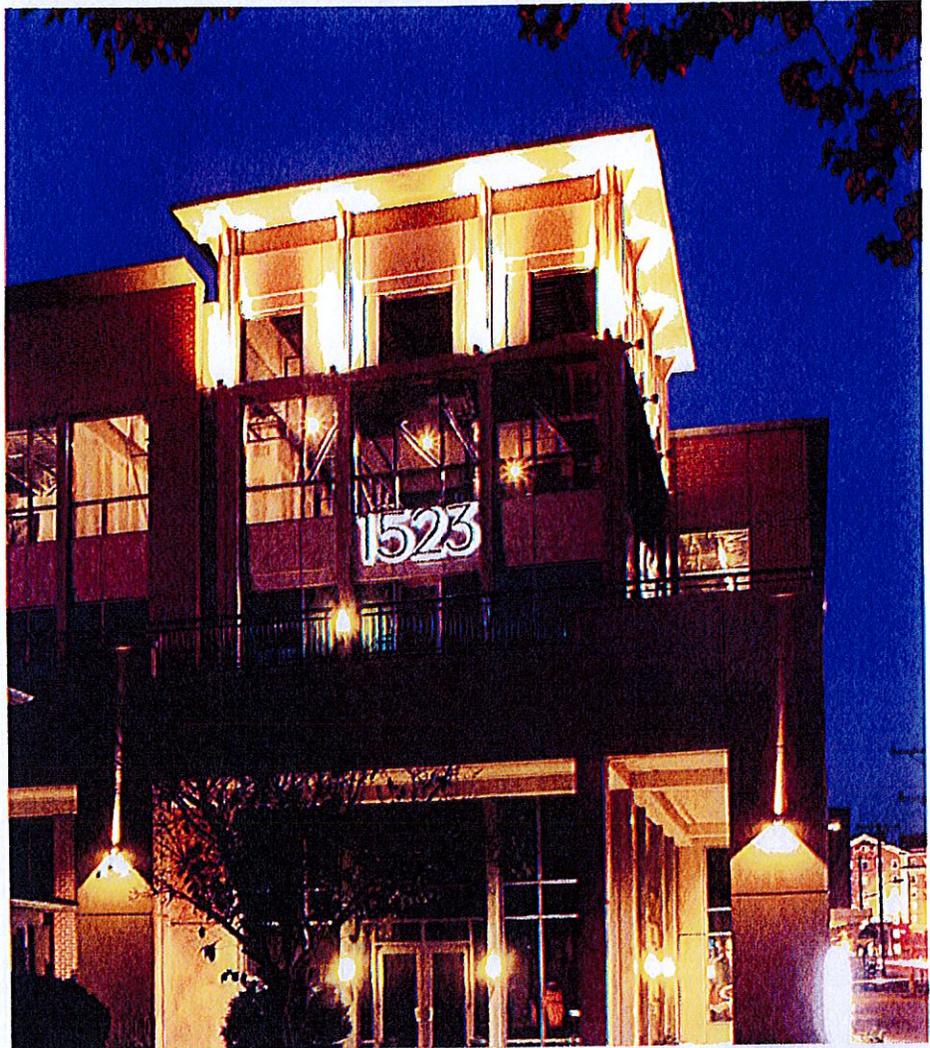
Size:
36,000 sf

1523 Elizabeth Avenue

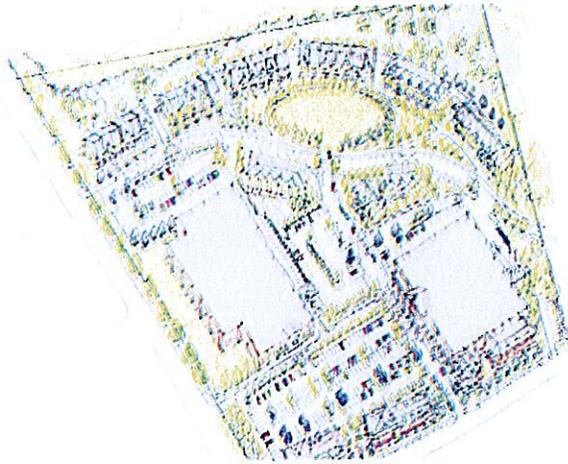
Designing a mixed-use building with 12,000 square feet of street level retail below two 12,000 square foot floors of office space along Charlotte's Elizabeth Avenue was a welcome opportunity for Little to create a thriving destination fully integrated with the distinctive residences and Class A workplaces surrounding it.

The mid-block location is within a six-block district master planned to undergo a major revitalization that will complement a series of districts bisecting Charlotte. In addition to responding to the current site and the requirement to activate Elizabeth Avenue, Little's design solution accommodates the master plan specification for a future pedestrian plaza connecting a large block of multi-family residences with the entertainment/commercial heart of the project.

This created an opportunity for Little to design a corner to accommodate a multi-level restaurant tenant with gracious views of the city skyline and activate two faces of the building for retail storefronts. Pedestrian spaces are amplified by a first level arcade and second level balcony space to increase the activity absorbed along the streetscape. As a direct result of Little's efforts, the client expanded the program for the building as Little discovered opportunities to further their goals for the building and the overall project.



PROJECT EXPERIENCE....continued



Davidson Commons

When Harris & Associates wanted to build a mixed-use development in Davidson, a town with extremely restrictive planning ordinances, we were asked to guide the project from inception through completion including rezoning.

