

Ray Bagshaw
Mayor

Ben Pierce
Council Member

Susan Fortini
Council Member

John Dowless
Council President

Lee Chotas
Council Member

Richard Alan Horn
Council Member

CITY COUNCIL AGENDA
Regular Meeting
City Hall – Council Chamber
405 Larue Avenue, Edgewood, Florida
Tuesday, August 21, 2018
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. PRESENTATION

E. CONSENT AGENDA

1. Review and Approval of Minutes

- **(Pgs. 1-7)** July 17, 2018 City Council Meeting Minutes
- **(Pgs. 8-12)** July 21, 2018 City Council Workshop Minutes
- **(Pgs. 13-15)** July 30, 2018 City Council Budget Workshop Minutes
- **(Pgs. 16-17)** August 7, 2018 City Council Budget Workshop Minutes

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

F. ORDINANCES

None.

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

1. **ORDINANCE 2018-09** – AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING CHAPTER 134 OF THE CODE OF ORDINANCES TO CREATE A NEW ZONING DISTRICT; PROVIDING FOR DEFINITIONS; PROVIDING FOR PERMITTED, CONDITIONAL, AND PROHIBITED USES WITHIN THE NEW ZONING DISTRICT; PROVIDING FOR DEVELOPMENT STANDARDS AND REGULATIONS WITHIN THE NEW ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE.

(Pgs. 18-69) Final Edited Version

(Pgs.70-125) Blueline Version For Comparison to Ordinance in First Reading

2. (Pg. 126) **RESOLUTION NO. 2018-05** - A RESOLUTION OF THE CITY OF EDGEWOOD, FLORIDA, DECLARING ITS INTENT TO CONSIDER REZONING PROPERTIES LOCATED ALONG AND ADJACENT TO STATE ROAD 527 CURRENTLY ZONED C-1, C-2, OR C-3, TO THE EDGEWOOD CENTRAL DISTRICT ZONING CATEGORY

H. UNFINISHED BUSINESS**I. NEW BUSINESS**

1. (Pg. 127) **RESOLUTION No. 2018-03** - A RESOLUTION OF THE CITY OF EDGEWOOD, FLORIDA DECLARING A 2008 FORD F-150, WITH VIN 1FTRW14W58KC50103 TO BE SURPLUS AND AUTHORIZING THE SALE OF SAME
2. (Pgs. 128-129) **RESOLUTION NO. 2018-04** - A RESOLUTION OF THE CITY OF EDGEWOOD HONORING FIFTY YEARS OF MUNICIPAL HOME RULE IN THE FLORIDA CONSTITUTION AND COMMITTING TO AN EDUCATIONAL INITIATIVE TO HELP FLORIDIANS UNDERSTAND THIS BENEFICIAL RIGHT.
3. (Pgs. 130-132) **DISCUSSION ONLY "DRAFT"** Ordinance - AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REPEALING CHAPTER 62, SECTION 62-2, OF THE CODE OF ORDINANCES; DELETING THE PROHIBITION ON THROUGH TRUCK TRAFFIC ON CERTAIN ROAD

SEGMENTS; AUTHORIZING THE MAYOR TO CAUSE THE REMOVAL OF SIGNAGE RELATED THE PROHIBITION ON THROUGH TRUCK TRAFFIC, PROVIDING FOR SEVERABILITY AND SETTING AN EFFECTIVE DATE.

J. GENERAL INFORMATION (No action required)

K. CITIZEN COMMENTS

L. BOARDS & COMMITTEES

- 1. (Pgs.133-134) Lazy Oaks Variance (rescinding request)

M. STAFF REPORTS

City Attorney Smith:

Police Chief Freeburg:

- (Pg. 135) Monthly Report

City Clerk Meeks:

N. MAYOR & COUNCIL REPORTS

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

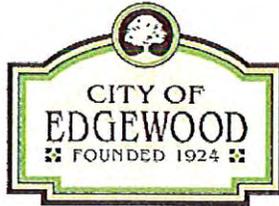
O. ADJOURNMENT

UPCOMING MEETINGS:

- *Tuesday, September 4, 2018.....City Council Special Meeting (6:30 p.m.)
- Monday, September 10, 2018.....Planning & Zoning Meeting (6:30 p.m.)
- *Tuesday, September 18, 2018.....Regular City Council Meeting (6:30 p.m.)

* Budget Hearings *

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 accomodation to participate in this proceeding, he or she should telephone the City Clerk at (407) 851-2920.



**CITY COUNCIL REGULAR MEETING MINUTES
TUESDAY, JULY 17, 2018 - 6:30 p.m.**

CALL TO ORDER

Council President Dowless opened the July 17, 2018 Edgewood City Council meeting at 6:30 p.m. Council President Dowless gave the invocation followed by resident Les Slesnick leading everyone in the Pledge of Allegiance.

The following attendance is noted:

Attendees

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

Staff

Bea L. Meeks, City Clerk
John Freeburg, Police Chief
City Attorney Drew Smith
Ellen Hardgrove, AICP
Shannon Patterson, PD Office Manager
Sandy Repp, Deputy City Clerk

PRESENTATION

Mayor Bagshaw called up Lt. Jackson to read and present a Proclamation recognizing his retirement and honoring his service to the City. Mayor Bagshaw also proclaimed July 17, 2018 as Lt. Vince Jackson day. Mayor Bagshaw presented a plaque to Lt. Jackson. The presentation closed with applause and a standing ovation for Lt. Vince Jackson.

CONSENT AGENDA

Council Member Fortini questioned the extension for the Crowder Gulf agreement, as she wanted it to be longer extension. Council President Dowless pulled the agreement from the consent agenda for further discussion

1. Review and Approval of Minutes
 - June 19, 2018 City Council Meeting Minutes

Council Member Fortini made the Motion to approve the June 19, 2018 minutes as presented; Second by Council Member Horn. Approved (4/0).

- Crowder Gulf – Disaster Recovery Contract

Mayor Bagshaw explained that the City was piggy-backing with Orange County on the Crowder Gulf extension, and the 6-month extension was based on the terms of the contract with Orange County.

Council Member Fortini made the Motion to approve the Crowder Gulf agreement as presented; Second by Council Member Pierce. Approved (4/0).

ORDINANCES

PUBLIC HEARINGS (ORDINANCES – SECOND READINGS & RELATED ACTION)

1. **2018-07** - AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, RELATING TO SIGNS; AMENDING CHAPTER 122 OF THE CITY OF EDGEWOOD CODE OF ORDINANCES TO ALLOW AND REGULATE ELECTRONIC CHANGEABLE MESSAGE SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND EFFECTIVE DATE.

City Attorney Smith read Ordinance 2018-07 in title only.

PUBLIC COMMENTS

City Clerk Meeks read five emails into the record; 4 opposing and 1 agreeing with the Ordinance.

Regina Dunay-Planning & Zoning Chair, noted that she checked with the County and other cities and they confirmed they do not allow electronic digital messaging. She provided reasons why the Planning & Zoning Board opposed having electronic digital messaging boards. She said the change is not consistent with the vision for the City.

6:55 p.m. Council Member Chotas is now in attendance

Tina Demostene, Edgewood Resident- Stated she one-hundred percent opposes the Ordinance, and explained why. She respectfully requested Council vote “no”.

Dr. Bill Klein-Pine Castle Animal Clinic - Dr. Klein spoke in favor of the Ordinance and stated his reasons why he supports the Ordinance.

Council Member Fortini said she is pro-business and explained why she supports the Ordinance.

City Attorney Smith confirmed for Council Member Pierce that the Ordinance actually decreases the size of the sign.

Regina Dunay- Planning & Zoning Chair restated again that the Planning & Zoning Board does not want electronic digital messaging boards. She said the residents do not want it and other Cities have not adopted electronic digital messaging.

Mayor Bagshaw said the comment has been made that this is a residential community. He said he wants everyone to be open to discussion as to what is best for everyone; residents and businesses.

Sue Fulford, Edgewood business owner, said she feels everyone is at a crossroads and that the new is melting with the old. Ms. Fulford said electronic signs should be permitted.

Tina Demostene, resident, said she works for the City of Altamonte Springs and they do not allow any electronic digital message boards.

Council Member Fortini made the Motion to approve the second/final reading of Ordinance 2018-07; Second by Council Member Pierce.

The Motion was approved by the following roll call vote (3/2):

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

City Clerk Meeks announced Ordinance 2018-07 passed with a 3 to 2 vote.

2. **2018-08** - AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA AMENDING CHAPTER 134, "ZONING," SECTION 134-606 OF THE CODE OF ORDINANCES RELATED TO THE USE OF OFF-SITE PARKING SPACES TOWARD REQUIRED OFF-STREET PARKING CALCULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND EFFECTIVE DATE.

City Attorney Smith read Ordinance 2018-08 in title only.

Council President Dowless asked for public comments; there were none.

Council Member Chotas made the Motion to approve the second/final reading of Ordinance 2018-08; Second by Council Member Horn.

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

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

City Clerk Meeks announced Ordinance 2018-08 passed with a 5 to 0 vote.

3. **2018-10** - AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING CHAPTER XIV, SECTION 1.D. OF THE CITY'S PERSONNEL POLICIES TO REQUIRE A DOCTOR'S NOTE DESCRIBING ANY RELEVANT RESTRICTIONS TO BE PROVIDED TO THE CITY WHEN AN EMPLOYEE MISSESS THREE OR MORE CONSECUTIVE DAYS DUE TO ILLNESS, INJURY, OR MEDICAL PROCEDURE AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Smith read Ordinance 2018-10 in title only. City Attorney Smith confirmed the amendment to the Personnel Policy is being adopted by Ordinance per City Charter requirements.

Council President Dowless asked for public comments; there were none.

Council Member Chotas made the Motion to approve the second/final reading of Ordinance 2018-10; Second by Council Member Horn.

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

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

UNFINISHED BUSINESS

None.

NEW BUSINESS

1. Request to set tentative millage rate for the 2018/2019 fiscal year budget.

Council President Dowless referred to Mayor Bagshaw who noted the staff memo and explanation provided within the memo. He said that the 18/19 fiscal year budget has not increased much at all from the current fiscal year budget. Mayor Bagshaw recommends setting 5.2 as the tentative millage rate because the millage can be decreased but not increased. He said we will have budget amendment for the current fiscal year due to hurricane costs. Mayor Bagshaw and City Clerk Meeks responded to questions regarding the budget. Mayor Bagshaw confirmed he is meeting with Orlando Fire Chief to discuss fire and rescue services for the City.

Council Member Horn made the Motion to set the tentative millage rate at 5.2 mills; Second by Council Member Fortini.

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

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

2. Fee Objection and Appeal – Robin Lopez, Summertime Deck & Dock

Robin Lopez-Owner Summertime Deck & Dock, said he has been a licensed contractor for almost fifteen years. He referred to his appeal letter and expanded on why he disagreed with the additional pass-through fees. City Clerk Meeks explained the final inspection process and confirmed that Mr. Lopez failed to call in and request the City engineer's inspection, he also did not provide the as-built that is required. City Clerk Meeks explained that Deputy City Clerk Repp checks the County's permitting for the City on a weekly basis and this is how it was found that Mr. Lopez was given a Certificate of Completion without the City performing a final inspection. Mr. Lopez was contacted and did submit the as-built, which revealed the boat dock was constructed outside of the approved footprint. City Clerk Meeks said this is what led to the additional work and involvement of the City Engineer and City Attorney. Deputy City Clerk Repp explained the change from the approved plan to the as-built.

Council Member Chotas made the Motion to deny the appeal; Second by Council Member Fortini. Approved (5/0).

It was agreed that Council Member Horn will discuss the engineering fees with Engineer Allen Lane at CPH. If there is a credit given, the credit will be given to Mr. Lopez. City Clerk Meeks noted that the City has already paid CPH for the fees associated with this boat dock.

GENERAL INFORMATION (No action required)

None.

CITIZEN COMMENTS

Bob McMillian introduced his wife Connie. He said they wanted to know what the plan is for Ft. Gatlin, as they heard high rise buildings were planned. Mayor Bagshaw said plans have been submitted for a facelift, nothing more at this time.

BOARDS & COMMITTEES

None.

STAFF REPORTS

City Attorney Smith:

City Attorney Smith said he has been working with the Attorney Chris Roper, who represents, the Edgewood Commercial Businesses Association, on the Edgewood District Ordinance. He said he is waiting for the revised draft.

Police Chief Freeburg:

Chief Freeburg referred to his monthly report and asked if there were any questions, there were none. He said he and his staff met with the accreditor last week and was told that the City is on track with maintaining their accreditation. He said the Police Department was given kudos for bringing someone in each year for a review.

City Clerk Meeks:

City Clerk Meeks announced that Council Members have their workshop agenda at their dais seat. She said Council Members will be provided with revisions upon receipt of same.

MAYOR & COUNCIL REPORTS

- **Mayor Bagshaw**

Mayor Bagshaw said the Oakwater annexation has been confirmed to go through.

Mayor Bagshaw said he is being approached about signage being installed to let people know that they are in Edgewood.

Mayor Bagshaw said Deputy City Clerk Repp has been in communications with the Orlando Business Journal (OBJ) and explained this is Edgewood, not Orlando. This call was a result of OBJ referring to Edgewood as Orlando Thanks to that call, she has been asked to keep OBJ informed. He said this will be a good marketing tool for the City.

Mayor Bagshaw said he has talked to Laine Pekich and Paul Jaszczensk about their proposed “doggie bar”. He noted the cleanup they are doing at the site.

- **Council President Dowless**

Council President Dowless said he checked with the Department of Transportation about the traffic pattern at Gatlin/Holden/Orange, due the traffic still stacking.

- **Council Member Chotas**

Council Member Chotas asked about utility poles and what can be done so that they are no so unsightly. City Attorney Smith suggested Council member Chotas talked to Planner Hardgrove at the July 21, 2018 workshop.

- **Council Member Fortini**

Confirmed for City Clerk Meeks that she will not be attending the first two scheduled budget workshops.

- **Council Member Horn**

Council Member Horn expressed his concerns about landscapers he has seen blowing leaves and grass in the street along Orange Avenue. He asked what can be done. City Clerk Meeks said this is a code enforcement issue; however, you would have to know what businesses the landscapers are providing there service for.

- **Council Member Pierce**

No report.

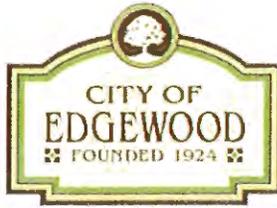
ADJOURNMENT

Having no further business or discussion, Council Member Fortini made a Motion to adjourn; Second by Council President Dowless. The City Council meeting adjourned at 8:29 p.m.

John Dowless
Council President

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

Approved on



CITY COUNCIL WORKSHOP

JULY 21, 2018

Council President Dowless called the workshop to order at 9:07 a.m.; he dispensed with the formalities of the meeting. The following attendance is noted:

ATTENDEES:

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

STAFF:

City Clerk Bea Meeks
Chief John Freeburg
City Attorney Drew Smith
City Planner Ellen Hardgrove

OTHER:

Attorney Chris Roper (represents Edgewood Commercial Businesses Association)
Planning & Zoning Chair Regina Dunay
Planning & Zoning Co-Chair Chris Rader

Council President Dowless referred to City Attorney Smith who said they would be addressing the redline version of Ordinance 2018-09. City Attorney Smith noted that even after a meeting with Attorney Roper and some of the members of the Association, there were still some things to tweak.

City Attorney Smith said they would address the line numbers where changes have been proposed. City Attorney Smith went through each of the lines and explained the purpose/reason for the change.

Noted Discussion (The Edgewood Business Association will be referred to as the "Association"):

- Limited company and fleet vehicle- The Association said if it is screened from view and asked why the City cares. It was agreed that during the day, the coming and going of commercial vehicles are okay and if screened from view, it is okay.
- Sec. 134-163 Nonconforming uses and impact with lenders - The Association said per Code today, they have a permitted use and are conducting their business according to that permitted uses. However, tomorrow if their business is no longer in that category, you will have an Illegal use and not be able to operate as you operate today. Noted that if you have a non-conforming use, lenders will not work with you.
- Discussion ensued regarding the change in use and what may trigger the Edgewood Central District uses. The Association noted that if it is a permitted use today, and is not permitted use tomorrow, the business owner will into another category. City Attorney Smith said this is probably only going to apply to C-3 properties. He said the City would be allowing a lot of flexibility.
- Discussion regarding turning a storage bay/facility into a mechanical garage. How do you make these look good? Discussed included blank wall standards and the need to add some aesthetics to the wall.
- It was noted that in their meeting with attorneys and staff, the business owners asked to add mini-warehouses to the list of uses.
- Expansion- Discussion regarding conforming buildings. City Attorney Smith said this is not addressing uses; this is talking about style, i.e. landscaping, design. City Attorney Smith explained the percentage expansion changes.