By fusing expertise from our Mixed-Use/Marketplaces and Land Development teams, we optimized the balance between residential and commercial uses while

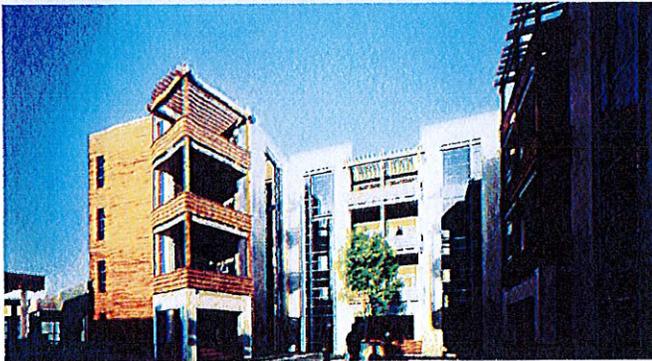
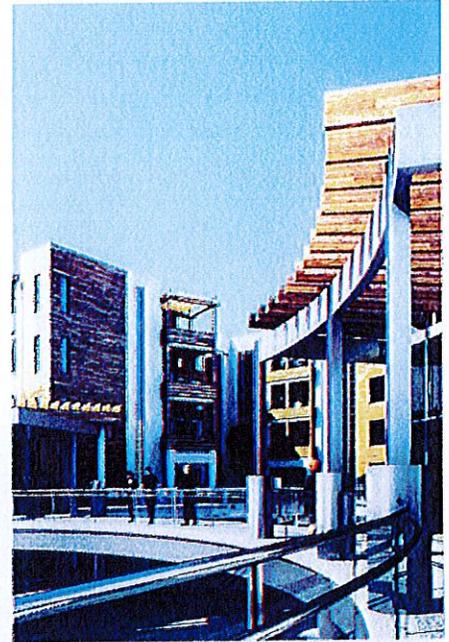
addressing design and rezoning issues.

Topographical features are used to create a village green that not only organized roadways and buffered the commercial and residential segments, but also resulted in an attractive development with a geometric flair that makes good business sense. Our design solution allowed for 25 percent more townhouses and 15 percent more commercial lease space, maximizing our client's return on investment.

Location:
Davidson, North Carolina

Size:
71,000 sf retail
19,000 sf office
7 townhouses

Client Name:
Davidson Commons



Tarzana

Vons Supermarkets, a long-time client of Little, owns many of the sites beneath their stores in Southern California. To increase density and use on these sites to make them financially viable for future return on investments, Vons partnered with Little to examine a traditional retail-only site in Tarzana, to determine the highest and best use of the land.

The low utilization of the single retail structure with surface parking in the northern Los Angeles County became financially unproductive to Vons, the land

owner. After meeting with Vons, Little proposed a dense yet well-choreographed mix of residential over structured and subterranean parking that exists behind street front, multi-story office and residential use buildings.

A Los Angeles vernacular of materials and styles, blended in the elevation design, is combined with an internal roundabout / courtyard and elevated pedestrian pathways to create an exciting retail and residential destination in the thriving neighborhood.

Location:
Tarzana, CA

Size:
64,000 sf

Client Name:
Vons Supermarkets



Waverly Place

Waverly Place once stood as an unsuccessful retail-only center suffering from challenging topography and site visibility issues resulting in an underutilized development. With Zapolski + Rudd's bold directive to "wipe the slate clean" and leave no configuration unexplored, Little introduced a dense but complementary

mix of uses enlivened by centers along a new main street with shopping and dining opportunities. Residential and structured parking areas are situated over and to the rear of the site. Waverly Place has been transformed into a signature residence and marketplace that performs successfully for all users – tenants, shoppers, diners and residents.

Location:
Cary, NC

Client Name:
Zapolski + Rudd



Elizabeth Avenue Redevelopment

Little has a knack for knowing how to maintain the character of a distinct, irreplaceable setting. So when Grubb Properties began its redevelopment of Elizabeth Avenue in Charlotte, who better to turn to than Little to help create an unparalleled multi-functional community that would preserve the dense urban infill site while attracting tenants. The firm was also challenged to accommodate the substantial topography fluctuations in the site and develop options that would energize street level activity.

By designing an innovative development that accommodates grocery, retail, restaurant, office, entertainment and residential uses under one umbrella, Little provided prospective tenants with multiple scenarios that enhance the strength of the district by creating a synergy between tenants and the community. The design solutions Little created also focus directly on Grubb Properties' leasing strategies and maintain the integrity of the overall urban environment.

Little's design expertise and business acumen has helped Grubb Properties enhance its position in tenant negotiations, with multiple tenants vying for key locations within the development.

Location:
Charlotte, NC

Client Name:
Grubb Properties

Location:
Raleigh, NC

Size:
464,000 sf / 800 beds

Cost:
\$48,000,000

Client Name:
Kane Realty Corporation

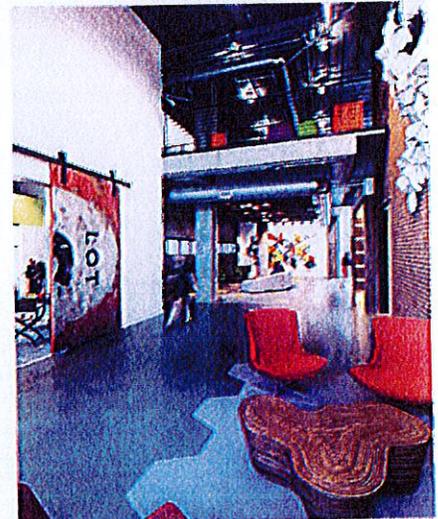
Client Contact
T.J. Barringer
Development Director
4321 Lassiter at North Hill Avenue
Suite 250
Raleigh, NC 27609
919.833.7755 ext. 235
tbarringer@kane-realtycorp.com



Stanhope II Mixed-Use & Student Housing Development

Stanhope Center 2 is located on an approximate 4-acre site adjacent to NC State University in Raleigh NC. This mixed use project's provides upscale student housing options for students attending NC State University and other surrounding universities. The modern warehouse design is intended to reflect the historic character of Hillsborough Street. It incorporates apartment style housing for students with **first level retail** along historic Hillsborough Street, wrapping an internal elevated above grade parking structure.

The program includes 300 apartment style units sleeping 800 students with a mix of 1,2,3, and 4 bedroom units with private bathrooms. Amenities include a Cyber Café, Game Room, Fitness Center, and multiple study lounges strategically placed throughout the building. Outdoor recreation options include a swimming pool and sundeck along with an outdoor living room with multiple seating options, large screen television, fire pit, and barbeque grills.





LOCATION
Prince George's County, MD

CLIENT
The Peterson Companies

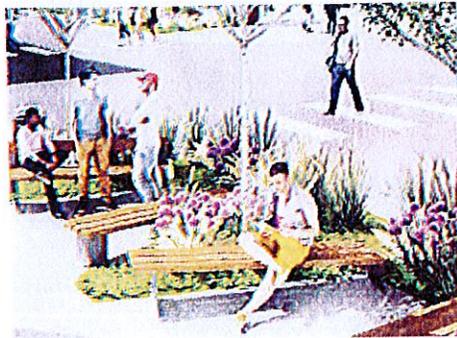
MARKET
Mixed-Use Development, Resort/Destination

NATIONAL HARBOR

While an extraordinary site certainly contributes to the success of a waterfront project, the creation of a truly unique place requires the desire to embrace the natural setting and integrate it into a human-scaled setting that engages the senses. This is achieved at National Harbor, an ambitious 300-acre urban mixed-use project perched along the Potomac River in Prince George's County, Maryland.

The first phase encompasses nearly 500,000 square feet of office space, 2,500 residential units, 4,000 hotel rooms, a convention center, luxury resort with a marina and over one million square feet of retail, dining and entertainment offerings aligned with scenic parks, public spaces and a magnificent collection of public art.

National Harbor is oriented toward the river, with street pattern and building placement designed to provide physical and visual riverfront access. Significant views are preserved and prominent landmarks are framed, which include famous monuments around the Washington, DC metro area. Visitors and residents can enjoy the greatest public amenity on the Potomac waterfront, which is 1.5 miles long and includes Harborwalk, a trail that is part of the Potomac Heritage National Scenic Trail, a marina, public pier with water taxi service and National Plaza.



LOCATION
Reston, VA

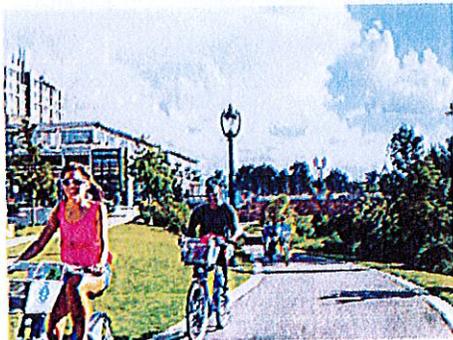
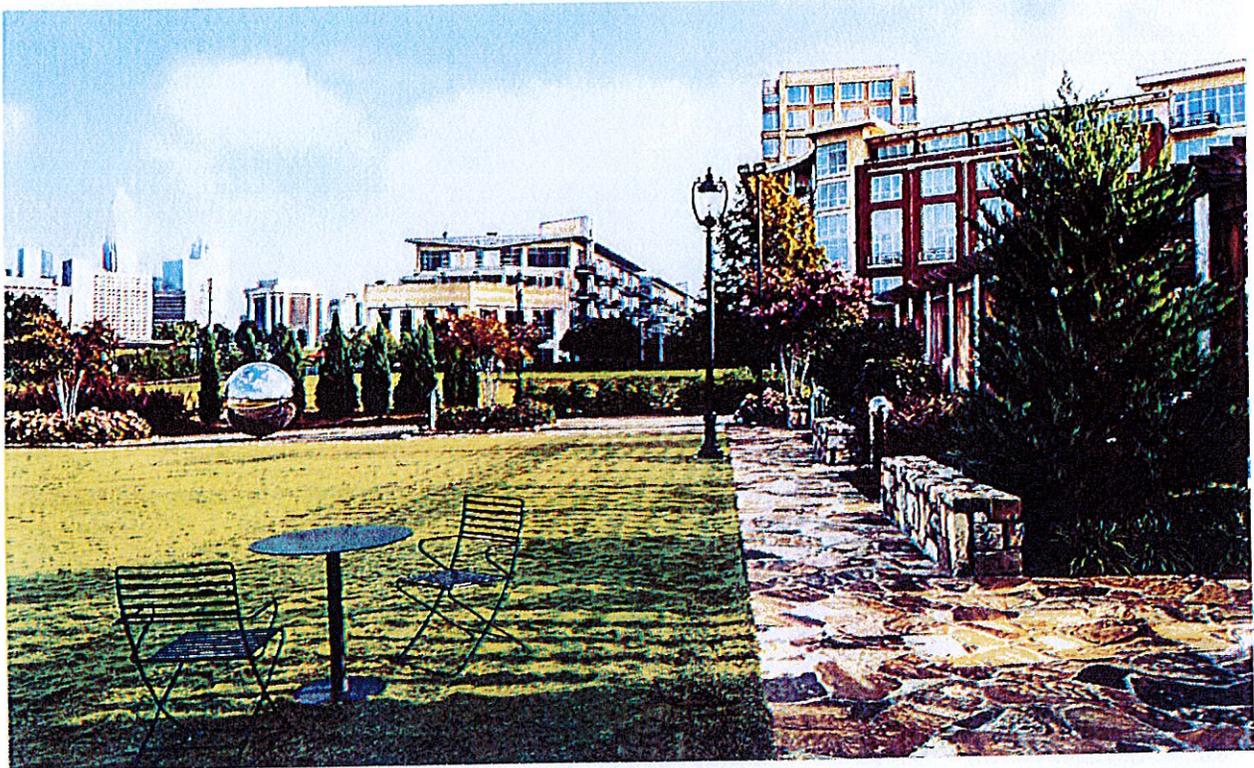
CLIENT
Fairfield Residential

MARKET
Mixed-Use Development, Open Space and Public Space

RESTON CRESCENT

Reston Crescent is a mixed-use development located south of Reston Town Center. This 36 acre site is situated at the future Silver Line Reston Town Center Metro Station. LandDesign is providing urban design, landscape architecture and entitlements services for the project. The current master plan proposes over 1 million square feet of office space, 2,260 residential units, and 6 acres of public open space, all located within 1/3 mile of the metro station.