COMMENTS:

Sam Sebaali, Resident and Edgewood business owner – Engineer Sebaali questioned the maximum impervious surface ratio (ISR) allowed is 60%. He said this is very strict in commercial development and suggested that it be looked at. He said most clients are looking at 75%-80% ISR.

Attorney Chris Roper, Represents the Association –Attorney Roper asked: “Why are we doing this at all”? Attorney Roper commended City Attorney Smith for his summation. City Attorney Smith said they need one more pass to make concepts more clear. Attorney Roper commented on the length of the Ordinance. He said there are properties that do not fit the standards and not consistent with the City’s Comprehensive Plan. Attorney Roper said if you apply case by case, you make the properties non-conforming. He said the City is on the right track with the changes and thinks a compromise can be reached.

Council Member Lee Chotas - Council Member Chotas asked if there were any issues with changes that City Attorney has made. Attorney Roper said the changes were made two days ago, so they have not had much time to digest a lot of the changes. He said this still needs some discussion. It was noted that it might not be feasible to make conditions on warehouse auto mechanics.

Chris Rader, Planning & Zoning Board Co-chair - Planning and Zoning Board Member Rader said he did not see the redline version until this morning. He said this is not the first time workshops have been held. He said that conceptually he is not happy with the changes. Board Member Rader said the redline version of the Ordinance effectively takes away the certainty to ensure that the corridor will progress. The redline version lets the properties stay the same and continue in perpetuity. He asked, "What is the biggest vehicle allowed by the FHWA (Federal Highway Administration) class 3?" Board Member Rader said the way the Ordinance is written, larger vehicles are allowed to park overnight and out of view. City Attorney Smith said this was a valid point. City Attorney Smith explained that the intent is that all parking shall comply with the screening standards.

- Change of use – City Attorney Smith described additional criteria. He confirmed for Planning and Zoning Board Member Rader that not all criteria are done yet. He said the garage warehouses were discussed in the July 20, 2018 meeting. A discussion was held regarding if an expansion meets requirements but changes use that requires new parking. It was agreed that the parking needs to be consistent with the new design standards. Even if you change use, do not create more parking.
- Demolition and destruction – Owners can by an intentional act demo half of their building and change the footprint, and increase their nonconforming use. City Attorney Smith explained the intent, Planning and Zoning Board Member Radar asked if it could be tailored more. City Attorney Smith said he would give this more thought since the Association is not asking for this. Board Member Rader said if a building is knocked down, i.e., by natural disaster, the owner should not be able to rebuild a non-conforming use. City Attorney Smith pointed out the configuration of some of the lots and the problems they pose in rebuilding.

Rebecca Moccio, resident and business owner- Ms. Moccio said do not forget that there are residents who also own businesses. She said, "Don't forget we are more than walls; there are people attached to these walls."

Blair Howard, business owner - Mr. Howard said he wants to be sure that council does not miss the forest while you are looking at the trees. He said what the City has created is an enormous vision that will change the city in time for the better. He said what the property owners need is grace so that they may continue their businesses, and continue to have uses that the property was built for and reap the benefits that their taxes pay for in this district. Mr. Howard said nothing is going to happen until the market happens. He said until this happens, need freedom and property rights. He agrees that they are close in agreeing on the Ordinance. Mayor Bagshaw asked what the 10% is that is not agreed on. He said there are not any substantial changes in the redline version of the Ordinance.

Sam Sebaali- Engineer Sebaali said he agrees with Blair Howard. He believes any expansion over 10% is going to be difficult to comply with. Engineer Sebaali asked for this to be looked at as to current landscaping and parking and what the City is asking for.

Planner Ellen Hardgrove- Planner Hardgrove said the new language being added is really for development done years ago. She said it deals with properties on the west side that have the ability to expand. Planner Hardgrove said the language was put in to give some existing businesses relief to expand.

Chris Roper- Attorney Roper said in one of their discussion there was a menu to expand, but that went away. He said maybe they should go back to that. He said the menu approach would let the owner pick and allows adaption. City Attorney Smith said you get the flexibility but the City does not get the certainty of a uniform approach.

City Attorney Smith said Council has expressed their priorities regarding trees, parking, and façade.

John Moccio, Resident and business owner – Mr. Moccio said he has multiple buildings on his property; the last was built in 2002. He said if you go by what Planning and Zoning Board Member Chris Rader wants, his 1950 building will stay. He said if you raise the expansion percentage, it will not be worth his investment in the property. He said the City is trying to get people to improve their properties but making it too restrictive.

Tina Demostene, resident - Edgewood resident Tina Demostene said Planner Hardgrove is amazing and she and City Attorney Smith did an amazing compromise job. However, she is afraid of how the Ordinance addresses trees, and code enforcement needs to be done. Ms. Demostene said she liked some of the added definitions. She thought it would be beneficial to have a primary and secondary façade addition. She referenced the Use Table and felt that there are a number of uses that can be permitted, if fully inside an enclosed building, without outside storage and display. She said she did not understand what the City Attorney was saying about the mini-storage. She said there are some good ideas for these mini-storage buildings. She suggested making graphics bigger, so they stay legible in Municode. City Attorney Smith confirmed drive up facilities could be a McDonalds. Ms. Demostene questioned rental and passenger vehicles (U-Haul). She said it is a clarity issue and not a policy issue. She said the City should specifically prohibit non-passenger vehicles. Ms. Demostene said she agreed with Board Member Rader on bumping up some of the requirements on the expansion of buildings. She said do not add the menu but add alternative flexibility at discrimination of the Planning & Zoning Board and City Council. City Attorney Smith said the Association is open to adding minor deviations. He confirmed that it could apply to not just the nonconforming properties. Ms. Demostene suggested adding a substantially compliant review (almost a site plan review). Consider requirements for demos to include that "cannot piecemeal demo." Ms. Demostene agreed with the replacement of restored buildings if totally replaced. She said it is okay but will have to bring it closer to compliance, i.e., sod and trees.

Alyssa Torres, AICP, resident – Dr. Torres referenced comments she provided and appreciates the comments she received. She recommended that the Orange County Fire Department reviews to make sure the required radius turn is in place. Dr. Torres referenced pedestrian paths and recommended that a mechanism for a 4-foot path be in place to comply with ADA. Dr. Torres said permeable pavers should have requirements for maintenance to keep non-traditional controls functioning. She suggested a minimum of a four-foot sidewalk to allow for two people to walk side-by-side. She referenced crosswalks and recommended including those standards, along with adding bicycle standards. Dr. Torres said ADA does not provide ADA for on-street parking. She said she did not see anything regarding a transient stop and that it would benefit the City to promote.

Richard Fawcett, resident- Mr. Fawcett said people say it is going to be about College Park and he wants the revitalization because it is looking more like Oak Ridge Road. He said he understands the concerns because your whole life is in your business. Mr. Fawcett said some of the prohibited uses can be

revisited. He said all this is about is aesthetics and to revisit some concessions with businesses and install landscaping now.

Mayor Bagshaw- Mayo Bagshaw said he likes that the indication is we are going to work together. He said he thinks we are at the point that this can be done. He said let's get this done, not add just "one more thing." Mayor Bagshaw said the business owners are as important as the resident, but he wants it to be better for everyone. He concluded with "Let's wrap this up."

City Attorney Smith confirmed for Council Member Chotas that the Ordinance would come back as a second reading.

Council President Dowless said the City needs to govern how rapid "we" move. He said if the City is giving back; the City needs to know that investment is coming back to the city. Council agreed that conceptually the direction is what they want.

City Attorney Smith explained that the Ordinance creates the district and the next step is rezoning, after the approval of Ordinances 2018-09.

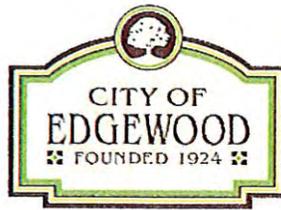
ADJOURNMENT

Having no further business or discussion, Council President Dowless adjourned the workshop at 11:07 a.m.

John Dowless
Council President

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

Approved on



CITY COUNCIL BUDGET WORKSHOP
JULY 30, 2018

CALL TO ORDER

Council President Dowless opened the July 30, 2018 Edgewood City Council budget workshop at 9:14 a.m. Council President Dowless dispensed with the formalities of a regular meeting.

The following attendance is noted:

ATTENDEES:

Mayor Ray Bagshaw
Council President John Dowless
*Council Member Lee Chotas (absent)
Council Member Ben Pierce
Council Member Susan Fortini (absent)
Council Member Richard Alan Horn

STAFF:

City Clerk Meeks
Police Chief John Freeburg
PD Manager Shannon Patterson
Deputy City Clerk Sandy Repp

Council President Dowless asked City Clerk Meeks and Mayor Bagshaw if they would like to expand on any of the revenues.

- In response to Council President Dowless, City Clerk Meeks said the Business Tax Receipts revenues were lower this year based on receipts to date.
- Mayor Bagshaw explained the revenues for utility tax and franchise fees.
- In response to Council President Dowless, Mayor Bagshaw explained the cost associated with the red light cameras and the revenues to the City.
- Brief discussion regarding impact fees. Mayor Bagshaw noted that it is anticipated to have two news homes built on Mandalay Road and one on Lazy Oaks Lane.
- In response to Council President Dowless, Mayor Bagshaw said he does not anticipate any roll-over in revenues because of the costs associated with Hurricane Irma.

Expenditures

- Brief discussion regarding the fire/rescue fees

- Mayor Bagshaw noted that the difference in the 17/18 FY budget and the proposed 18/19 FY budget is 1.6% and reserves are still at 72%.

City Hall Expenditures

City Clerk Meeks reported that the health insurance increased by 1%, which is a small increase compared to previous years. She explained that the staff's travel/training was more than last year's budget because the 17/18 fiscal year budget did not include training for the code enforcement officer. City Clerk Meeks reported that it is her understanding that a petition is being circulated for a referendum to appeal Ordinance 2018-07; for this reason, the election budget will need to be increased. After giving a brief description of the costs associated with the special election for a referendum, Council agreed to increase the election budget by \$4000; the total budget will be \$8000.00.

Police Department

Chief Freeburg said that a position will be filled due to the retirement of Lt. Jackson. City Clerk Meeks explained that health insurance plans are not included in the Police Department's budget for the vacant position. She said Council will see the adjustment in the budget for the second budget workshop. She said she will budget the insurance for the vacant position as a family plan.

Chief Freeburg explained that the increase in overtime is due to special events. He noted that he decreased the budget for Officer's court time based on the current budget. He said the budget for longevity is decreased due to the Lieutenant's retirement. Additionally, FTO (field training officer) shows a decrease, as he doesn't anticipate as much training. Chief Freeburg reported that the vehicle maintenance budget was increased due to include the Admin car and the code enforcement truck.

Chief Freeburg explained the pros and cons of leasing vehicles for police vehicles. He said that there are currently 14 police vehicles (includes Admin car and code enforcement truck, Detective's truck, 2 pool cars and 9 police vehicle). He said a leasing program will get the City where it needs to be for rotating the police fleet. Chief Freeburg confirmed that there are two officers and a Sergeant on duty at night. Mayor Bagshaw confirmed that FEMA has confirmed that the City is clear to sell the F-150 truck. In response to Council President Dowless, Chief Freeburg said the lease patrol car is about \$10,000 and this includes the equipment. Council Member Horn asked about take home vehicles for all officers. Mayor Bagshaw said this can be addressed in the next negotiations of the Police Department's Collective Bargaining Agreement. Chief Freeburg confirmed the lease will be through BankCorp. Mayor Bagshaw said he will be looking into having some "sort" of cover for the patrol cars to park and keep them out of the sun and other elements.

Mayor Bagshaw explained that the City is in the process of using cards for gas for the City vehicles. He said the fuel tank is going to be removed because of the problems with the fuel tank and the inability to have continuous operation of the tank.

In response to Council President Dowless, Chief Freeburg said the off-duty revenue and expenditure is a wash. He explained that the revenues come from the agency or entity that the off-duty work is being provided.

Council President Dowless referred to the IT budget sheet that was provided and asked about the difference in the equipment budget. Mayor Bagshaw explained that the reduction of \$72,000 to \$61,000 is because funds in the current fiscal year allowed for the purchase of computers that were included in the initial explanation sheet. City Clerk Meeks said "Longevity" will be added to the IT budget, she believes the amount is \$75.00.

Mayor Bagshaw explained the neighborhood grant which is a 50% match for residential or commercial properties. Mayor Bagshaw explained that those receiving a grant are responsible for maintaining and repairing any improvements made as a result of the grant.

Mayor said fifty to 60 percent is as low as the City would want to go in the reserve account.

Mayor Bagshaw explained money needs to be held for roads and streets. He stated Stratemeyer is one of the streets in need of repaired.

Mayor Bagshaw said the City has just a little over 2 million dollars in their reserve account.

Council discussion was held regarding the millage rate. Mayor Bagshaw explained that the Oakwater HOA was given 4.95 as the millage rate and they want to move forward with their annexation. *It was the consensus of Council to keep the millage rate at 4.95 mills.*

In preparation of the next budget workshop, City Clerk Meeks confirmed the following:

1. Millage rate remains at 4.95 mills.
2. Election budget increases from \$4000 to \$8000. The increase is due to the indication of a proposed referendum being initiated by a resident(s).
3. The Police Department's Health/Dental//Life Insurance increases from \$159,890 to include health insurance for the vacant position.
4. A line item will be added in the Police Department's budget for "Office Supplies", with a budget of \$2000.
5. Dispatch budget will increase from \$44,575 to \$72,126, to align with the Agreement with Orange County.
6. A correction will be made to the "Tree Removal" budget to show a \$15,000 budget and not \$1500.
7. Council requested headers on all pages of the budget, along with the actuals for FY 16/17 (expenditures) and a year to date for FY 17/18 (expenditures).

City Clerk Meeks announced that the second budget workshop is scheduled for August 7, 2018 at 6:30 p.m.

ADJOURNMENT

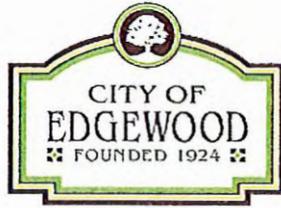
Having no further business or discussion, Council President Dowless adjourned the workshop at 10:56 a.m.

John Dowless
Council President

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

Approved on

*Council Member Chotas arrived immediately following adjournment.



CITY COUNCIL BUDGET WORKSHOP
August 7, 2018

CALL TO ORDER

Council President Dowless opened the August 7, 2018 Edgewood City Council budget workshop at 6:30 p.m. Council President Dowless dispensed with the formalities of a regular meeting.

The following attendance is noted:

ATTENDEES:

Mayor Ray Bagshaw
Council President John Dowless
Council Member Lee Chotas
Council Member Ben Pierce
Council Member Susan Fortini (absent)
Council Member Alan Horn

STAFF:

City Clerk Bea Meeks
Chief John Freeburg
Shannon Patterson, PD Manager
Deputy City Clerk Sandy Repp

City Clerk Meeks gave the following three corrections:

1. Change in the Police Department's budget at Line 173, the description should be "office equipment".
2. Change in the Insurance budget at Line 185, an expenditure for statutory insurance needs to be added in the amount of \$950.00.
3. Referencing the IT budget, need to include "Longevity" in the amount of \$75.00.

City Clerk Meeks confirmed the items Council requested changed in the July 30, 2018 budget workshop, are included in the budget presented in this workshop:

Mayor Bagshaw said there could be opportunities where some expenditures may not be used. He said the discount for the Fire/Rescue fees helps the City. He confirmed for Council President Dowless that the reserve account has not been used for Hurricane Irma clean-up. Mayor Bagshaw said he is moving some reserve funds to a 12-month money market.

Council confirmed for City Clerk Meeks that the budget will move forward using a 4.95 millage rate, along with making the changes she noted. Council also confirmed that there is no need to hold a third budget workshop.

ADJOURNMENT

Having no further business or discussion, Council President Dowless adjourned the workshop at 7:05 p.m.