The design delivers a high quality urban experience that is easily accessible by metro, car and pedestrians. This walkable and connected community will provide unique pedestrian moments for residents and visitors. The streetscapes have been designed to be an extension of the onsite urban park systems. These streetscapes and public parks create a complete activated public realm. The highlight of the development is a 4 acre signature urban park with a waterside cornice which will include a pond overlook, multi-purpose lawn and custom playground. The space has been developed to accommodate seasonal programs such as movie night over the water, concerts on the green and art festivals.



LOCATION
Charlotte, NC

CLIENT
Mecklenburg County Park & Recreation

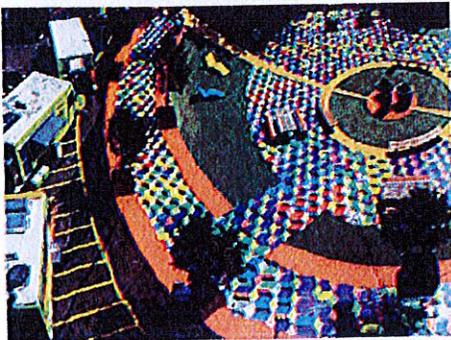
MARKET
Open Space & Recreation Planning

LITTLE SUGAR CREEK GREENWAY

Little Sugar Creek extends over 15 miles and traverses 17 neighborhoods; is crossed by roads 23 times; and passes by eight shopping centers, 10 schools, and 6 parks. The greenway will pass through urban, suburban, and rural areas. Within a half-mile of the creek live 40,000 people, and the greenway will be tied to the community at several key locations along its path.

Until recently, the creek has been mainly overlooked—a stormwater channel largely out of sight and out of mind. In undertaking the master planning of the Little Sugar Creek Greenway, LandDesign's goal was to strike a balance between environment and community by restoring water quality and natural habitats and by providing a natural amenity and asset to the communities it connects. Providing a viable alternative mode of transportation for a wide range of users, the trail links neighborhoods, schools, employment and retail nodes, and places of interest.

During the planning process, environmentally sensitive areas were identified with the goals of improving water quality and protecting natural areas. In an attempt to bring the creek closer to its natural state, the master plan includes uncovering the creek in several urban areas where it had been built over.



LOCATION
Tysons, VA

CLIENT
The Meridian Group

MARKET
Mixed-Use Development, Transportation Oriented Design

THE BORO

LandDesign is providing urban design, landscape architecture, and entitlements services since 2010 for the dynamic 17 acre mixed-use TOD development anchored by the former SAIC headquarters and Greensboro Metro Station in the heart of bustling Tysons, VA. The Bethesda-based Meridian Group, which acquired the four-building SAIC campus in July 2013, has re-branded the development as "The Boro".

The current master plan for The Boro calls for 2.6M-3.8M SF of commercial and approximately 1,700 residential units, all located almost entirely within a 1/4 mile of the metro station. Organized around a dynamic, multi-level public realm that considers the adjacent Westpark Plaza, LandDesign's concepts provide for strong pedestrian connectivity running through the entire site. Over 5 acres of bold urban open space both at grade and elevated take advantage of the topography throughout the site with a series of unique overlooks with skyline views. The public realm is defined by sculptural features, unique paving, lush landscaping, and exceptional site furnishings. The modern aesthetic is softened by vegetated Low-impact-Development (LID) stormwater management features. These bioretention features retain the first inch of rainfall on-site, a significant reduction in runoff volume.



ALAFAYA (EAST)

LandDesign provided master planning and entitlements for this 20-acre park of 1900 units, 300,000 s.f. of retail and 50,000 s.f. of office space. Located in Southeast Orlando encompassing the University of Central Florida, Orlando International Airport and an array of master-planned communities, where the pace of growth is accelerating.

LOCATION
Orlando, FL

CLIENT
Alexander Investments International, Inc.

MARKET
Master Planning

LITTLE

ORLANDO FL

201 S. Orange Avenue, Suite 940
Orlando, FL 32801
407 218 8282

LandDesign.

ORLANDO FL

100 South Orange Avenue
Suite 700
Orlando FL 32801
407 270 7800

COVER IMAGE | NATIONAL HARBOR PRINCE GEORGE'S COUNTY, MD

ORDINANCE NO. 2017-01

AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA, ESTABLISHING A TEMPORARY 180 DAY MORATORIUM WITHIN THE CITY OF EDGEWOOD PROHIBITING THE ESTABLISHMENT AND OPERATION OF QUALIFIED DISPENSING FACILITIES FOR LOW-THC AND MEDICAL CANNABIS AND MEDICAL MARIJUANA TREATMENT CENTERS FOR MARIJUANA FOR MEDICAL PURPOSES DURING THE 180 MORATORIUM PERIOD; PROVIDING FOR FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, in 2014, the Florida Legislature passes the Compassionate Medical Cannabis Act of 2014, legalizing the cultivation, processing and dispensing of low-THC cannabis by qualified dispensing organizations to qualified patients; and

WHEREAS, in 2016, the Florida Legislature amended the Compassionate Medical Cannabis Act of 2014, legalizing the cultivation, processing and dispensing of medical cannabis and derived products by qualified dispensing organizations to eligible patients; and

WHEREAS, Constitutional Amendment No. 2 was approved by the voters of the State of Florida on November 8, 2016 by a margin of 71.3% in favor of the amendment to 28.8% opposed, and will become effective on January 3, 2017; and

WHEREAS, Constitution Amendment No. 2 provides for facilities for the medical use of marijuana, to be known as Medical Marijuana Treatment Centers ("MMTCs"); and

WHEREAS, Constitutional Amendment No. 2 provides that the Department of Health is to promulgate rules within six months after the effective date of the Amendment that provide, among other things, for the registration of MMTCs no later than nine months after the effective date of the Amendment; and

WHEREAS, future legislation may further expand the legal use of low-THC and medical cannabis and marijuana for medical purposes in Florida; and

WHEREAS, the City of Edgewood desires to study the impacts of qualified dispensing organizations for dispensing low-THC and medical cannabis and MMTCs for dispensing marijuana for medical purposes; and

WHEREAS, the City Council of the City of Edgewood intends, as part of its study, to provide regulatory guidance for the establishment and operation of qualified dispensing organizations for dispensing low-THC and medical cannabis and MMTCs for dispensing marijuana for medical purposes within the City of Edgewood; and

WHEREAS, the City Council of the City of Edgewood finds that enacting this temporary moratorium is appropriate to protect the health, safety, and general welfare of its citizens.

NOW, THEREFORE, be it enacted by the City Council of the of Edgewood, Florida on this _____ day of 2017 as follows:

Section 1. Findings. The above recitals are incorporated herein as Findings of Fact.

Section 2. Moratorium on the Establishment and Operation of Qualified Dispensing Organizations for Dispensing Low-THC and Medical Cannabis and Medical Marijuana Treatment Centers.

- a. A temporary moratorium is in effect prohibiting the acceptance, processing, or approval of any application, including any application for a business tax receipt, within the City of Edgewood, Florida, relating to the establishment or operation of qualified dispensing organizations for dispensing low-THC and medical cannabis and Medical Marijuana Treatment Centers for dispensing marijuana for medical purposes from the effective date of this Ordinance until the date 180 days after the effective date of this Ordinance, until the City Council approves and enacts land development regulations addressing the uses subject to this moratorium, or until the City Council approves an enacts an Ordinance terminating this moratorium, whichever occurs first;
- b. During the effectiveness of the moratorium, the City shall study the establishment and operation of qualified dispensing organizations for dispensing low-THC and medical cannabis and Medical Marijuana Treatment Centers for dispensing marijuana for medical purposes;
- c. City staff shall report its findings to the City Council, together with any recommended ordinance for the City Council's consideration, prior to the expiration of the temporary moratorium; and
- d. If the City requires additional time to complete the study and provide its recommendations to the City Council, the Council may consider extending the moratorium through a subsequent ordinance providing the justification for the extension, with the extension of the moratorium subject solely to the Council's discretion, provided, however, that the moratorium shall not be unnecessarily extended so as to prevent the establishment or operation of qualified dispensing organizations for dispensing low-THC and medical cannabis and Medical Marijuana Treatment Centers for dispensing marijuana for medical purposes within the City of Edgewood.

Section 3. Non-codification. The provisions of this Ordinance, being temporary in nature, are not intended to be codified as a part of the Code of Ordinances of the City of Edgewood.

Section 4. Severability. If any section, sentence, phrase, word or portion of this ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

Section 5. Conflicts. All ordinances that are in conflict with this Ordinance are hereby repealed.

Section 6. Effective Date. This Ordinance shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2017, by the City Council of the City of Edgewood, Florida.

PASSED ON FIRST READING: **January 17, 2017**

PASSED ON SECOND READING: **February 21, 2017**

John Dowless, Council President

ATTEST:

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

ORDINANCE NO. 2017-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, FLORIDA ESTABLISHING A TEMPORARY MORATORIUM WITHIN THE JURISDICTIONAL LIMITS OF THE CITY OF EDGEWOOD ON ACCEPTANCE, REVIEW, PROCESSING, OR APPROVAL OF APPLICATIONS FOR DEVELOPMENT, BUILDING PERMITS, SITE PLANS, ZONING APPROVALS, SPECIAL EXCEPTIONS, AND DEVELOPMENT ORDERS THAT WOULD ALLOW NEW DEVELOPMENT OR CHANGE OF EXISTING USES TO ANY OF THE FOLLOWING USES ON PROPERTIES WHICH ARE BOTH LOCATED WITHIN THE C-1, C-2 OR C-3 ZONING DISTRICTS AND ADJACENT TO ORANGE AVENUE, HOFFNER AVENUE, GATLIN AVENUE, HANSEL AVENUE, OR HOLDEN AVENUE: PUBLISHING PLANTS, SKATING RINKS, FROZEN FOOD LOCKERS, AMUSEMENT AND RECREATIONAL FACILITIES IN WHICH THE AMUSEMENT AND RECREATIONAL ACTIVITIES DO NOT OCUR WITHIN A FULLY ENCLOSED STRUCTURE (INCLUDING MINIATURE GOLF COURSES, GO-CART TRACKS, GOLF DRIVING RANGES, BASEBALL BATTING RANGES AND TRAMPOLINE CENTERS), MECHANICAL GARAGES, HEATING AND AIR CONDITIONING SALES AND SERVICE, WHOLESALE BAKERIES, SOFT DRINK BOTTLING, PRODUCTS TESTING (MATERIALS, EQUIPMENT, OR PRODUCTS), MACHINE SHOPS, MANUFACTURING, STORAGE AND WHOLESALE DISTRIBUTION WAREHOUSES, TRADE SHOPS (EXCEPT FOR CABINET MAKERS AND UPHOLSTERING) TIN SMITHS, RUG AND CARPET CLEANING, MATTRESS RENOVATIONS, ELECTRICAL SHOPS, ROOFING SHOPS, PLUMBING SHOPS, CAR WASHES, CONFECTIONARY MANUFACTURE, FURNITURE STRIPPING, GARMENT MANUFACTURING, VEHICULAR BODY AND PAINTING SHOPS, BUS REPAIR, CAB REPAIR, LIGHT TRUCK REPAIR, MEAT PROCESSING (INCLUDING STORAGE, CUTTING, AND DISTRIBUTION), WHOLESALE PRODUCTS DISTRIBUTION, WHOLESALE COMMERCIAL ESTABLISHMENTS THAT OCCUPY MORE THAN 50,000 SQUARE FEET, MACHINERY SALES, MACHINERY RENTAL, MACHINERY STORAGE, OUTDOOR STORAGE OF MERCHANDISE, OUTDOOR STORAGE OF PARTS OR OTHER EQUIPMENT, BUILDING MATERIAL STORAGE, CONTRACTORS' STORAGE AND EQUIPMENT YARDS (INCLUDING WELL DRILLING EQUIPMENT AND LAND CLEARING EQUIPMENT), MINIWAREHOUSES, MILK BOTTLING AND DISTRIBUTION PLANTS, ICE CREAM MANUFACTURING, CITRUS PROCESSING, WELDING SHOPS, NEW AND OFF-SITE FACTORY RECONDITIONED AUTOMOBILE PARTS, COIN LAUNDRIES, THRIFT STORES, OPEN AIR FLEA MARKETS, AUCTIONS, RADIO BROADCASTING AND TELECASTING STATIONS STUDIOS AND OFFICES, NEW OR USED