John Dowless
Council President

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

Approved on

ORDINANCE 2018-09

**Incorporates edits from Attorney Roper after last meeting with the
Edgewood Commercial Business Association**

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

39 **WHEREAS**, in 2017, the City contracted with Little/LandDesign to assist City staff, its
40 residents, and its business owners in re-validating the vision for the SR 527 corridor; and

41 **WHEREAS**, the Little/LandDesign survey showed the desire for more landscaping along
42 the SR 527 corridor, an increase of active/people-oriented commercial (such as retail shops,
43 dining and entertainment), rather than the existing heavy commercial uses, and an increase in the
44 effectiveness of alternative forms of transportation, including an interconnected network of
45 sidewalks and bike lanes, and establishing a commuter rail station in the city; and

46 **WHEREAS**, the City Council finds that the adoption of this Ordinance furthers the
47 City's longstanding interest in addressing future development along the SR 527 corridor; and

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

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

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

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

57 **Sec. 134-1. Definitions.**

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

68
69 * * *

70 Alternative Financial Services Business means a check cashing business, payday advance or
71 loan business, money transfer business, motor vehicle title loan business, or a credit
72 access business as defined in this section. The term Alternative Financial Services
73 Business shall not include: a state or federally chartered bank, savings and loan

74 association, credit union, pawnshop, convenience store, supermarket, or other retail
75 establishment where consumer retail sales constitute at least 75% of the total gross
.6 revenue.

77
78
79 * * *

80
81 Art Gallery means an establishment operated for the display or sale of art.

82
83 Art Workshop means an establishment where art or handcrafted goods are produced.

84
85 Artisan Food and Personal Goods Manufacturing means food and personal goods produced by
86 non-industrialized methods, in quantities not intended for mass-output; examples include
87 cheese, charcuterie, coffee roasters, soaps, cabinetry, and furniture. This use must include
88 a retail component.

89
90 Assisted Living Housing means housing consisting of multiple dwelling units designed and
91 marketed specifically for the elderly and/or the physically disabled and which does not
92 provide 24-hour nursing care.

93
94 * * *

95
96 Automotive Repair and Services means the repair or servicing of automobiles, noncommercial
97 trucks, motorcycles, motor-homes, recreational vehicles, or boats; Automotive Repair
98 and Services includes muffler shops, oil change shops, auto repair garages, tire sales and
99 installation, wheel and brake shops, body and fender shops, and similar repair and service
100 activities;

101
102 Automotive Sales means the sale or leasing of automobiles, commercial or noncommercial
103 trucks, motorcycles, motor-homes, recreational vehicles, or boats; Automotive Sales
104 includes new and used car, motorcycle, boat, trailer, and recreational vehicle dealerships.

105
106 Automotive Washing and Detailing means the washing and cleaning of passenger vehicles,
107 recreational vehicles, or other light duty equipment by means of automated or manual
108 washing, waxing, polishing, and drying of automobiles by employees and automated or
109 manual vacuuming and cleaning of the interior of automobiles by employees.

110
111 * * *

112
113 Bail Bond Services means an establishment operated by a licensed bail bond surety to provide
114 bail bond services.

115
116 Bars (Alcoholic) means an establishment other than a restaurant, licensed to sell alcoholic
117 beverages for consumption on premises that limits patronage to adults of legal age for the
118 consumption of alcohol and in which food service may be an accessory to the service of
119 alcoholic beverages. A bar may include an area outside of an enclosed building provided

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

122
123 * * *

124
125 Blank Wall means a portion of the exterior facade of the building that does not include windows
126 or doors, columns, pilasters or other articulation greater than 18 inches in depth.

127
128 * * *

129
130 Building Maintenance Services means business providing maintenance, custodial, janitorial,
131 landscape maintenance, or window cleaning services.

132
133 Build Line means a line running parallel to the front property line at which construction of a
134 building facade is required to occur.

135
136 Business or Trade School means a facility providing education or training in business,
137 commerce, language, or other similar activity or occupational pursuit that is not otherwise
138 described as a home occupation, college, university, or public or private educational
139 facility.

140
141 Campground means a site providing camping and related parking areas and incidental services
142 for travelers in recreational vehicles or tents; this term includes recreational vehicle
143 parks.

144
145 * * *

146
147 Club or Lodge means meeting, recreational, or social facilities by a private or nonprofit
148 association, primarily for use by members and guests. This use includes private social
149 clubs and fraternal organizations.

150
151 ~~Club~~ means buildings, facilities and property owned and operated by a corporation or
152 association of persons for social or recreational purposes, including those organized
153 chiefly to promote friendship and welfare among its members, but not operated
154 primarily for profit or to render a service which is customarily carried on as a business.

155
156 * * *

157
158 College and University Facilities means an educational institution of higher learning that offers a
159 course of study designed to culminate in the issuance of a degree.

160
161 Community Events means public events sponsored by the City of Edgewood.

162
163 Community Food Services means establishments primarily engaged in the collection,
164 preparation, and delivery of food for the needy; Community Food Services
165 establishments may also distribute clothing and blankets to the poor.

166
167 Communications Services means broadcasting or information relay services through electronic
168 and telephonic mechanisms such as television, film, or sound recording studios, and
169 telecommunication service centers.

170
171 Company Vehicles mean vehicles owned by a business or other commercial entity, bearing
172 commercial markings related to the business operation, and used by employees or
173 principals of the business operation.

174
175 * * *

176
177 Consignment Shop means a retail establishment that sells secondhand items (typically clothing
178 and accessories) on behalf of the original owner, who receives a percentage of the selling
179 price.

180
181 Construction Equipment Sales and Services means an establishment providing construction
182 activities, the incidental storage of materials on sites other than construction sites, and the
183 on-site sale of materials used in the construction of buildings or other structures;
184 Construction Equipment Sales and Services shall not include establishments limited to
185 retail sales of paint, hardware and fixtures.

186
187 Consumer Convenience Services means an establishment that provides limited personal
188 convenience services, such as private postal and safety deposit boxes and automated
189 banking machines, to individuals in access-controlled facilities that make 24-hour
190 operation possible.

191
192 Consumer Electronics/Communication Equipment Repair Services means an establishment
193 providing repair services on electronics such as televisions, computers, or smartphones,
194 bought for personal rather than commercial use. Consumer Electronics/Communication
195 Equipment Repair Services does not include large appliance repair services, automotive
196 repair or service stations.

197
198 Convenience Storage means storage services primarily for personal effects and household goods
199 within enclosed storage areas having individual access. This use includes mini-
200 warehouses.

201
202 Craft Distillery means an establishment that is licensed by the Florida Department of Business
203 and Professional Regulation, Division of Alcoholic Beverages and Tobacco to produce
204 distilled spirits; such establishment must include a retail and/or eating/drinking/cafe
205 requirement onsite and may include a tasting room and office establishment or event
206 facility components in addition to the area devoted to production of liquors.

207
208 Detention Facilities means a residential facility operated for housing and care of legally confined
209 individuals.

210
211 * * *

212
213 Emergency Relief Services means an establishment providing immediate financial and/or
214 material support to people in financial crisis; the type of assistance offered will vary but
215 may include: provision of food, transport or pharmaceutical vouchers; part-payment of
216 utility accounts; provision of food parcels or clothing; budgeting assistance; and referrals
217 to other services that help to address underlying causes of financial crisis.

218
219 * * *

220
221 Exterminating Services means an establishment providing off-site services for the eradication or
222 control of rodents, insects, or other pests.

223
224 * * *

225
226 Flea Market, Outdoor means an outdoor market selling secondhand goods.

227
228 Fleet Vehicles means vehicles owned by a business or other commercial entity and used by
229 employees or principals of the business operation in the delivery of goods or provision of
230 services.

231
232 * * *

233
234 Funeral Services means the preparation of human dead for burial and arranging or managing
235 funerals; Funeral Services includes funeral homes and mortuaries; Funeral Services does
236 not include crematories.

237
238 Furniture Repair means the rebuilding, rehabilitation, renovation, repair and restoration of
239 furniture, including antique furniture and furnishings.

240
241 * * *

242
243 Garden Center means a retail establishment or portion thereof that sells garden supplies, plants
244 and related products for domestic gardens.

245
246 * * *

247
248 Heavy Equipment Sales, Repairs, and Servicing means the sale, rental, repair or servicing of non-
249 passenger trucks, tractors, construction equipment, agricultural implements, mobile
250 homes, or similar heavy equipment, including incidental storage; Heavy Equipment
251 Sales, Repairs, and Servicing includes non-passenger truck dealerships, construction
252 equipment dealerships, mobile home sales establishments, non-passenger truck repair
253 garages, tractor and farm implement repair services, machine shops, and dismantling and
254 salvage activity.

255
256 * * *

257

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

260
261 Liner Building means a building that is placed on the exterior of a parking structure for the
262 purpose of screening the parking structure from view and maintaining an active street
263 frontage instead of the dead space typically found next to a parking garage.

264
265 * * *

266
267 Major Utility Facilities means generating plants, electrical switching facilities or primary
268 substations, refuse collection or disposal facilities, water or wastewater treatment plants,
269 or similar facilities.

270
271 * * *

272
273 Medical Offices/Clinics means an establishment for consultation, examination, diagnosis,
274 therapeutic, preventative, or corrective personal treatment by doctors, dentists, medical or
275 dental laboratories, or similar State licensed practitioners of medical and healing arts.
276 Medical Offices/Clinics does not include pain management clinics.

277
278 * * *

279
280 Micro-Brewery means an establishment comprising less than 15,000 square feet that is licensed
281 by the Florida Department of Business and Professional Regulation, Division of
282 Alcoholic Beverages and Tobacco to manufacture malt beverages and may include a
283 tasting room and retail space to sell malt beverages produced on the premises along
284 with related retail items and food.

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

291
292 Minimum Lot Frontage means the minimum width of a lot where it adjoins a street.

293
294 Minimum Building Frontage means the minimum width of a building as measured along the
295 building's frontage to a road; Minimum Building Frontage is based on a percentage of
296 the subject lot's road frontage.

297
298 Mixed Use Building means a building where the ground floor is occupied by retail, service,
299 and/or office uses and the upper floors are occupied residential dwelling units or a
300 mixture of residential dwelling units and non-residential uses.

301
302 * * *

303

304 Monument Retail Sales means the retail sale of monuments and markers for placement on graves
305 and includes the sale, storage, and delivery of headstones, footstones, markers, statues,
306 obelisks, cornerstones, and ledgers.

307 * * *

308 * * *
309
310 Multi-Dwelling Residential Buildings means non-transient residential buildings consisting of two
311 or more dwelling units; Multi-Dwelling Residential Buildings includes condominium and
312 townhouse residential developments and specifically excludes institutional living
313 facilities providing 24-hour nursing or medical care and Detention Facilities.

314
315 Museum means an enclosed building in which objects of historical, scientific, artistic or cultural
316 interest are stored and exhibited.

317 * * *

318 * * *
319
320 Outside Home Equipment means tools and furnishings for home patio, pool, and lawns.

321
322 Pawn Shop Services means an establishment lending money on the security of property pledged
323 in the keeping of the pawnbroker and the incidental sale of property pledged as security.

324 * * *

325 * * *
326
327 Personal Improvement Services means the provision of informational, instructional, personal
328 improvement, and similar services of a non-professional nature; Personal Improvement
329 Services includes photography studios, driving schools, health or physical fitness studios,
330 dance studios, and handicraft or hobby instruction.

331
332 Postal Facilities means facilities for the provision of postal services operated by the United
333 States Postal Service and includes post offices, bulk mail processing, and sorting centers.

334
335 Printing and Publishing means the bulk reproduction, printing, cutting, or binding of written or
336 graphic material.

337
338 Professional Office means an establishment for the provision of professional or consulting
339 services in the fields of law, architecture, design, engineering, accounting, or similar
340 professions.

341
342 Recreational Equipment Maintenance and Storage means the maintenance, service, or storage of
343 sports equipment, watercraft, watercraft motors, trailers, motorcycles, or motor-homes.

344
345 Recreation, Sports, and Fitness, Indoor means recreational use conducted within an enclosed
346 building; Recreation, Sports, and Fitness, Indoor includes such activities as bowling
347 alleys, billiard parlors, ice and roller skating rinks, electronic video (non-gambling)
348 arcades, gymnastic instruction, indoor playgrounds, and indoor racquetball courts;

349 Recreation, Sports, and Fitness, Indoor does not include gambling facilities or adult
350 entertainment.

351
352 Recreation, Sports, and Fitness, Outdoor means recreation use conducted outside of an enclosed
353 building; Recreation, Sports, and Fitness, Outdoor includes such activities as stand alone
354 playgrounds and outdoor athletic facilities.

355
356 * * *
357
358 Religious Assembly means organized religious worship or religious education in a permanent or
359 temporary building; Religious Assembly does not include private primary or secondary
360 educational facilities, community recreational facilities or day care facilities; a religious
361 organization tax exemption shall constitute prima facie evidence of a religious assembly
362 use.

363
364 Residential Treatment Facility means a counseling or treatment center with 24-hour monitoring
365 and supervision; Residential Treatment Facility includes alcohol and chemical
366 dependency rehabilitation facilities, facilities to which persons convicted of alcohol or
367 drug-related offenses are ordered to remain under custodial supervision as a condition of
368 probation or parole, and residential care facilities and halfway houses for the emotionally
369 ill.

370
371 Restaurant means any establishment where food is served for consumption off the premises or
372 within an enclosed building. Outdoor seating areas in conjunction with the restaurant
373 shall be considered part of the restaurant.

374
375 * * *
376
377 School means institutions providing a full day program of academic classes, public or private.

378
379 Scientific Research Services means research of a scientific nature such as electronics research
380 laboratories, space research or development firms, and pharmaceutical research labs;
381 Scientific Research Services shall not include animal testing.

382
383 * * *
384
385 Skilled Nursing Facility means a facility for the provision of bed care and in-patient services for
386 persons requiring regular medical attention; Skilled Nursing Facility does not include the
387 provision of surgical or emergency medical services and the provision of care for
388 alcoholism, drug addiction, mental disease, or communicable disease.

389
390 Software Development means the development or testing of computer software and associated
391 operating manuals.

392
393 * * *
394

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

397
398 Theater means a site for presentation of plays, motion pictures, or other dramatic performances
399 within a building; Theater does not include adult entertainment establishments.

400
401 Thrift Store means a retail establishment that sells donated secondhand clothes and household
402 goods.

403
404 * * *

405
406 Transitional Housing means residential housing for the supervision or detention of residents who
407 are making the transition from institutional to community living; Transitional Housing
408 includes pre-parole detention facilities and halfway houses for juvenile delinquents and
409 adult offenders, and overnight shelters for the homeless.

410
411 The Tree/Furnishings/Sign Area means the area located between the front property line of the
412 property and the Build Line. This area shall be viewed as the front yard for the district.

413
414 * * *

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

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

425
426 * * *

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

430
431 * * *

432

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

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

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

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

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

- 441 (a) Provide a reliable development framework for public and private development
442 decision making that will lead to the desired land use character and improve property
443 values;
- 444 (b) Encourage redevelopment or reuse of the underutilized or poorly maintained
445 properties, recognizing Edgewood’s advantage of accessibility to downtown Orlando,
446 the airport, the tourist area, and existing infrastructure;
- 447 (c) Create a sense of civic pride by establishing good order and appearance through
448 establishing uniform landscape and building placement and design guidelines;
- 449 (d) Recognize that the largest “open space” within the city is the SR 527 right-of-way
450 and the need to make this open space compatible with humans in addition to vehicles;
- 451 (e) Protect the stability of the existing residential neighborhoods through design
452 guidelines and only allowing uses which are compatible with the intended
453 neighborhood character;
- 454 (f) Enliven the community by the requiring development designed to the human scale;
- 455 (g) Improve transportation efficiency in the city by encouraging alternative modes of
456 transportation, the creation of new travel patterns and live/work/play communities,
457 and the consolidation of vehicle access points along the major roads; and,
- 458 (h) Encourage a walkable community through the mix of uses and design to create
59 interest in walking, protecting pedestrians through design guidelines.

460 The district is intended to establish a land use pattern that includes creation of activity nodes,
461 where the primary focus is a high energy mix of live/work/play uses, around well-designed
462 public spaces, connected by corridors of new employment and multi-unit residential
463 buildings at an intensity less than the activity nodes. The parcel configuration along the SR
464 527 corridor is well suited for this land use pattern, with the current shopping centers (Fort
465 Gatlin, Water’s Edge, and Edgewood Isle) candidates for the activity nodes given that their
466 depth and area is sufficient to accommodate a significant redevelopment effort, and the more
467 shallow depth and individual ownership of parcels along the east and west sides of the
468 corridor for the less intense uses. Assemblages of parcels on the west side of the corridor and
469 a future commuter rail station location also have the potential for activity nodes.

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

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

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

478

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

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

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

	grills, cafeterias, buffets)	
	Seamstress/Tailor	P
	Shipping, postal, printing and business service centers, retail	P
	Watch and clock repair	P
Neighborhood Entertainment, Arts, and Recreation		
	Adult Entertainment per Chapter 34, Article V	--
	Art Gallery	P
	Club or Lodge	P
	Community Centers	P
	Dance Instruction	P
	Gambling establishments including casinos and internet cafés	--
	Museums	P
	Parks and Playgrounds	P
	Performing Arts companies	P
	Recreation, Sports and Fitness, indoor	P
	Recreation, Sports and Fitness, outdoor (except public parks and playgrounds or facilities accessory to an on-site residential use which are a permitted accessory use)	S
	Recreational Equipment Maintenance and Storage	--
	Theaters, motion picture/live performance, except drive-ins and adult entertainment	P
	Zoos	--
Edgewood Central District Employment		
Accommodation		
	Hotels with structured or shared parking	P
	Motels	--
	RV parks and campgrounds	--
	Rooming and boarding houses	--
Administration/Business Support		
	Building Maintenance Services	--
	Business services such as copy shops	P
	Carpet and upholstery cleaning services	--
	Court Reporting and Stenotype Services	P
	Employment Placement Agencies except for day labor pool offices	P
	Exterminating and Pest Control Services	--
	Industrial launderers	--
	Landscape equipment storage	--
	Linen Supply	--

	Office Administrative Services	P
	Packaging and labeling Services, Retail	P
	Professional Employer Organizations	P
	Real Estate Training	P
	Security Systems Services	P
	Telemarketing	P
	Telephone Answering Services	P
	Tour Operators, without fleet storage	P
	Travel Agencies	P
Agriculture		
	Agriculture	--
	Cannabis farm	--
Automotive		
	Automotive body, paint, and interior repair and maintenance	--
	Automotive glass replacement	--
	Automotive oil change and lubrication	--
	Automotive Repair and Service	--
	Automotive Sales (new or used)	--
	Automotive washing/detailing ¹ , full service only	P
	Parking lots not incidental to primary use onsite	--
	Wrecker, Towing, and Vehicle Recovery Services	--
	Vehicle Storage	--
Construction		
	Building material storage (except as accessory to permitted retail use)	--
	Construction Equipment Sales and Services (except as accessory to permitted retail use)	--
	Construction and/or Remodel Design Office	P
Food Services		
	Bakery (wholesale)	S
	Caterers	P
	Vending Machine Operators	--
Education		
	Driving schools for passenger vehicles only, no courses or vehicle fleet	P
	Business, Vocational, Trade schools, including Cosmetology and Barber Schools	S
	Colleges and Universities	S
	Elementary and Secondary Schools	S
Electronic		
	Industrial machinery and equipment repair and maintenance	--
	Commercial equipment repair and	P

	maintenance	
	Consumer electronics and communication equipment repair and maintenance, retail	P
	Heating and A/C Service	--
Finance and Insurance		
	Credit Card Issuing	P
	Mortgage Brokers	P
	Security Brokerage	P
	Investment Advice, including trust, fiduciary and custody activities	P
	Insurance carriers	P
Health Care and Social Service		
	Ambulance services	--
	Assisted living facilities	S
	Blood, cryo, and organ banks (subject to company vehicle conditions contained herein)	P
	Community food services	--
	Continuing Care Retirement Communities	S
	Diagnostic imaging centers	P
	Emergency Relief Services	--
	Freestanding ambulatory surgical and emergency centers	P
	Home health care services, administration only	P
	Hospitals, general medical and surgical	S
	Kidney Dialysis Centers	P
	Medical laboratories	P
	Skilled nursing facilities (24-hour care)	S
	Pain management clinics	--
	Physical, Occupational, Speech therapists and audiologists	P
	Residential Treatment Facility, Inpatient or Outpatient	--
	Social Service offices, administration only	P
	Social Advocacy organizations, administration only	P
	Temporary shelters	--
	Transitional housing	--
	Vocational rehabilitation counseling	P
Information		
	Motion picture and video production	P
	Music publishers	P
	Printing and Publishing	P
	Software development	P
	Sound recording studios	P

	Communication services, indoor, without antennae or satellite dish	P
	Telecommunications towers and facilities consistent with Article VI, Edgewood Code	S
Manufacturing		
	Art workshop	P
	Craft breweries, distilleries, wineries, coffee roasters, must include a retail and/or restaurant component. ¹	P
	Artisan food and personal products manufacturing (must include a retail component)	P
	Monument Sales	--
	Re-upholsterer and furniture repair	P
	Manufacture and assembly of scientific, electrical, optical and precision instruments or equipment	S
	Other Manufacturing	--
Mining		
	Mining	--
Professional, Scientific and Technical Services		
	Accounting/CPA	P
	Advertising Agencies	P
	Agents and managers for artists, athletes, entertainers	P
	Architectural Services	P
	Building Inspection Services	P
	Computer Systems Design Services	P
	Custom Computer Programming Services	P
	Direct Mail Advertising	P
	Drafting services	P
	Engineering services	P
	Environmental Consulting Services	P
	Graphic Design Services	P
	Human Resources Consulting Services	P
	Industrial Design Services	P
	Interior Design Services	P
	Investigation Services	P
	Land Planning Services	P
	Landscape Architects	P
	Lawyers	P
	Management Consulting Services	P
	Market Research and Public Opinion Polling	P
	Marketing Consulting Services	P
	Media Buying Agencies	P
	Notaries	P
	Photography Studios	P

	Process, Physical Distribution, and Logistics Consulting Services	P
	Promoters of Performing Arts, Sports, and Similar Events without facilities	P
	Public Relations Agencies	P
	Scientific Research Services, indoor only	S
	Surveying and Mapping services	P
	Tax preparation service	P
	Testing of materials, equipment, and products	S
	Title abstract and settlement offices	P
	Translation and Interpretation Service	P
	Other similar professional offices with Council approval	P
Real Estate Rental and Leasing		
	Property Managers	P
	Real Estate Agents and Brokers	P
	Real Estate Appraisers	P
Merchandise/Equipment Rental and Leasing		
	Construction and industrial machinery and equipment rental and leasing	--
	Consumer Electronics and Appliance Rental (except as accessory to permitted retail)	--
	General rental centers	--
	Home equipment rental (except as accessory to permitted retail)	--
	Office machinery and equipment rental and leasing(except as accessory to permitted retail)	--
	Non-vehicular recreational goods rental (except as accessory to permitted retail)	--
	Automotive rental or leasing, all (including but not limited to passenger, truck, utility trailer, recreational vehicles), does not include passenger vehicle rental agency	--
	Passenger vehicle rental agency Urban Prototype ¹	P
Transportation		
	Courier and Express Delivery Service without fleet storage	P
	Electronic/Mail Order Shopping/Order taking	P
	Freight companies, dispatch only no storage of vehicles	P
	Local messenger and local delivery	P

	service, no fleet parking	
	Moving companies, dispatch only no storage of vehicles	P
	Taxi, pedicab, and limo service, dispatch only no storage of vehicles	P
	Vehicle towing	--
	Vehicle storage	--
Warehousing		
	Warehousing and storage (except as allowed with artisan manufacturing and production)	--
	Warehousing, mini/personal storage	--
Waste Collection and Disposal		
	Hazardous Waste Collection	--
	Hazardous Waste treatment and disposal	--
	Materials Recovery facilities	--
	Remediation services	--
	Scrap and Salvage Services	--
	Septic Tank and Portable Toilets Related Services	--
	Solid Waste Collection	--
	Solid waste combustors and incinerators	--
	Solid waste landfill	--
Wholesale trade		
	Micro-brewery, craft distillery, micro winery (requires retail component) ¹	P
	Art Workshop (requires retail component)	P
	Wholesale Trade except as allowed in Artisan Food/Product Manufacturing	--
Other		
	Adult Establishments as stated in Chapter 34, Article V	--
	Alternative financial services such as check cashing, payday advance or similar businesses	--
	Auction	--
	Bail Bonds Services	--
	Crematory	--
	Day labor pool offices	--
	Manufactured/Mobile Home Dealers	--
	Fortunetelling	--
	Heavy Equipment Sales, Repairs and serving	--
	Pawn Shop services	--
	Tattoo and/or body piercing	--
	Other uses which are similar or compatible to the uses permitted	P

	herein, which would promote the intent and purposes of this district; determination made by authority of city council, without public notice or public hearing. Approval may include conditions, restrictions or requirement for Special Exception processing.	
Edgewood Central District Residential		
	Assisted living facilities	S
	Detention facilities, jails, or other similar uses	--
	Multi-Dwelling Residential Buildings when included as one component of a mixed use master development plan submitted with the application, either horizontal or vertical mix, (minimum 2 uses, e.g., retail and residential, or office and residential)	P
	Residential dwellings above first floor non-residential	P
	Multi-Dwelling Residential Buildings (not mixed use)	S
	Single family dwellings (conventional or manufactured)	--
	Homeless, runaway, emergency shelters	--
Edgewood Central District Public/Quasi Public/Government Administration/Infrastructure		
	Government Administration	P
	Cemetery	--
	Community Events	P
	Major Utility Facilities	S
	Postal Facilities, subject to company vehicle conditions	P
	Power Generation and Distribution	S
	Telecommunications towers and facilities located on private property.	--

479 Footnotes: ¹ Specific design standards apply

480 (b) Where there is doubt as to whether a particular use or class of uses not specifically
481 identified in this chapter are of the same general character as those listed as permitted
482 principal or special exception uses, the property owner, property owner's designee, or
483 city staff may request in writing that the planning and zoning board make a determination
484 and recommendation to the city council whether such use or class of uses is substantially
485 similar and compatible to a permitted principal or special exception use specifically
486 identified herein. Upon such request, the planning and zoning board shall conduct a
487 hearing and make a recommendation to the city council as to whether such use or class of
488 uses is substantially similar and compatible to a permitted principal or special exception
489 use specifically identified herein. If the city council, after review and hearing on the
490 planning and zoning board's recommendation, finds the use or class of uses is

491 substantially similar and compatible to a permitted principal use provided herein, the
492 proposed use shall be allowed as though specifically permitted. If the city council, after
493 review and hearing on the planning and zoning board's recommendation, finds the use or
494 class of uses is substantially similar and compatible to a special exception use, the
495 property owner or property owner's designee may proceed with an application for special
496 exception use. Additionally, if the city council finds that a proposed use or class of uses
497 for which a substantially similar and compatible determination is sought is not so
498 transient or unique as to make future requests for determination unlikely, the city council
499 may direct city staff to prepare an ordinance to amend the list of uses to include such use
500 or class of uses.

501 (c) The review and hearing of an application for a special exception shall consider the
502 character of the neighborhood in which the proposed use is to be located, its effect on the
503 value of surrounding lands, and the area of the site as it relates to the required open
504 spaces and off-street parking facilities. Each application for a special exception shall be
505 accompanied by a site plan incorporating the regulations established herein. As a part of
506 the application, the site plan shall include a simple plan drawn to an appropriate scale,
507 including legal description, lot area, site dimensions, right-of-way location and width,
508 parking areas and number of parking spaces, proposed building location and setbacks
509 from lot lines, total floor area proposed for any building, proposed points of access,
510 location of signs, location of existing easements and a general plan of proposed
511 landscaping. Said site plan shall be submitted to and considered by the city council after
512 recommendation by the planning and zoning board as provided for in article II of this
513 chapter prior to the granting of a building permit. Upon such approval, said site plan
514 becomes part of the building permit and may be amended only by the city council after
515 recommendation by the planning and zoning board. Development under the special
516 exception shall comply with all applicable city codes and ordinances.

517

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

519 (a) The goals of these standards include:

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

521 (2) transformation of the SR 527 corridor into a "open space" designed for pedestrians
522 and bicyclists in addition to vehicles;

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

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

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

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

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

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

535 (c) Minimum Lot Width.

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

538 (2) Corner lots within the Edgewood Central District shall have a minimum lot width of
539 100 feet.

540 (d) Maximum Allowed Impervious Surface Ratio.

541 Except as otherwise provided herein, the maximum allowed impervious surface ratio of
542 any lot shall be 80%, except for development within Activity Nodes where the
543 impervious surface maximum of 90% is allowed.

544 (e) Maximum Allowed Floor Area Ratio and Density.

545 The City Council finds that the Edgewood Central District promotes a mixed-use
546 development pattern along SR 527, a "principal arterial." Therefore, properties with a
547 Commercial Future Land Use designation that have frontage along SR 527 shall not
548 exceed a maximum floor area ratio of 1.0 F.A.R. for non-residential uses and a maximum
549 density of 25 dwelling units per acre for residential uses. The maximum floor area ratio
550 and density for all other properties in the district shall be determined by the Future Land
551 Use designation for such properties.

552 (f) Minimum Percentage of Lot Width Occupied by Building at the Build Line.

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

555

<u>Lot Width</u>	<u>Minimum % of Lot Width occupied by Building Façade</u>
<u><125</u>	<u>50</u>
<u>125 ≥ 174.9</u>	<u>60</u>
<u>≥ 175</u>	<u>70</u>

556

57
558

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

559
560
561

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

562
563

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

564
565

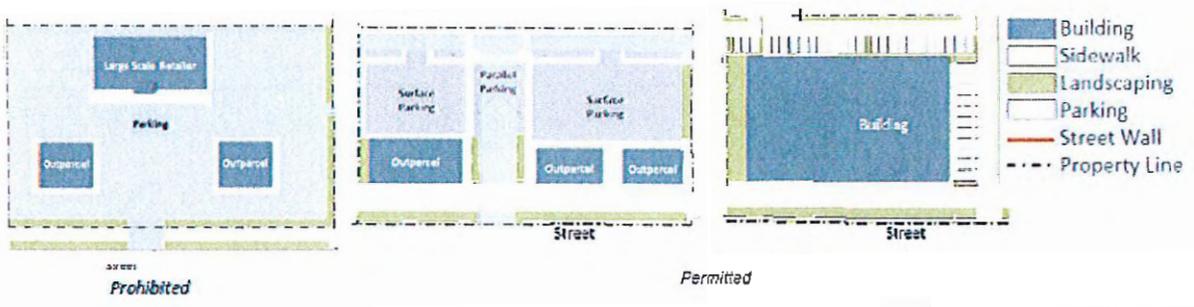
(3) Pedestrian access ways to rear parking areas, provided such pedestrian access ways are located between buildings and not adjacent to driveways; and

566
567
568

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

569

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



570

571

(g) Building Placement.

573

(1) Building Placement Applicable to All Development

575

a. Minimum Rear Yard/Rear Building Setback Width and Use.
Buildings shall be setback a minimum of 20 feet from the rear property line.

578

b. Minimum Side Yard/Building Setback Width and Use

579

- 580 1. The minimum side building setback is zero unless adjacent to a single
31 family residential district or abutting a side street or natural surface water
32 body. If zero setback is used, a plan for side building maintenance shall
583 be presented with the development application and roof slopes shall be
584 away from the zero setback property line to avoid a negative impact to the
585 abutting property.
- 586 2. The minimum side building setback for properties abutting a single family
587 residential district shall be 25 feet.
- 588 3. On lots abutting a side street, development within the side yard shall
589 conform to the Road View site standards; and Tree/Furnishing/Sign Areas.
- 590 4. Buildings shall be setback from every natural surface water body a
591 minimum of 50 feet, measured from the normal high water elevation.

592

593 (2) Building Placement in the Road View Area:

- 594 a. The front elevation of all buildings located within the Road View Area shall be
595 built at a build-to line, the Build Line, located 25 feet from the front property line.
- 596 b. Provided that buildings consistent with the provisions of this Ordinance are
597 constructed within the Road View Area, such buildings may extend into the Rear
598 Area of the property and separate buildings complying with all other site
599 standards and regulations may be constructed in the Rear Area of the Property.

70 (3) Rear Building Alternative.

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

- 603 a. Lot depth must permit the buildings to be located entirely outside of the
604 Road View Area and meet all required setbacks.
- 605 b. The site plan application must show how the proposed development
606 pattern satisfies the intent and purposes of the Edgewood Central
607 District.
- 608 c. Conformance with the Tree/Furnishings/Sign Area must be met.