47 CAR OR BOAT SALES, ADOPTING FINDINGS OF FACT; DIRECTING
48 STAFF TO STUDY AND DEVELOP LAND DEVELOPMENT CODE
49 PROVISIONS AND OTHER RECOMMENDATIONS RELATED TO THE
50 C-2 AND C-3 ZONING DISTRICTS; PROVIDING AN ADMINISTRATIVE
51 RELIEF PROCEDURE; PROVIDING FOR SEVERABILITY,
52 CONFLICTS, AND AN EFFECTIVE DATE.
53

54 WHEREAS, the City is granted the authority, under Section 2(b), Art. VIII of the State
55 Constitution, and Section 166.021, Florida Statutes, to exercise any power for municipal
56 purposes, except when expressly prohibited by law; and
57

58 WHEREAS, the City is engaged in the process of examining the future development and
59 redevelopment of the Orange Avenue corridor; and
60

61 WHEREAS, the C-1, C-2 and C-3 zoning districts may contain certain permitted and
62 special exception uses that are not consistent with the City and community's vision for future
63 development and redevelopment along the Orange Avenue corridor; and
64

65 WHEREAS, the C-1, C-2 and C-3 zoning districts contain several permitted and special
66 exception uses that are more industrial in character than the commercial intent of the existing
67 zoning districts; and
68

69 WHEREAS, the City may consider adopting a new zoning district tailored to the Orange
70 Avenue Corridor and the City and community's vision for future development and
71 redevelopment; and
72

73 WHEREAS, the City Council finds and determines that during the period in which the
74 City examines the most appropriate uses and considers further action related to the Orange
75 Avenue corridor, it is appropriate and necessary to enact a temporary moratorium to ensure that
76 no additional properties be converted to uses or activities that may be inconsistent with future
77 zoning activities; and
78

79 WHEREAS, This Ordinance is adopted in good faith, is not discriminatory against any
80 property owner along the Orange Avenue Corridor, is of limited duration, and is appropriate to
81 the development of the amendments of the City's Zoning Code; and
82

83 WHEREAS, the City Council finds this ordinance to be in the best interests of the public
84 health, safety, and welfare of the citizens of Edgewood.
85

86 NOW THEREFORE, IT IS HEREBY ORDAINED BY THE CITY OF
87 EDGEWOOD, FLORIDA:

88 SECTION 1. RECITALS. The foregoing recitals are hereby ratified and fully
89 incorporated herein by reference as legislative findings of the City Council of the City of
90 Edgewood.
91

92 **SECTION 2. TEMPORARY MORATORIUM.** Beginning on the effective date of
93 this ordinance and continuing for a period of 180 days, or sooner if provided by an ordinance of
94 the City Council, a moratorium is hereby imposed upon the accepting, review, processing or
95 approval of applications for development activities, including building permits, site plans, zoning
96 approvals, special exceptions and development orders that would allow new development or
97 change of uses to any of the uses described below. This moratorium shall only be applicable to
98 properties that are both located within the C-1, C-2 or C-3 zoning district and located adjacent to
99 Orange Avenue, Hoffner Avenue, Gatlin Avenue, Hansel Avenue or Holden Avenue. The uses
100 to which this moratorium shall apply are as follows:

- 101 publishing plants;
- 102 skating rinks;
- 103 frozen food lockers;
- 104 amusement and recreational facilities such as, but not limited to, miniature golf courses,
105 go cart tracks, golf driving ranges, baseball batting ranges and trampoline centers, where such
106 amusement and recreational activities do not occur within a fully enclosed building;
- 107 mechanical garages
- 108 heating and air conditioning sales and service facilities;
- 109 wholesale bakeries;
- 110 soft drink bottling;
- 111 testing of materials, equipment, and products;
- 112 machine shops;
- 113 manufacture of scientific, electrical, optical and precision instruments or equipment;
- 114 manufacture of novelties and souvenirs;
- 115 storage and wholesale distribution warehouses;
- 116 trade shops (other than cabinet makers and upholsterers), tinsmiths, rug and carpet
117 cleaning facilities, mattress renovation facilities, and electrical, roofing, plumbing, or welding
118 shops;
- 119 car washes;
- 120 confectionary manufacturing facilities;
- 121 furniture stripping;
- 122 garment manufacturing;
- 123 milk bottling and distribution plants;
- 124 ice cream manufacturing facilities;
- 125 citrus processing facilities;
- 126 welding shops;
- 127 new and off-site factory reconditioned automobile parts;
- 128 miniwarehouses;
- 129 open-air flea markets;
- 130 auctions;
- 131 radio broadcasting and telecasting stations, studios, and offices;
- 132 bus, cab, and light truck repair;
- 133 meat storage, cutting, and distribution facilities;
- 134 wholesale products distribution;
- 135 wholesale commercial establishments occupying more than 50,000 square feet;
- 136 machinery sales, rental, and storage lots;
- 137

138 outdoor storage of merchandise, parts or other equipment except as allowed by City of
139 Edgewood Code of Ordinances, Section 134-376 (11) or Section 134-406(12);
140 building material storage and sales lots;
141 contractors' storage and equipment yards, including well drilling equipment and land
142 clearing equipment;
143 coin laundries;
144 new and
145 thrift stores selling donated merchandise;
146 now and factory reconditioned automotive parts sales; and
147 any other uses substantially similar to the uses described above which are not otherwise
148 expressly permitted by the Code of Ordinances.
149