609 (h) Tree/Furnishings/Sign Area

- 610 (1) The Tree/Furnishings/Sign Area shall be located along the front property line of
611 the property and extend 25 feet inward toward the Build Line.
- 612 (2) Trees shall be provided in the Tree/Furnishings/Sign Area according to the
613 following standards; provided, however, alternative species may be approved
614 during the site plan review process when the proposed species of tree can fulfill
615 the intended design intent, and at the same time achieve full growth and form.
616 Alternating more than two species is strongly discouraged as it will detract from
617 the goal of a recognizable, cohesive development pattern:

- 718 a. Tree Choice:

619

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

620

b. Tree Location:

621

<u>Street Tree Standards (as measured to center of tree)</u>	
<u>On-center spacing*</u>	<u>25 feet</u>
<u>Offset from Sidewalk</u>	<u>Minimum 2'-6"</u>
<u>Offset from front property line</u>	<u>12.5 feet**</u>
<u>Offset (Horizontal) from Overhead Wires Utility Pole (as measured from the center of the pole)</u>	<u>Minimum 12.5'-0"</u>
<u>Offset from road intersections and driveways</u>	<u>Consistent with current Florida Green Book Standard (generally 75' from center of intersection stop bar in both directions)</u>
<u>Offset from Underground Utilities</u>	<u>10'-0"</u>
<u>Offset from Light Poles</u>	<u>15'-0"</u>
<u>Offset from Driveways, Fire Hydrants</u>	<u>10'-0"</u>
<u>Offset from Road Intersections</u>	<u>Per current Florida Green Book standard</u>
<u>*Staff has the ability to modify on-center spacing to allow conformance with the remaining spacing standards.</u>	
<u>** Staff has the ability to approve tree locations closer to the property line for existing, established trees that meet the intent of the trees in the Tree/Furnishing/Sign area.</u>	

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626

- (3) Trees shall be planted in a shallow (no greater than a 6:1 slope and maximum 18 inches in depth) pervious swale (no pervious pavers) comprising at least 100 square feet per tree, that will ensure the capture of rainwater and runoff in order to promote deep root growth.

- 627 (4) Tree limbs must be maintained to hang no lower than 13 feet above any public
628 street, alleyway, driveway, and no less than 8 feet over sidewalks.
- 629 (5) In addition to street trees, sidewalks and street furnishings, including, but not
630 limited to, seating, lighting, light poles, and bike racks, may be allowed within the
631 Tree/Furnishings/Sign Area subject to site plan approval.
- 632 (6) All sidewalks in the tree furnishing zone shall be ADA compliant and a
633 minimum width of 8 feet of which at least 6 feet of width is maintained for a
634 continuous pedestrian access route free of obstructions.
- 635 (7) Where sidewalks are not located contiguous to the building façade, building
636 perimeter landscaping shall be provided in accordance with the following
637 standards.
- 638 a. have a minimum depth from the building of six feet.
- 639 b. shall contain at least a double row of shrubs, preferably of different
640 species, planted parallel to the building. The shrubs shall be at least 24
641 inches high at planting of a species capable of growing to 36 inches in
642 height within 18 months, and spaced to achieve a continuous hedge at
643 maturity. The hedge height shall be maintained to not obstruct the full
644 window view.
- 645 c. Small/understory trees shall be planted at a rate of one tree/20 feet, or
646 portion thereof, of the length of the landscaped area as measured along the
647 building façade. Spacing of the trees shall be at the discretion of the
648 owner, such that the trees may be aggregated to provide maximum
649 aesthetic value. The required trees may be credited toward meeting the
650 blank wall requirement if applicable.
- 651 (8) All street furnishings shall be permanently fixed to the ground through
652 mechanical fasteners or through the use of concrete footings.
- 653 (9) Unless specifically approved through the site plan review process, all street
654 furnishing shall have a black finish.
- 655 (10) Details for all furnishings, including specifications, installation, colors and
656 material shall be provided as part of the site plan review process.
- 657 (11) Any unpaved area in the Tree/Furnishings/Sign Area shall, at a minimum, be
658 planted with a low-maintenance, drought tolerant ground cover.
- 659 (12) Ground Signs shall be allowed to be placed within the Tree/Furnishings/Sign
660 Area provided such signs comply with all other provisions of the City Code.
- 661 (13) The following improvements shall also be allowed within the
662 Tree/Furnishings/Sign Zone.
- 663 a. Building mounted and/or cantilevered architectural building elements such
664 as awnings and canopies meeting the following requirements:
- 665 1. Hung 13 to 15 feet above the adjacent sidewalk grade;
666 2. Extending 2 to 8 feet from the wall;

- 667 3. A clear height distance of at least 80 inches, as required by
668 accessibility standards;
- 669 b. Bay windows with a maximum width of 8 feet not extending greater than
670 18 inches from the building wall;
- 671 c. Articulated wall projections of a minimum depth of 8 inches and
672 maximum depth of 1.5 feet and maximum width of 4 feet in length;
- 673 d. Attached Signs, as provided in Chapter 122 of this Code of Ordinances;
674 and
- 675 e. One Temporary Sign no taller than 36 inches and no wider than 24 inches
676 that does not block or impair pedestrian traffic and is displayed only
677 during the business hours of any business located on the property.

678 **Sec. 134.459. Building Design.**

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

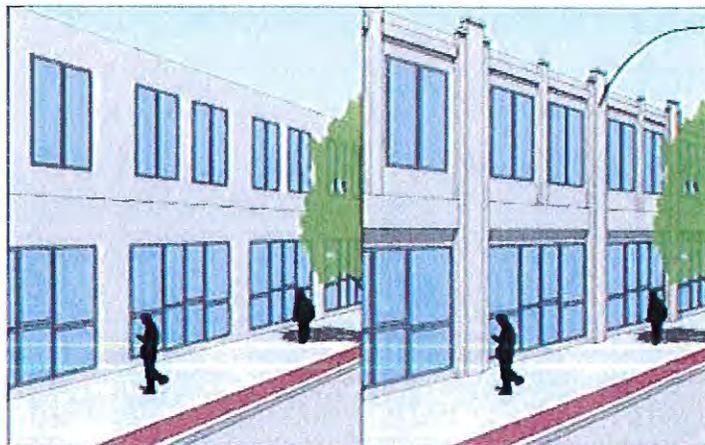
684 (a) Design of Buildings within the Road View Portion of the Site

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

688 (2) First Floor Façade Transparency: At least 60% of the width of the ground floor road
689 frontage façade shall contain clear (transparent) or spectrally selective glazings
690 (minimum VLT of 60%) considered as “non-reflective” glass. This requirement
691 includes doors and windows affording views into the interior areas. Opaque,
692 translucent or reflective glass cannot be counted towards the transparency ratio.
693 Window placement shall be incorporated to create a horizontal and/or vertical
694 rhythm. The windows are encouraged to be full height of the ground floor, but in no
695 instance shall the sill be more than 3 feet above grade, with the window height
696 extending to at least the top height of the primary entrance door. A wall projection
697 less than or equal to 18 inches is allowed to extend into Tree/Furnishings/Sign Area.

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

700 a. Articulation (wall projections or recesses) of a minimum of 8 inches in depth and
701 maximum 4 feet in width, for the full height of the building..



Buildings must provide visual interest using facade articulation, breaks, columns, height changes, or changes in color, texture, or pattern

Not Acceptable

Acceptable

702

- 703 b. A full height material change; e.g., stucco to brick with varying roof heights
704 (paint color is not considered a material change).
- 705 c. Full height wall recesses of up to 4 feet in depth, and maximum 40 feet in length
706 with varying roof height.
- 707 d. Non-continuous cantilevered window treatments no more than 40 feet wide,
708 occupying 50-70% of the building's length, placed 13-15 feet above the adjacent
709 sidewalk grade, with a minimum 8 feet clear height.
- 710 e. Uncovered recessed courtyards between portions of the building, provided that
711 the width of such courtyards shall not be more than 50% of the total building
712 frontage and that the courtyard is paved and enhanced with landscaping;
- 713 (4) Building Height: The minimum building height shall be 20 feet. For multi-story
714 buildings, except for stand-alone residential uses, the finished first floor shall be a
715 minimum of 13 feet in height and at least 8 feet in height for every story above the
716 first.
- 717 a. Maximum building height shall be as follows:
- 718 1. Outside an Activity Node: 4 stories/55 feet unless within 100 feet of a single
719 family residential zoning district, then 3 stories/45 feet.
- 720 2. Inside an Activity Node: 6 stories/75 feet.
- 721 b. Façade Vertical Variation: A building height greater than 20 feet, regardless of
722 the number of stories, shall include a 3-dimensional horizontal change at least 12
723 inches in height across at least 75% of the building, placed between 13 to 15 feet
724 above ground to ensure a human scale, e.g., a material or texture change, or a
725 building offset (building step back or step forward). The use of banding
726 (continuous horizontal stripes) across large areas of the façade is prohibited. An
727 alternative to this standard is a building mounted and/or cantilevered architectural
728 building elements such as awnings and canopies meeting the following
729 requirements:
- 730 1. Hung 13 to 15 feet above the adjacent sidewalk grade.
- 731 2. Extending 2 to 8 feet from the wall.
- 732 3. A clear height distance of at least 80 inches, as required by accessibility
733 standards.
- 734 4. Occupying a total of 50-70 percent of the length of the building façade.
- 735 (5) Decorative Elements: Decorative architectural appendages, embellishments and other
736 architectural features are required. Subject to site plan approval, such architectural
737 appendages, embellishments and other architectural features may extend up to 8 feet
738 beyond the maximum building height provided such appendages are no more than
739 50% of the building roof length and are compatible with adjacent development. Such
740 appendages and architectural embellishments shall be strategically located to draw

741 customers to the primary entrance of the building and or highlight pedestrian passages
742 between buildings.

743 (6) Roof Lines: Roof lines shall be varied with a minimum change in height of at least 5
744 feet at least every 80 linear feet in building length. A 3-dimensional cornice, at least
745 2.5 feet in height or as needed to conceal mechanical equipment (whichever is taller),
746 shall be used along all flat (less than 3:12 pitch) or parapet roof portions. Sloped
747 building roofs shall have a minimum 2-foot over hang and include a gutter/downspout
748 system. This roof overhang is allowed to extend into Tree/Furnishings/Sign Area.

749 (7) Blank Wall Design: Blank walls facing a street that are 10 feet in length or greater
750 shall incorporate one or more of the following design treatments so as to eliminate
751 blank walls more than 10 feet in length:

752 a. Design Treatment 1: Evergreen vine wall (trellis or wire/vine system) of at least 5
753 feet in width, contained within a 3 feet minimum width planting bed in front of
754 the wall, at least 13 feet high, placed every 10 feet on center along length of the
755 blank wall surface, with each bed irrigated and planted with climbing vines
756 sufficient to cover the trellis within 3 years;

757 b. Design Treatment 2: Small trees of at least 16 feet in height at maturity, planted at
758 a rate of 1 tree for each 15 feet (or part thereof) of blank wall (minimum one tree),
759 with tree height of at least 5 feet at planting, planted at least 3 feet away from the
760 wall, within a planting bed of at least six feet in width; plus, a hedge of plants the
761 length of the wall that creates a depth of at least 5 feet and maintained at a height
762 at least 3 feet in height;

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

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

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

774 (b) Secondary façades: facades not facing a road but within public view, shall be of finished
775 quality, color, and materials that blend with the remainder of road frontage façade. Major
776 architectural treatments on the road frontage building façade, such as cornices, window
777 treatments, and repeating details, shall be continued around all sides of the building that
778 will be visible to the public. Design of Buildings outside the Road View Portion of the Site
779 shall meet the same design standards for buildings in the Road View portion of the site
780 with the exception of façade transparency. At least 30% of the front façade of buildings
781 located outside the Road View portion of the site shall be devoted to transparent windows

782 and/or glass doors affording some view into the interior areas. Blank walls are
783 encouraged to be creatively designed to create an illusion of transparency.

784
785 **Sec. 134-460. Other Design Standards**

786 (a) Stormwater Management

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

- 790 (1) Stormwater management shall be incorporated into the overall design of the
791 project so as to be a creative feature/amenity of the development or
792 incorporated into the landscape irrigation system.
- 793 (2) Except if designed as an exfiltration system, stormwater management shall
794 only be located behind the Road View portion of the site or, if approved
795 during site plan review, where aesthetically incorporated into the
796 Tree/Furnishings/Sign Area.
- 797 (3) Pond edges in the Road View Area shall be sloped so as to avoid the
798 necessity of fencing. Outside the Road View Area, where slopes require
799 fencing, only black, ornamental fencing will be allowed.
- 800 (4) The use of innovative stormwater management methods is encouraged such as
801 green roofs, bio retention areas such as the use of deep gardens and planters,
802 infiltration, permeable paving in parking stalls, cisterns incorporated into the
803 building architecture with the water reused for landscaping. Use of pervious
804 pavers/pavement as part of the stormwater management
805 system requires maintenance of the pervious pavers/pavement by the owner
806 for continued viability and effectiveness over the life cycle of the
807 development. An operation and maintenance guide to include a specific
808 maintenance schedule shall be provided by the design Professional Engineer
809 at the time of permitting of the pervious pavers/pavement. The owner shall
810 engage a Professional Engineer to inspect and certify to the city on an annual
811 basis that the constructed pervious pavers/pavement is being properly
812 maintained and is functioning as per the approved design of the stormwater
813 management system.
- 814 (5) At a minimum, the stormwater management system shall comply with St.
815 Johns River Water Management Standards.

816 (b) Loading/Service Areas/Mechanical Equipment

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

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

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

830 (c) Fences

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

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

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

837 (4) Chain link fencing shall not be visible from a public right-of-way.

838 (d) Corner Sight Clearance

839 Intersection/corner sight clearance shall be consistent with requirements of the
840 current Florida Greenbook

841 (e) Underground Utility Installation

842 (1) It is the intent of the city to improve the aesthetic appeal of the city and the
843 reliability of utility service by requiring that utility lines such as electric,
844 telephone, cable TV, fiber optics and other utilities be placed underground in
845 conjunction with the construction of all new buildings, unless it is
846 determined by the City Council that soil, topographical or any other
847 compelling conditions make the installation of such utility lines as
848 prescribed herein unreasonable or impracticable. It shall be the developer's
849 responsibility to make the necessary arrangements with each utility in
850 accordance with the utility's established policies.

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

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

861 (f) Access/Parking Design

52 (1) Pedestrian access shall be consistent with Section 134-141 of the City Code. Where
863 sidewalk width requirements differ, the ECD standard shall apply. Pedestrian
864 connections from the parking areas to the public building entrance shall be provided.

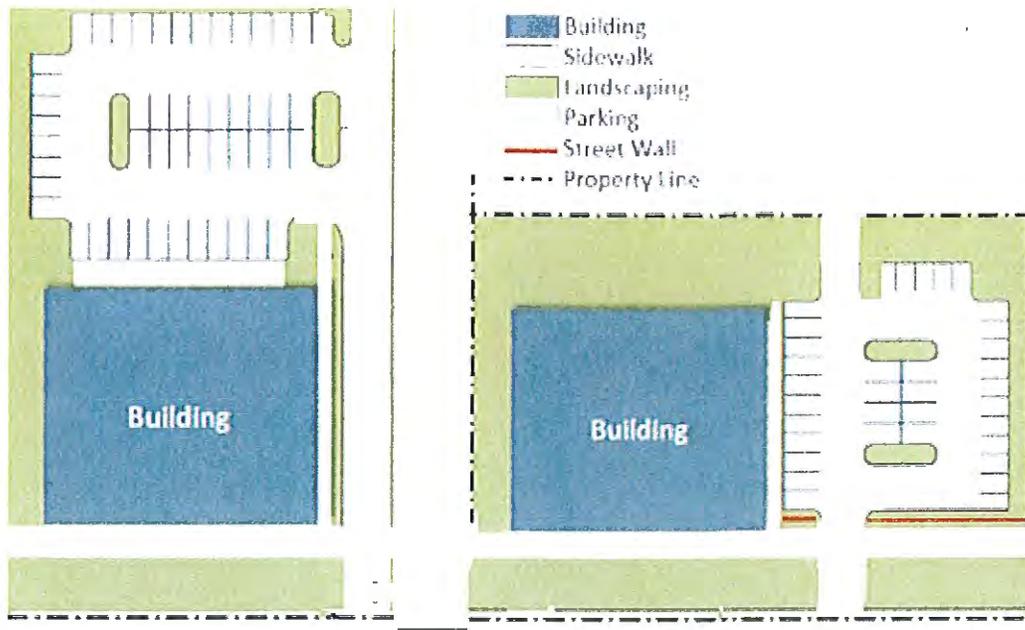
865 Where a pedestrian must cross an onsite vehicular travel path for continuous
866 pedestrian travel, retroreflective crosswalk markings or textures shall be installed to
867 increase pedestrian safety.

868 (2) Direct vehicular ingress and egress connections will be prohibited along SR 527
869 when the city determines that adequate access can be provided from another location,
870 including a side street or an existing available shared driveway/cross access easement.

871 (3) Driveways shall be designed with the pedestrian in mind. This includes provision of
872 at least a 6 feet sidewalk and a minimum 4 feet wide tree zone, between the sidewalk
873 and driveway, on both sides of a driveway connected to a public right-of-way for at
874 least the length from the public sidewalk to the parking area to give the appearance
875 of a roadway. Lots less than 90 feet in width shall only be required to have a
876 sidewalk on one side of the driveway in order to accommodate the “minimum % of
877 lot width occupied by building façade” standard; however, the 4 feet wide tree zones
878 shall be required on both sides of the driveways for these lots less than 90 feet.

879 (4) Concrete curb and gutter shall be constructed along the edge of driveways. Parking
880 lot perimeters shall be constructed with concrete curbing. Bumper stops will be
881 required in addition to the curbing where necessary to protect landscaping, pedestrian
32 walkways and buildings.

883
884 (5) The preferred location for surface parking lots is behind all buildings located in the
885 Road View Area in order to maximize the building’s road frontage and pedestrian
886 interest along the road corridor. Parking lots are allowed to be located on the side of
887 a building, subject to the standards set forth in Section 134-460(f)(6), provided the
888 minimum building frontage percentage is maintained.



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(6) If a parking lot is provided on the side of a building, the vehicular area shall be screened from the road by a street wall, which is intended to screen the vehicle use area and ensure that lights from parked vehicles do not shine into the right-of-way or adjacent pedestrian way. The street wall shall be 3 feet in height above grade of the parking lot. Location of street walls in proximity to intersections shall meet the standards outlined in the most current FDOT Florida Green Book. Street walls shall be constructed of materials that complement the finish on the primary building. Chain link, wood and PVC street walls shall be prohibited.

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The street wall shall be placed at 4 feet behind the Build Line, with landscaping planted between the wall and the Build Line. Such landscaping shall contain at least a row of shrubs, planted parallel to the wall. The shrubs shall be at least 24 inches high at planting of a species capable of growing to 36 inches in height within 18 months, and spaced to achieve a continuous hedge at maturity. In addition to the hedge requirement, small/understory trees shall be planted at a rate of one tree/20 feet, or portion thereof, of the wall. The minimum height that the hedge shall be maintained is 24 inches, with the maximum equal to the height of the wall. If the street wall exceeds 40 feet in length, columns will be required to be incorporated into the wall at a maximum of 20 feet on center.

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If columns are used as part of the street wall, the maximum height of the columns shall be 3 feet 9 inches.

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

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(8) Parking structures shall reflect the character, scale and massing of the principal structures they serve and shall not be located within 100 feet from any property used for single family residential uses without a liner building containing businesses and/or

917 residential uses, or a façade designed to resemble a building conforming to the
918 building design standards of the district. The minimum liner building depth shall be
919 35 feet. Where located along a road frontage, the Tree/Furnishings/Sign Areas shall
920 be provided. In addition to the required liner buildings, where within one hundred
921 feet of a property used for single family residential uses, one evergreen, shade tree
922 shall be planted along the shared property line of those single family lots, at 50-foot
923 on center intervals. The chosen species of such trees shall be capable of reaching a
924 minimum mature height of 50 feet, with a minimum mature spread of 40. The
925 minimum specifications at installation shall be 16-18 feet in height or 4-inch caliper
926 diameter at breast height (dbh) at planting. All internal elements such as plumbing
927 pipes, fans, ducts and lighting, shall be screened from view from the street. Ramping
928 shall be internalized. Exposed spandrels shall be prohibited.

929 The design of structured parking should take into consideration a future where
930 parking demand is reduced. Toward this future, the recommended design of the
931 parking structures is for adequate space between floors to retrofit for level floors and
932 HVAC infrastructure for conversion to living or working space.

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

938 a. A parking study is justifying the requested reduction. This could include provision
939 rideshare/transportation network company drop-off zones. Drop-off zones shall not
940 interfere with transit stops and any designated freight loading zones curbside.

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

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

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

951 (10) On-street parking along newly created streets within the district or driveways that
952 are directly connected to a public road may be allowed through the site development
953 process. Only parallel on-street parking may be allowed. Angled or perpendicular
954 parking adjacent to a public street or entrance driveway shall not be allowed.
955 Evergreen, large stature shade trees will be required to separate the parallel spaces
956 into sets of no more than four. On-street parking, if provided, may be counted toward
957 meeting minimum parking requirements. On-street accessibility parking shall be
958 constructed consistent with the Public Right of Way Accessibility Guidelines
959 (PROWAG)

960 (11) Bicycle Parking shall be provided onsite consistent with the following standards.

961 a. Required Number of Bicycle parking spaces:

962 i. For developments that require up to ten (10) vehicular parking spaces,
963 two (2) bicycle parking spaces shall be required.

964 ii. For developments that require ten (10) or more vehicular parking
965 spaces, two (2) bicycle parking spaces shall be required, plus one (1)
966 additional bicycle parking space for each ten (10) vehicular parking
967 spaces above ten (10); provided that no more than eight (8) bicycle
968 parking spaces are required for any one (1) tax parcel.

969 b. Bicycle Parking Space Design.

970 i. All bicycle parking spaces shall comply with the following standards:

971 (a) Minimum aisle width: If more than one (1) row of bicycle
972 racks is installed to create the required bike parking area, the
973 installation shall provide a minimum of sixty (60) inches in an aisle in
974 each row to allow for access and maneuvering between the rows of
975 parked bicycles.

976 (b) Minimum vertical clearance: 72 inches

977 (c) Accessible to users without climbing or descending stairs.

978 (d) Separated from vehicle parking spaces by physical barriers,
979 such as curbs, wheel stops, bollards or other similar features, to protect
30 bicycles from damage.

981 (e) Consistent with the design, color and character of the
982 buildings, street furniture and other features on the building site, but
983 clearly discernible as bicycle parking.

984 ii. All standard bicycle racks shall comply with the following standards:

985 (a) Bicycle racks shall be an inverted "U"/hoop rack, campus
986 rack, or similar device that accommodates two (2) bicycle parking
987 spaces per rack and enables users to lock the frame and both wheels
988 with a cable and U-type locks.

989 (b) Minimum tube diameter : 1.9 inches.

990 (c) Maximum rack height : 36 inches.

991 (d) Minimum depth for each row of parked bicycles: 72 inches.

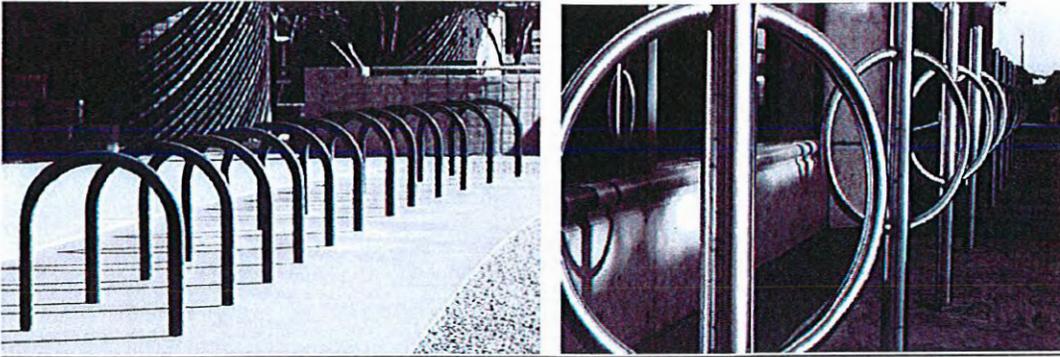
992 (e) Minimum separation between horizontal rows: 30 inches
993 on center to allow enough room for 2 bicycles to be secured to each
994 rack element.

995 (f) Designed to accommodate 2 bicycle parking spaces per rack.

996 (g) Powder coated, or other weather-proof surface, as approved
997 through site plan review process.

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- (f) Enable users to lock the frame and both wheels.
- (g) Anchored so as not be easily removed.

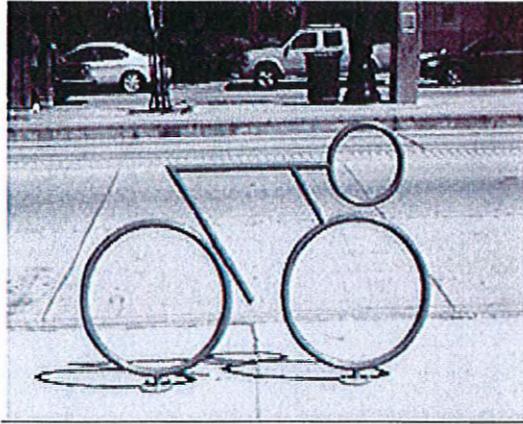


Images: Examples of Standard Bicycle Rack Designs

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iii. Alternative Bicycle Rack Design. Alternative bicycle parking rack designs may be approved, in compliance with the following standards:

- (a) Size: Accepts multiple bicycle frame sizes and styles.
- (b) Compatibility: Accommodates the use of cable and U-type locks.
- (c) Function: Supports a bicycle frame at 2 points above the wheel hubs.
- (d) Purpose: Allows the frame and at least 1 wheel of the bicycle to be locked to the rack.
- (e) Scale: Visible to pedestrians and the visually impaired, but consistent with the scale of the bicycle locked to the device.
- (f) Durability: Maintenance-free or fabricated from materials that weather in an aesthetically pleasing manner.
- (g) Simplicity: Easy to understand and operate, with no moving parts.
- (h) Operation: Usable without lifting the bicycle onto the device.



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1017 Example Alternative Bike Rack Design

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iv. Bicycle lockers shall comply with the following minimum standards:

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(a) Height: 49 inches.

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(b) Width: 30 inches.

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(c) Length: 74 inches.

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(d) Capacity: Accommodates 1 bicycle per locker.

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(e) Durability: Maintenance-free or fabricated from materials that weather in an aesthetically pleasing manner.

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c. Bicycle Parking Location.

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Location for bike parking shall take into consideration both long term parking and short term parking. Long term parking is meant to accommodate cyclists who are expected to park for longer than two hours, such as employees, students, residents, and commuters. Safety from theft and vandalism, protection from the elements and accessibility are key issues for long term parking. A place to store accessories is also highly desired. Short-term parking is meant to accommodate visitors who are expected to depart within two hours. Short-term parking is typically found at retail shops and public buildings (libraries, clinics, etc.). Visibility and accessibility are key issues. The ratio of provision of short vs long term bicycle parking will be dependent on the proposed use onsite and will be analyzed during site plan review.

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The best type of parking facilities for long-term parking are either inside a building, office, guarded enclosure, or bicycle lockers. Bicycle lockers can be installed indoors or out. They are best provided on a user application or lease basis to ensure appropriate use.

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Short-term parking racks should support the bicycle at two or more points above and on either side of the bicycles center of gravity. The best types of parking facilities for short-term storage are simple inverted-U racks. The inverted “U” rack is a single piece of heavy gauge steel bent to form a U. Pipe ends are either

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1045 installed in a concrete base or have welded mounting flanges bolted directly to a
1046 solid, flat surface. Each of these racks holds two bicycles.

1047 Bike racks shall be located as follows:

1048 i. The preferred location for bike racks is in close proximity to and visible from
1049 primary building entrances to enhance security of the stored bikes. A bike
1050 “corral” may be located within the vehicular parking area; however, the corral
1051 shall be separated from vehicle parking spaces by physical barriers, such as
1052 curbs, bollards or other similar features, to protect bicycles from being
1053 damaged by vehicles. If located within parking structures, the preferred
1054 location is in proximity to garage security at the front entrance.

1055 ii. A least 50% of the required bicycle parking shall be provided within the
1056 primary building (indoor bicycle parking) or within bicycle racks located no
1057 more than one hundred (100) feet from primary building entrances served, and
1058 preferably within fifty (50) feet.

1059 iii. Bike parking may be located within the Tree/Furnishings Sign Area.

1060 iv. Bike parking shall not be located in any vehicle parking space required by
1061 City code.

1062 v. Bike racks shall not be placed so that they block any building entrance or
1063 impede pedestrian flow in or out of the building, or result in a reduction of the
1064 minimum required sidewalk width caused by either the rack or the parking of
1065 the bicycles.

56 vi. Bike racks shall not block transit or freight loading.

1067 vii. Preferred location for bicycle parking is situated such that the bicycles will be
1068 protected from the weather. Covered bicycle parking is encouraged wherever
1069 the design of the building or use being served by the bicycle parking facility
1070 includes a covered area that could accommodate such facilities

1071 viii. Bike racks shall be situated a minimum distance of twenty-four (24) inches
1072 from any building wall.

1073 ix. Bike parking shall be located in a clearly designated area and must be
1074 illuminated at night.

1075

1076 **Sec. 134-461. Use Specific Design Standards.**

1077 **(a) Car/Automotive Washing and Detailing**

1078 **(1) All washing, waxing, and detailing of automobiles shall be within an enclosed**
1079 **building, with the exception of tunnel entrance and exit doors. Detail bays are**
1080 **prohibited.**

1081 **(2) Tunnel entrance/exits shall not face SR 527, Holden Avenue, Gatlin Avenue, or**
1082 **Hoffner Avenue.**

- 1083 (3) Vacuumping and drying of automobiles may be outside the building but shall not
34 encroach upon any setback for the principal structure or the Tree/Furnishing/Sign
1085 Area and shall only be located on paved areas.
- 1086 (4) Vacuum stations and related equipment shall be completely screened from all streets
1087 or single family residential use or zoning district. Such wall shall meet the street wall
1088 criteria, as stated above, including landscaping.
- 1089 (5) There shall be no outside storage, nor outside display of goods offered for sale.
- 1090 (6) Sound from radios, stereos, or other sound amplification devices shall not be audible
1091 from anywhere off the site.
- 1092 (7) Before a permit will be issued, the property owner shall sign an affidavit documenting
1093 that the property owner understands conditions of operation.
- 1094 (8) When the business is closed, all portable equipment on the site shall be stored within
1095 a fully enclosed structure.
- 1096 (9) Any customer vehicles stored overnight shall meet the following standards:
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- 1098 a. shall be either within a completely enclosed building or parked within a
1099 designated parking space on a parking lot located behind the line created by the
1100 rear of the Road View building. If only the Rear portion of the lot is developed,
1101 the vehicles may be parked within a designated parking space within the parking
1102 area for that portion of the site (i.e., behind the street wall, and a minimum of 100
1103 feet from the front property line).
- 1104
- 1105 b. No vehicle parked overnight on the property shall be visible from the public
1106 right-of-way unless such vehicle is either:
- 1107 i. FHWA Class 2 – Passenger Cars. All sedans, coupes, and station
1108 wagons manufactured primarily for the purpose of carrying passengers; or
1109 ii. FHWA Class 3 – Other Two-Axle, Four-Tire Single Unit Vehicles.
1110 All two-axle, four tire vehicles, other than passenger cars. Included in this
1111 classification are pickups, panels, and vans. Campers, motor homes,
1112 ambulances, hearses, carryalls, and minibuses are not included in this class
1113 of vehicle.
- 1114
- 1115 c. Any wrecked or inoperable vehicle shall not be stored/parked overnight,
1116 regardless of location.
1117
- 1118 (10) In addition to standard commercial site plan requirements, the proposed site plan
1119 must be designed and demonstrate effective ingress/egress to the site, adequate
1120 stacking for 5 vehicles per queuing/stacking lane, realistic turning radiuses, and the
1121 accommodation of a by-pass lane(s). The site plan shall also include the proposed
1122 architectural building rendering. These plans will include the Exterior Elevations and
1123 landscaping, and location for any proposed outside activities

- 1124 (b) Drive Up Windows/Facilities
5 (1) Drive up windows shall be designed on the rear of the building.
1126 (2) The drive-up aisle shall not be located between the building and SR 527, Gatlin
1127 Avenue, Holden Avenue, or Hoffner Avenue.
1128 (3) The building façade facing SR 527, Hoffner Avenue, Gatlin Avenue, or Holden
1129 Avenue whether such elevation functions as the side or rear of the building, shall be
1130 architecturally designed to avoid a “back of building” appearance.
1131 (4) Drive up aisles shall have adequate on-site queuing distance to accommodate 6 cars
1132 (120 feet) before stopping point (e.g., pick up window, teller window, atm machine).
1133 (c) Garden Center
1134 Garden Centers are allowed if incorporated/integrated into the primary building onsite
1135 with the intent that all merchandise is shielded from view from adjacent properties at
1136 ground level and street rights-of-way.
1137 (d) Multi-Dwelling Residential Buildings (stand-alone)
1138 In addition to the other design standards of the district, approval of a special exception to
1139 allow buildings used exclusively for residential purpose shall be based on a finding that
1140 the design of the proposed residential furthers the intent of the district, particularly for
1141 development to be human scale, encouraging alternative modes of transportation, and
1142 protecting the stability of existing residential neighborhoods through design. The building
1143 placement and design standards of the district shall apply.
44 (e) Company and Fleet Vehicles
1145 Parking of company or fleet vehicles shall be allowed on a parking lot located behind
1146 the line created by the rear of the Road View building. If only the Rear portion of the lot
1147 is developed, the company or fleet vehicles may be parked within the parking area for
1148 that portion of the site (i.e., behind the street wall, and a minimum of 100 feet from the
1149 front property line). In addition, no company or fleet vehicle that is parked overnight on
1150 the property shall be visible from the public right-of-way unless such vehicle is included
1151 in one of the following two classes of vehicle:
1152 a. FHWA Class 2 – Passenger Cars. All sedans, coupes, and station wagons
1153 manufactured primarily for the purpose of carrying passengers.
1154 b. FHWA Class 3 – Other Two-Axle, Four-Tire Single Unit Vehicles. All two-
1155 axle, four tire vehicles, other than passenger cars. Included in this
1156 classification are pickups, panels, and vans. Campers, motor homes,
1157 ambulances, hearses, carryalls, and minibuses are not included in this class of
1158 vehicle.
1159
1160 (f) Passenger Car Rental, Urban Prototype
1161 (1) Only rental of Passenger Vehicles, as defined by the Federal Highway
52 Administration, shall be allowed.