150 **SECTION 3. EXPIRATION OF THE TEMPORARY MORATORIUM.** The
151 temporary moratorium imposed by Section 2 of this Ordinance shall expire 180 days from the
152 effective date of this ordinance, or at an earlier date if provided by ordinance of the City of
153 Edgewood. If the City requires additional time to complete the enactment of amending zoning
154 regulations applicable to the property subject to this moratorium, the City Council may consider
155 extending the moratorium through a subsequent ordinance providing the justification for the
156 extension.
157

158 **SECTION 4. RECOMMENDATIONS FOR LAND DEVELOPMENT CODE.** City
159 Staff is hereby directed to continue to examine the current land use regulations and make
160 recommendations to the City Council and Planning and Zoning Commission related to updated
161 the land use regulations applicable to properties located along the Orange Avenue Corridor and
162 to make recommendations for any amendments to the land use regulations applicable to said
163 properties within a reasonable time before the expiration of this moratorium.
164

165 **SECTION 5. ADMINISTRATIVE RELIEF PROCEDURE.**
166

167 (a) The City Council may authorize exceptions to the moratorium imposed by this
168 Ordinance when it finds, based upon substantial competent evidence presented to it, that deferral
169 of action on an application for permit, development order, or other official action of the City for
170 the duration of the moratorium would impose an extraordinary hardship on a landowner or
171 petitioner.
172

173 (b) A request for an exception based upon extraordinary hardship shall be filed with
174 the City Clerk, including a non-refundable fee of \$350.00 by the owner/petitioner, or the
175 petitioner with the consent of the owner/petitioner, to cover processing and advertising costs, and
176 shall include a recitation of the specific facts that are alleged to support the claim of
177 extraordinary hardship.
178

179 (c) A public hearing on any request for an exception for extraordinary hardship shall
180 be held by the City Council at the first regular meeting of the City Council that occurs after the
181 expiration of the period for publication of notice of the request for an exception.
182

183 (d) Notice of filing of a request for an exception, and the date, time, and place of the
184 hearing thereon shall be published once at least 7 days prior to the hearing in a newspaper of
5 general circulation within the city limits of the City of Edgewood, Florida.
36

187 (e) In reviewing an application for an exception based upon a claim of extraordinary
188 hardship, the City Council shall consider, at a minimum, the following criteria:
189

- 190 (1) The extent to which the applicant has, prior to the effective date of this
191 Ordinance, received a permit or approval to conduct a use subject to this
192 moratorium.
193
- 194 (2) The extent to which the applicant has, prior to the effective date of this
195 Ordinance, made a substantial expenditure of money or resources in
196 reliance upon a permits or approvals of the City of Edgewood directly
197 associated with a use subject to this moratorium.
198
- 199 (3) Whether the moratorium will expose the applicant to substantial monetary
200 liability to third persons; or would leave the applicant completely unable,
201 after a thorough review of alternative solutions, to earn a reasonable
202 investment backed expectation on the real property that is affected by this
203 Ordinance.
204

205 (f) At a minimum, the City Council shall consider the following non-exclusive
206 factors under the criteria set forth in subsection (e) above:
207

- 208 (1) The history of the property;
209
- 210 (2) The history of the commercial, business or any use on the property; and
211
- 212 (3) The location of the property.
213

214 (g) At the conclusion of the Public Hearing and after reviewing the evidence and
215 testimony placed before it, the City Council shall act upon the request either to approve, deny, or
216 approve in part and deny in part the request made by the applicant.

217 **SECTION 6. SEVERABILITY.** It is hereby declared to be the intention of the City
218 Council that the sections, paragraphs, sentences, clauses and phrases of this Code are severable,
219 and if any phrase, clause, sentence, paragraph or section of this Code shall be declared
220 unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such
221 unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs
222 and sections of this Code.

223 **SECTION 7. CONFLICTS.** All ordinances or parts of ordinances in conflict with this
224 Ordinance are hereby repealed.

225 **SECTION 8. EFFECTIVE DATE.** This Ordinance shall become effective immediately
226 upon its passage and adoption.

227 PASSED ON FIRST READING THIS _____ DAY OF _____, 2016.

228
229 PASSED AND ADOPTED THIS _____ DAY OF _____, 2016.

230
231
232 CITY OF EDGEWOOD, FLORIDA
233 CITY COUNCIL

234
235
236 _____
237 John Dowless, Council President

238 ATTEST:

239
240 _____
241 Bea Meeks, City Clerk

RESOLUTION 2017-01

**A RESOLUTION OF THE CITY OF EDGEWOOD COMMENDING THE
FLORIDA ASSOCIATION OF CITY CLERKS FOR ITS 45TH ANNIVERSARY.**

WHEREAS, the Florida Association of City Clerks (FACC) was established in 1972 to promote and develop the educational and professional status of Florida city clerks; and

WHEREAS, the primary objective of the FACC is to educate the city clerks in the State of Florida; and

WHEREAS, the FACC works in conjunction with the International Institute of Municipal Clerks to provide Certified Municipal Clerk (CMC) and Master Municipal Clerk (MMC) certification for city clerks; and

WHEREAS, the FACC strives to help increase the efficiency of city clerk functions, increase cooperation and assistance with city administrators, gather and disseminate information to improve procedures, and improve the efficiency of the administration of municipal government; and

WHEREAS, the FACC currently has more than 575 members in seven districts throughout the state; and

WHEREAS, the FACC is proud to have one of the largest certification programs in the country with more than 200 Certified Municipal Clerks and more than 100 Master Municipal Clerks among its members; and

WHEREAS, the FACC provides educational opportunities for clerks through its annual summer conference and academy and fall academy, webinars, district mini-academies and Athenian Dialogues; and

WHEREAS, the FACC provides a discussion forum by which members may post inquiries when researching best practices for programs, issues and opportunities within Florida's cities; and

WHEREAS, the year 2017 is the 45 anniversary of the FACC, which is an occasion worth of special recognition.