- 1163 (2) Deliveries containing multiple vehicles from a truck are not permitted.
1164 (3) No vehicle maintenance and repair, including oil changes, shall occur on-site.
1165 (4) Wash and vacuum stations must comply with standards listed in Section 134-461(a)
1166 (5) Detail bays shall not be permitted.
1167 (6) There shall be no outside storage, other than the rental vehicles, nor outdoor display
1168 of goods offered for sale.
- 1169 (g) The number of rental cars onsite shall be limited to 15.
- 1170 (h) Micro-Breweries, Craft Distilleries, Micro-Wineries
- 1171 (1) No outdoor storage shall be permitted.
- 1172 (2) All malt, vinous or distilled liquor production shall be within completely enclosed
1173 structures.
- 1174 (3) By-products or waste from the production of the malt, vinous or distilled liquor
1175 shall be properly disposed of off the property.
- 1176 (4) Building square footage shall not exceed 15,000 gross square feet without approval
1177 of a special exception.
- 1178 (5) A minimum of 25% of the building floor area shall be used as a restaurant, tasting
1179 room, or retail operation (or any combination thereof).

1180 **Sec. 134-462. Development Bonuses.**

1181 The purpose of the development bonus system is to promote achievement of the goals and vision
1182 of the district that otherwise would not be economically feasible without a bonus in development
1183 intensity. Development sites may receive more than one bonus. All costs associated with
1184 implementation of the bonus categories shall be the responsibility of the developer.

1185 (a) Creation of an Activity Node

1186 Activity nodes shall be allowed an increase in the maximum impervious surface area
1187 ratio to 90%. Activity nodes shall be allowed an increase in the maximum building
1188 height to 75 feet/6 stories. In order to achieve the activity node bonuses the following
1189 design standards must be met:

- 1190 (1) Development sites must be at least 7.5 acres in size.
- 1191 (2) Buildings shall be designed with the pedestrian in mind reflected by, but not limited
1192 to, scale and massing of buildings, walkable blocks, use of arcades and galleries, and
1193 emphasis on active first floor uses oriented to the street. Both residential and
1194 nonresidential uses are included. Building entryways and walkways will incorporate
1195 awnings and/or recessed entrances to provide weather protection for pedestrians.
1196 Such development will include unique architectural features and a comprehensive
1197 sign plan that promotes a cohesive design for the activity node. In addition, public
1198 amenities will be incorporated into the development to include public art, useable
1199 public gathering areas with seating and shade structures, water sculptures, fountains,
1200 or similar public amenities that are accessible to the public.

1201 (3) Parking shall be located behind buildings or in parking structures consistent with all
1202 applicable regulations. On street parallel parking is allowed; on-street angled parking
1203 shall not be allowed.

1204 (4) Should on-street parking include provision of accessible parking spaces, such shall be
1205 consistent with the Public Right of Way Accessibility Guidelines (PROWAG)

1206 (5) Include a park/urban plaza meeting the following criteria:

1207 a. The minimum area shall comprise at least one half (0.5) of an acre and the
1208 maximum shall be 2 acres.

1209 b. The area is spatially defined by building frontages and at least 150 feet of
1210 frontage on a two-lane street; incorporation of the lake frontage is strongly
1211 encouraged.

1212 c. Building facades facing the plaza shall have at least 70% of their first
1213 floor's primary façade in transparent windows and/or public entrances and
1214 incorporate a Tree/Furnishings/Sign Area as described in this District

1215 d. The area will consist of paved surfaces with planters and landscaped area
1216 consisting of paths, lawns, and shade trees, seating, and other furnishings,
1217 all formally arranged, and shall include a water feature/fountain as a focal
1218 point.

1219 e. The urban plaza or park shall be privately-owned and maintained, but
1220 open to the public. The applicant shall also be required to prepare a
1221 management plan for the maintenance and ownership of the site.

1222 f. Demonstration of compatibility with adjacent uses.

1223 g. Request for development approval must include elevations and colored
1224 renderings with materials identified in addition to development site plan.

1225 (b) Road Connectivity Improvement

1226 Implementation of improved public road connectivity within the city, particularly the
1227 connection of Holden Avenue to Gatlin Avenue, will receive a transfer of development
1228 rights to other areas of the site at 1:1 land area ratio based on the maximum
1229 density/intensity allowed in the comprehensive plan (currently 25 residential units per
1230 acre and 1.0 Floor Area Ratio for non-residential uses). This bonus also includes a
1231 potential reduction in Tree/Furnishing/Sign Area width along the new road if the intent
1232 to create an active pedestrian storefront zone is met. Three scenarios were presented by
1233 the MPO Study, with "the Grid" being the preferred option; however, other designs will
1234 be considered. Cross access easements are not eligible for this bonus.

1235

1236 (c) Consolidation of Access Points/Use of Joint Driveways on Major Roads

1237 Minimizing the number of driveway connections along the corridor is not only important
1238 for efficient through-traffic movements, but will improve pedestrian safety. Minimizing
1239 the number of driveways reduces the number of potential pedestrian/driver conflicts.
1240 Thus, the goal along the road corridor is consolidation of driveways.

1241 The use of a joint use/shared driveway by locating the driveway on a shared property line
1242 and a non-exclusive ingress/egress access easement recorded in Orange County official
1243 public records will be eligible for an impervious surface area bonus equal to the
1244 impervious surface of the shared driveway.

1245 **Sec. 134-463. Pre-Existing Uses and Structures.**

1246 **(a) Generally.**

1247 Legally conforming uses and structures that exist on a property shall continue to be
1248 considered legally conforming notwithstanding the rezoning of such property to the
1249 Edgewood Central District. A property on which a legally conforming use or structure
1250 existed immediately prior to the rezoning of such property to the Edgewood Central
1251 District (hereafter, a "Property") shall continue to be governed by the standards
1252 applicable to the zoning district that applied to the Property immediately before the
1253 rezoning, except as may be provided herein.

1254 **(b) Change in Use.**

1255 For any change in principal use that occurs on the Property, the proposed new principal
1256 use shall be consistent with Sec. 134-457 (Permitted Uses within the Edgewood Central
1257 District) unless the following four conditions are met: (i) the proposed new principal
1258 use was not prohibited by the zoning district that applied to the Property immediately
1259 before the rezoning but is prohibited in this Edgewood Central District; (ii) the
1260 proposed new principal use is included in and consistent with the list of principal uses
1261 set forth below; (iii) the proposed new principal use is consistent with all regulations in
1262 existence immediately before the rezoning, including parking, loading, and vehicular
1263 maneuvering; and (iv) any company and fleet vehicle parking on the Property, or, in the
1264 case of a multi-tenant property, any company and fleet vehicle parking associated with
1265 the space that is the subject of the change in use, complies with the company and fleet
1266 vehicle parking standards of Sec. 134-461(e). In such event, the proposed change of use
1267 shall be permitted and considered legally conforming even if it is not consistent with
1268 Sec. 134-457.

- 1269 **(1) Heating and air conditioning sales and service.**
- 1270 **(2) Storage and wholesale distribution warehouse, where not adjacent to a**
1271 **residential zoning district or property with a residential future land use**
1272 **designation, including those across a right-of-way. Provided, however, a change**
1273 **in principal use to this category shall comply with the following standards:**
- 1274 a. All loading bays on the Property, or, in the event of a multi-tenant building,
1275 all loading bays associated with the space that is the subject of the proposed
1276 change in use, that are within one hundred feet from the front property line
1277 shall face away from SR 527;
- 1278 b. The Property shall be brought into compliance with the
1279 Tree/Furnishings/Sign Area standards as set forth in Sec. 134-458(h);
- 1280 c. If the building associated with the change is located within one hundred feet
1281 from the front property line, then the front of such building shall be brought
1282 into compliance with the first-floor façade transparency requirement as set

1283 forth in in Sec. 134-459(a)(2) and with the blank wall design standards as set
1284 forth in Sec. 134-459(a)(7), subject to any applicable credit as set forth in
1285 Sec. 134-458(h)(7)c.; and

1286 d. All parking for the Property, or, in the event of a multi-tenant building, all
1287 parking associated with the space that is the subject of the proposed change
1288 in use, that is located within 100 feet from the front property line shall be
1289 configured so as to be located on the side or rear of the Property only. If
1290 such parking is located on the side of the Property, it must be screened from
1291 the road by a street wall that meets the standards set forth in Sec. 134-
1292 460(f)(6).

1293 (3) Cabinet makers, rug and carpet cleaning, upholstering, electrical, roofing and
1294 plumbing shops.

1295 (6) Mechanical garage, including personal vehicle body shop and painting. (No fuel
1296 services provided). For avoidance of doubt, Automotive Repair and Services
1297 are included in this category to the extent the specific proposed use was
1298 included as a principal permitted use on the Property prior to rezoning to the
1299 Edgewood Central District. Provided, however, a change in principal use to
1300 mechanical garage shall comply with the following standards:

1301

1302 a. All garage bays on the Property, or, in the event of a multi-tenant building,
1303 all garage bays associated with the space that is the subject of the proposed
1304 change in use, that are within one hundred feet from the front property line
1305 shall face away from SR 527;

1306 b. The Property shall be brought into compliance with the
1307 Tree/Furnishings/Sign Area standards as set forth in Sec. 134-458(h);

1308 c. If the building associated with the change is located within one hundred feet
1309 from the front property line, then the front of such building, shall be brought
1310 into compliance with the first-floor façade transparency requirement as set
1311 forth in in Sec. 134-459(a)(2) and with the blank wall design standards as set
1312 forth in Sec. 134-459(a)(7), subject to any applicable credit as set forth in
1313 Sec. 134-458(h)(7)c.; and

1314 d. All parking for the Property, or, in the event of a multi-tenant building, all
1315 parking associated with the space that is the subject of the proposed change
1316 in use, that is located within 100 feet from the front property line shall be
1317 configured so as to be located on the side or rear of the Property only. If
1318 such parking is located on the side of the Property, it must be screened from
1319 the road by a street wall that meets the standards set forth in Sec. 134-
1320 460(f)(6).

1321 (7) Miniwarehouses, provided, however, a change in principal use to
1322 miniwarehouses shall comply with the following standards:

1323 a. All storage units shall be located within a completely enclosed building with
1324 sole access to the units through the interior of the building;

- 1325 b. The Property shall be brought into compliance with the
6 Tree/Furnishings/Sign Area standards as set forth in Sec. 134-458(h);
- 1327 c. If the building associated with the change is located within one hundred feet
1328 from the front property line, then the front of such building shall be brought
1329 into compliance with the Design of Buildings within the Road View Portion
1330 of the Site standards as set forth in Sec. 134-459(a);
- 1331 d. No vehicular building access shall face a road right-of-way;
- 1332 e. No outside storage shall be allowed; and
- 1333 f. Such change of use to miniwarehouses shall only be allowed upon the
1334 approval of the City Council after a recommendation by the Planning and
1335 Zoning Board and a hearing in which the City Council considers the
1336 character of the area in which the proposed use is to be located, its
1337 consistency with the Comprehensive Plan, its compatibility with surrounding
1338 uses and development, and its effect on the value of surrounding lands.
1339 Notice of such review shall be provided in the same manner as required for
1340 special exceptions as provided in Sec. 134-105.

1341 (c) Expansion of Existing Buildings.

12

1343 For purposes of this Sec. 134-463(c), an "Expansion" shall mean an increase in building
1344 square footage of one or more existing buildings on a Property; and the "Historical
1345 Adjusted Square Footage" on a Property shall mean the total square footage of all
1346 buildings that existed on a Property at the time it was rezoned to Edgewood Central
1347 District minus the total of all building square footage, if any, removed from the
1348 Property following its rezoning to Edgewood Central District pursuant to an intentional
1349 demolition as provided in Sec. 134-463(e), calculated at the time of a proposed
1350 Expansion.

1351 An Expansion shall cause the Property to be governed by the standards set forth in this
1352 Edgewood Central District unless the following conditions are met, in which case the
1353 Property shall continue to be governed by the standards applicable to the zoning district
1354 that applied to the Property immediately before the rezoning:

- 1355 (1) an Expansion shall be subject to City site plan approval;
- 1356 (2) an Expansion shall be allowed on a Property so long as all company and fleet
1357 vehicle parking on the Property complies with the company and fleet vehicle
1358 parking standards of Sec. 134-461(e);
- 1359 (3) if the size of a proposed Expansion, when combined with all other Expansions
1360 that have occurred on the Property after it was rezoned to Edgewood Central
1361 District, exceeds 10% of the Historical Adjusted Square Footage on the
52 Property, then such Expansion shall only be allowed if the Property complies

1363 with subparagraph (2) above and with the Tree/Furnishings/Sign Area standards
1364 as set forth in Sec. 134-458(h);

1365 (4) if the size of a proposed Expansion, when combined with all other Expansions
1366 that have occurred on the Property after it was rezoned to Edgewood Central
1367 District, exceeds 20% of the Historical Adjusted Square Footage on the
1368 Property, then such Expansion shall only be allowed if the Property complies
1369 with subparagraphs (2) and (3) above and all parking is configured so as to be
1370 located on the side or rear of the Property only or, if on the side of the Property,
1371 screened from the road by a street wall that meets the standards set forth in Sec.
1372 134-460(f)(6);

1373 (5) if the size of a proposed Expansion, when combined with all other Expansions
1374 that have occurred on the Property after it was rezoned to Edgewood Central
1375 District, exceeds 30% of the Historical Adjusted Square Footage on the
1376 Property, then such Expansion shall be only be allowed if the Property complies
1377 with subparagraphs (2), (3) and (4) above and all buildings located within 100
1378 feet of the front property line comply with the first-floor façade transparency
1379 requirement as set forth in Sec. 134-459(a)(2), the minimum building façade-
1380 width-to-lot-width ratio as set forth in Sec. 134-458(f), and the blank wall
1381 design standards as set forth in Sec. 134-459(a)(7), subject to any applicable
1382 credit as set forth in Sec. 134-458(h)(7)c.; and

1383 (6) if the size of a proposed Expansion, when combined with all other Expansions
1384 that have occurred on the Property after it was rezoned to Edgewood Central
1385 District, exceeds 40% of the Historical Adjusted Square Footage on the
1386 Property, then such proposed Expansion shall be prohibited.

1387 (d) Election.

1388 The owner of a Property may elect at any time in writing to have its Property be
1389 governed by the standards set forth in this Edgewood Central District in lieu of the
1390 standards applicable to the zoning district that applied to the Property immediately
1391 before the rezoning. To be effective, such election must be in writing, signed by the
1392 owner of the Property, properly notarized and addressed to the City Planner.

1393 (e) Demolition.

1394 Demolition of more than 50% of the total building square footage on a Property caused
1395 by the intentional act or agreement of the owner shall cause the Property to be governed
1396 by the standards set forth in this Edgewood Central District. Building square footage
1397 removed by such demolition shall be considered in the calculation of Historical
1398 Adjusted Square Footage as provided in Section 134-463(c).

1399 (f) Replacement of Destroyed Buildings.

1400 Repair or reconstruction of buildings damaged or destroyed by any act not caused by
1401 the intentional act or agreement of the owner shall not cause the Property to be
1402 governed by this Edgewood Central District provided that such repair or reconstruction
1403 occurs within the same building footprint that existed as of the date of rezoning or any
1404 expansion of such building footprint meets the standards of subsection (c), above,
1405 related to expansion of existing buildings.