WHEREAS, the city of Edgewood is proud to offer membership into FACC for Bea L. Meeks, MMC, City Clerk and Sandy Repp, Administrative Assistant.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF EDGEWOOD:

Section 1. That the City of Edgewood congratulates the FACC on its 45th anniversary.

Section 2. That a copy of this resolution be provided to the FACC Board of Directors.

PASSED AND ADOPTED by the City of Edgewood this **21st** day of **February, 2017**.

John Dowless
Council President

ATTEST: _____
Bea L. Meeks, MMC, CPM, CBTO
City Clerk

MHR Group LLC

13190 SW 134Th St
Miami, FL 33186

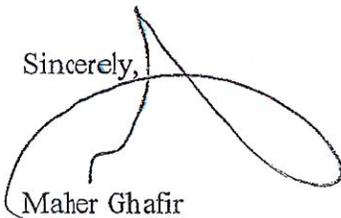
01/16/2017

To Whom It May Concern:

RE: 5637 Lake Mary Jess Shores Ct. Orlando, FL 32839

We purchased this property at the Orange County foreclosure auction on August 26, 2016. After purchasing the property we met with Officer Debbie Wallace and she informed us of the active code violations on the property. It took us some time to gain possession of the home due to squatters being present, which she was aware of. After the eviction process took place and we gained legal possession of the property, we immediately began working to remedy the issues. We have now addressed and fixed all outstanding violations on the property. Having just purchased this property at auction, we inherited the violations and fines to no fault of our own and diligently fixed the issues. We are asking to have the lien removed and all fees waived. Thank you for you help and consideration in resolving this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Maher Ghafir". The signature is stylized with a large, sweeping loop that extends to the left and then curves back to the right, crossing over itself.

Maher Ghafir

MHR Group LLC

\$11,700

missed
of 1 yr

BEFORE THE CODE ENFORCEMENT HEARING OFFICER
OF THE CITY OF EDGEWOOD, FLORIDA

CITY OF EDGEWOOD
FLORIDA, a municipal corporation,

Petitioner,

vs.

CE CASE NO.: 16500076

WILLIAM WATER ASH,

Respondent/Owner,

GMAC MORTGAGE LLC,

Mortgagee,

GREEN TREE SERVICING, LLC.,

Mortgagee Agent.

DOCH 20160373231
07/20/2016 01:06:38 PM Page 1 of 3
Rec Fee: \$27.00
Martha O. Haynie, Comptroller
Orange County, FL
MB - Ret To: CODE ENFORCEMENT OFFICE



FINDINGS OF NOTICE AND NON-COMPLIANCE,
CONCLUSIONS OF LAW, AND ORDER OF FINE

This cause was heard on the 13th day of July, 2016 before the undersigned Hearing Officer after due and legal notice to Respondent and public hearing. The Respondent, WILLIAM WALTER ASH, was present at the hearing; and the undersigned, having heard testimony, and being otherwise duly advised in the premises, makes the following FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. The property which is the subject of this code enforcement action is located at 5637 Lake Mary Jess Shores Court, Edgewood, Florida 32839.

2. The Respondent was properly and legally noticed on June 27, 2016 of this July 13, 2016 Code Enforcement Hearing Officer "Massey" Hearing, consistent with City Code and Chapter 162, Fla. Stat.

3. The testimony and evidence given to the Hearing Officer at this legally noticed hearing was that the aforesaid property did not come into compliance on or before June 9, 2016, as required by the Findings of Fact, Conclusions of Law, and Order, entered by the Hearing Officer on May 25, 2016, and, in fact, remains in non-

compliance at the time of this hearing. Therefore, the Respondent in CEB Case No. 16500076, did not timely comply with the Code Enforcement Hearing Officer's Order, and a fine will be imposed as set forth in that Order.

4. The property was inspected by the City's Code Enforcement Officer and the property remains in noncompliance on the date and at the time of this July 13, 2016 hearing.

BASED ON THE FOREGOING IT IS ORDERED that:

1. Respondents in CE Case No. 16500076, is in continuing violation of City Code, Section 134-515(d)(e) and IPMC Sec. 303.1 and IPMC Sec. 303.2, and a fine is entered in the amount of \$11,700.00, representing 34 days of non-compliance of the condition of the swimming pool and 44 days of non-compliance for the screen gate not being secured. The fines incurred for these violations were ordered at \$150.00 per day for each and separate violation. This fine will continue to accrue daily until the violation is corrected.

2. The condition of the property constitutes a serious and imminent threat to the public health, safety, and welfare. Therefore, by this Order, the Hearing Officer requests the City of Edgewood governing body direct City staff to abate this condition and code violation; and thereafter, charge the violator/Respondent with the reasonable cost of repairs.

3. A Certified copy of this Order may be recorded in the Public Records of Orange County and shall constitute notice to any subsequent purchasers, successors in interest, or assigns of all real and personal property owned by the violator, and the findings herein shall be binding upon the violator and any subsequent purchasers, successors in interest, or assigns.

This Order may be appealed to the Circuit Court within thirty (30) days of its execution.

ORDERED at Edgewood, Florida on July 14th, 2016.



William E. Reischmann, Jr., Esquire
Code Enforcement Hearing Officer

COPIES TO:

Copies to: William Walter Ash *via Certified Mail, Return Receipt Requested*
5653 Lake Mary Jess Shores Court
Edgewood, Florida 32839

GMAC Mortgage LLC
1100 Virginia Drive
Fort Washington, PA 19034

Green Tree Servicing LLC
RC BK KE
7360 S. Kyrene Rd., Mail Stop T330
Tempe, AZ 85283

Debbie Cabales, Code Enforcement Officer
D. Andrew Smith, City Attorney

G:\Docs\Reischmann\MRS\FILES\WER\Cities\Edgewood\Ash - 5637 LM Jess Massey HEaring Order.doc

C. Shannon Patterson
Notary

July 20, 2014
Date