1406 (i) Construction of New Buildings. If a new building is constructed on the Property, then
1407 such new building shall be governed by the standards set forth in the Edgewood Central
1408 District.
1409

1410 **Sec. 134-464. Waivers.**

1411 (a) The City Council may authorize waivers from the minimum standards set forth in
1412 this division when it finds, based upon substantial competent evidence presented to it,
1413 that strict application of such standards would create an illogical, impossible, impractical
1414 or patently unreasonable result on a landowner or other petitioner with the consent of the
1415 owner (hereinafter, the "Applicant"). This waiver procedure is not available for purposes
1416 of changing a use that is otherwise prohibited (or limited to a special exception) herein to
1417 one that is permitted (or no longer limited to a special exception).

1418 (b) A request for a waiver shall be filed with the City Clerk, including a non-
1419 refundable fee of \$500.00 paid by the Applicant to cover processing and advertising
1420 costs, and shall include a detailed explanation of the claim for waiver along with
1421 documentation of the current physical conditions on the site, alternatives from the
1422 applicable standards set forth in this division, cost estimates or other credible data
1423 required to support or justify the requested waiver.

1424 (c) A public hearing on any request for a waiver shall be held by the City Council at
1425 the first regular meeting of the City Council that occurs after the expiration of the period
1426 for publication of notice of the request for a waiver.

1427 (d) Notice of filing of a request for a waiver, and the date, time, and place of the
1428 hearing thereon shall be published once at least 7 days prior to the hearing in a newspaper
1429 of general circulation within the city limits.

1430 (e) In reviewing an application for a waiver, the City Council shall consider the
1431 following non-exclusive factors:

1432 (1) The history of the subject property, including the date of purchase and the
1433 history of uses on the subject property;

1434 (4) The location of the subject property;

1435 (5) The configuration of the subject property;

1436 (6) The impact of the requested waivers on adjacent properties;

1437 (7) All measures proposed by the Applicant to comply with the spirit or intent
1438 of the provisions from which waiver is sought; and

1439 (8) All measures proposed by the Applicant to prevent any adverse impact the
1440 grant of the requested waiver would have on surrounding properties.

1441 (g) In order to grant any waiver pursuant to this Section, the City Council must find:

1442 (1) That the granting of the proposed waiver will not have the effect of
1443 nullifying the intent and purpose of the standard that is the subject of the
1444 requested waiver;

1445 (2) That the granting of the proposed waiver will serve the health, safety and
1446 welfare of the city;

1447 (3) That any waiver granted is the minimum waiver that will reasonably
1448 eliminate or reduce the illogical, impossible, impractical, or patently unreasonable
1449 result caused the applicable standard contained in this division; and

1450 (4) That any waivers granted will not adversely impact the use or property
1451 values of adjacent properties.

1452 (h) At the conclusion of the public hearing and after reviewing the evidence and
1453 testimony placed before it, the City Council shall act upon the request either to approve,
1454 approve with conditions, deny, or approve in part and deny in part the request made by
1455 the applicant.

1456 (i) Nothing contained in this Section shall be interpreted to prevent an Applicant
1457 from seeking relief through any other procedure allowed within the Code of Ordinances.

1458 **SECTION FOUR. Severability.** If any section, subsection, sentence, clause, phrase,
1459 word or provision of this Ordinance is for any reason held invalid or unconstitutional by
1460 any court of competent jurisdiction, whether for substantive, procedural, or any other
1461 reason, such portion shall be deemed a separate, distinct and independent provision, and
1462 such holding shall not affect the validity of the remaining portions of this Ordinance.

1463 **SECTION FIVE. Conflicts.** In the event of a conflict or conflicts between this
1464 Ordinance and any other ordinance or provision of law, this Ordinance controls to the extent of
1465 the conflict, as allowable under the law.

1466 **SECTION SIX. Codification.** It is the intent of the City Council of the City of
1467 Edgewood that the provisions of this Ordinance shall be codified. The codifier is granted broad
1468 and liberal authority in codifying the provisions of this Ordinance.

1469 **SECTION SEVEN. Effective date.** This Ordinance shall take effect immediately upon
1470 adoption as provided by the Charter of the City of Edgewood.

1471
1472 PASSED ON FIRST READING THIS _____ DAY OF _____, 2018.

1473
1474 PASSED AND ADOPTED THIS _____ DAY OF _____, 2018.

1475
1476
1477 CITY OF EDGEWOOD, FLORIDA
1478 CITY COUNCIL

1479
1480
1481 _____
1482 John Dowless, Council President

1482 ATTEST:
33

1484

35

36

Bea Meeks, City Clerk

ORDINANCE 2018-09

BLUELINE version comparing edits from the 1st reading version

37 | promote revitalization of the land use along the ~~Orange Avenue~~SR 527 corridor and a change
38 | from auto-oriented to multimodal transportation through and near the corridor; and

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

42 | **WHEREAS**, in 2017, the City contracted with Little/LandDesign to assist City staff, its
43 | residents, and its business owners in re-validating the vision for the ~~Orange Avenue~~SR 527
44 | corridor; and

45 | **WHEREAS**, ~~The~~the Little/LandDesign survey showed the desire for more landscaping
46 | along the ~~Orange Avenue~~SR 527 corridor, an increase of active/people-oriented commercial
47 | (such as retail shops, dining and entertainment), rather than the existing heavy commercial uses,
48 | and an increase in the effectiveness of alternative forms of transportation, including an
49 | interconnected network of sidewalks and bike lanes, and establishing a commuter rail station in
50 | the city; and

51 | **WHEREAS**, ~~The~~the City Council finds that the adoption of this Ordinance furthers the
52 | City's longstanding interest in addressing future development along the ~~Orange Avenue~~SR 527
53 | corridor; and

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

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

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

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

63 | **Sec. 134-1. Definitions.**

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

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Alternative Financial Services Business means a check cashing business, payday advance or loan business, money transfer business, motor vehicle title loan business, or a credit access business as defined in this section. The term Alternative Financial Services Business shall not include: a state or federally chartered bank, savings and loan association, credit union, pawnshop, convenience store, supermarket, or other retail establishment where consumer retail sales constitute at least 75% of the total gross revenue.

* * *

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

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

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

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

* * *

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

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

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

* * *

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

121

122 Bars (Alcoholic) means an establishment other than a restaurant, licensed to sell alcoholic
123 beverages for consumption on premises that limits patronage to adults of legal age for the
124 consumption of alcohol and in which food service may be an accessory to the service of
125 alcoholic beverages. A bar may include an area outside of an enclosed building provided
126 the limits of that outdoor area are visually delineated, and such area is included in the
127 licensed premises description in the vendor's license certificate.

128

129 * * *

130

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

133

134 * * *

135

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

138

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

141

142 Business or Trade School means a facility providing education or training in business,
143 commerce, language, or other similar activity or occupational pursuit that is not otherwise
144 described as a home occupation, college, university, or public or private educational
145 facility.

146

147 Campground means a site providing camping and related parking areas and incidental services
148 for travelers in recreational vehicles or tents; this term includes recreational vehicle
149 parks.

150

151 * * *

152

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

156

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

161

162 * * *

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

166
167 Community Events means public events sponsored by the City of Edgewood.

168
169 Community Food Services means establishments primarily engaged in the collection,
170 preparation, and delivery of food for the needy; Community Food Services
171 establishments may also distribute clothing and blankets to the poor.

172
173 Communications Services means broadcasting or information relay services through electronic
174 and telephonic mechanisms such as television, film, or sound recording studios, and
175 telecommunication service centers.

176
177 Company Vehicles mean vehicles owned by a business or other commercial entity, bearing
178 commercial markings related to the business operation, and used by employees or
179 principals of the business operation.

180
181 * * *

182
183 Consignment Shop means a retail establishment that sells secondhand items (typically clothing
184 and accessories) on behalf of the original owner, who receives a percentage of the selling
185 price.

186
187
188 Construction Equipment Sales and Services means an establishment providing construction
189 activities, the incidental storage of materials on sites other than construction sites, and the
190 on-site sale of materials used in the construction of buildings or other structures;
191 Construction Equipment Sales and Services shall not include establishments limited to
192 retail sales of paint, hardware and fixtures.

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

197
198 Consumer Electronics/Communication Equipment Repair Services means an establishment
199 providing repair services on electronics such as televisions, computers, or smartphones,
200 bought for personal rather than commercial use. Consumer Electronics/Communication
201 Equipment Repair Services does not include large appliance repair services, automotive
202 repair or service stations.

203
204 Convenience Storage means storage services primarily for personal effects and household goods
205 within enclosed storage areas having individual access. This use includes mini-
206 warehouses.

207
208 Craft Distillery means an establishment that is licensed by the Florida Department of Business
209 and Professional Regulation, Division of Alcoholic Beverages and Tobacco to produce

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210 distilled spirits; such establishment must include a retail and/or eating/drinking/cafe
211 requirement onsite and may include a tasting room and office establishment or event
212 facility components in addition to the area devoted to production of liquors.

213
214 Detention Facilities means a residential facility operated for housing and care of legally confined
215 individuals.

216
217 * * *

218
219 ~~Electronics Testing means testing of electrical or electronic components for a computer,~~
220 ~~computer peripheral, radio, telephone, scientific or medical instrument, or similar~~
221 ~~equipment; Electronics Testing does not include manufacture or assembly of goods or~~
222 ~~products.~~

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

229
230 * * *

231
232 Exterminating Services means an establishment providing off-site services for the eradication or
233 control of rodents, insects, or other pests.

234
235 * * *

236
237 Flea Market, Outdoor means an outdoor market selling secondhand goods.

238
239 Fleet Vehicle: means vehicles owned by a business or other commercial entity and used by
240 employees or principals of the business operation in the delivery of goods or provision of
241 services.

242
243 * * *

244
245 Funeral Services means the preparation of human dead for burial and arranging or managing
246 funerals; Funeral Services includes funeral homes and mortuaries; Funeral Services does
247 not include crematories.

248
249 Furniture Repair means the rebuilding, ~~rehabilitation, renovation, repair~~
250 and restoration ~~rehabilitation, renovation, repair and restoration~~ of furniture, including
251 antique furniture and furnishings.

252
253 * * *

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

257
258 * * *
259

260 Heavy Equipment Sales, Repairs, and Servicing means the sale, rental, repair or servicing of non-
261 passenger trucks, tractors, construction equipment, agricultural implements, mobile
262 homes, or similar heavy equipment, including incidental storage: Heavy Equipment
263 Sales, Repairs, and Servicing includes non-passenger truck dealerships, construction
264 equipment dealerships, mobile home sales establishments, non-passenger truck repair
265 garages, tractor and farm implement repair services, machine shops, and dismantling and
266 salvage activity.

267
268 * * *
269

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

272
273 Liner Building means a building that is placed on the exterior of a parking structure for the
274 purpose of screening the parking structure from view and maintaining an active street
275 frontage instead of the dead space typically found next to a parking garage.

276
277 * * *

280 Major Utility Facilities means generating plants, electrical switching facilities or primary
281 substations, refuse collection or disposal facilities, water or wastewater treatment plants,
282 or similar facilities.

283 * * *
284

285 Medical Offices/Clinics means an establishment for consultation, examination, diagnosis,
286 therapeutic, preventative, or corrective personal treatment by doctors, dentists, medical or
287 dental laboratories, or similar State licensed practitioners of medical and healing arts.
288 Medical Offices/Clinics does not include pain management clinics.

289
290 * * *
291

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

297
298 Micro-Winery means an establishment comprising less than 15,000 square feet that is licensed
299 by the Florida Department of Business and Professional Regulation, Division of
300 Alcoholic Beverages and Tobacco to produce wine and may include a tasting room and

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301 retail space to sell wine produced on the premises along with related retail items and
302 food.

303
304 Minimum Lot Frontage means the minimum width of a lot where it adjoins a street.

305
306 Minimum Building Frontage means the minimum width of a building as measured along the
307 building's frontage to a road; Minimum Building Frontage is based on a percentage of
308 the subject lot's road frontage.

309
310 Mixed Use Building means a building where the ground floor is occupied by retail, service,
311 and/or office uses and the upper floors are occupied residential dwelling units or a
312 mixture of residential dwelling units and non-residential uses.

313
314 * * *

315
316 Monument Retail Sales means the retail sale of monuments and markers for placement on graves
317 and includes the sale, storage, and delivery of headstones, footstones, markers, statues,
318 obelisks, cornerstones, and ledgers.

319
320 * * *

321
322 Multi-Dwelling Residential Buildings means non-transient residential buildings consisting of two
323 or more dwelling units; Multi-Dwelling Residential Buildings includes condominium and
324 townhouse residential developments and specifically excludes institutional living
325 facilities providing 24-hour nursing or medical care and Detention Facilities.

326
327 Museum means an enclosed building in which objects of historical, scientific, artistic or cultural
328 interest are stored and exhibited.

329
330 * * *

331
332 Outside Home Equipment means tools and furnishings for home patio, pool, and lawns.

333
334 Pawn Shop Services means an establishment lending money on the security of property pledged
335 in the keeping of the pawnbroker and the incidental sale of property pledged as security.

336
337 * * *

338
339 Personal Improvement Services means the provision of informational, instructional, personal
340 improvement, and similar services of a non-professional nature; Personal Improvement
341 Services includes photography studios, driving schools, health or physical fitness studios,
342 dance studios, and handicraft or hobby instruction.

343
344 Postal Facilities means facilities for the provision of postal services operated by the United
345 States Postal Service and includes post offices, bulk mail processing, and sorting centers.

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347 Printing and Publishing means the bulk reproduction, printing, cutting, or binding of written or
348 graphic material.

349
350 Professional Office means an establishment for the provision of professional or consulting
351 services in the fields of law, architecture, design, engineering, accounting, or similar
352 professions.

353
354 Recreational Equipment Maintenance and Storage means the maintenance, service, or storage of
355 sports equipment, watercraft, watercraft motors, trailers, motorcycles, or motor-homes.

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

363
364 Recreation, Sports, and Fitness, Outdoor means recreation use conducted outside of an enclosed
365 building; Recreation, Sports, and Fitness, Outdoor includes such activities as stand alone
366 playgrounds and outdoor athletic facilities.

367 * * *

368
369
370 Religious Assembly means organized religious worship or religious education in a permanent or
371 temporary building; Religious Assembly does not include private primary or secondary
372 educational facilities, community recreational facilities or day care facilities; a religious
373 organization tax exemption shall constitute prima facie evidence of a religious assembly
374 use.

375
376 Residential Treatment Facility means a counseling or treatment center with 24-hour monitoring
377 and supervision; Residential Treatment Facility includes alcohol and chemical
378 dependency rehabilitation facilities, facilities to which persons convicted of alcohol or
379 drug-related offenses are ordered to remain under custodial supervision as a condition of
380 probation or parole, and residential care facilities and halfway houses for the emotionally
381 ill.

382
383 Restaurant means any establishment where food is served for consumption off the premises or
384 within an enclosed building. Outdoor seating areas in conjunction with the restaurant
385 shall be considered part of the restaurant.

386 * * *

387
388
389 School means institutions providing a full day program of academic classes, public or private.

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

394 * * *

396
397 Skilled Nursing Facility means a facility for the provision of bed care and in-patient services for
398 persons requiring regular medical attention; Skilled Nursing Facility does not include the
399 provision of surgical or emergency medical services and the provision of care for
400 alcoholism, drug addiction, mental disease, or communicable disease.

401
402 Software Development means the development or testing of computer software and associated
403 operating manuals.

404 * * *

406
407 Telecommunication Tower means a structure built exclusively to support one or more antennae
408 for receiving or transmitting electronic data or telephone communications.

409
410 Theater means a site for presentation of plays, motion pictures, or other dramatic performances
411 within a building; Theater does not include adult entertainment establishments.

412
413 Thrift Store means a retail establishment that sells donated secondhand clothes and household
414 goods.

415 * * *

416
417
418 Transitional Housing means residential housing for the supervision or detention of residents who
419 are making the transition from institutional to community living; Transitional Housing
420 includes pre-parole detention facilities and halfway houses for juvenile delinquents and
421 adult offenders, and overnight shelters for the homeless.

422
423 The Tree/Furnishings/Sign Area means the area located between the front property line of the
424 property and the Build Line. This area shall be viewed as the front yard for the district.

425 * * *

426
427
428 Vehicle Storage means the overnight parking or storage of vehicles; Vehicle Storage includes
429 storage of vehicles towed from private parking areas and impound yards; Vehicle Storage
430 does not include dismantling and salvage, or storage of hobby or recreational vehicles.

431
432 Vocational Rehabilitation Counseling means the counseling of persons with functional,
433 psychological, developmental, cognitive and emotional impairments or health disabilities
434 to overcome barriers to accessing, maintaining or returning to employment or other
435 useful occupation; Vocational Rehabilitation Counseling does not include in-patient or
436 overnight treatment.

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

* * *

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

Division 11. -Edgewood Central District.

Sec. 134-456 Intent and purpose.

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

- (a) Provide a reliable development framework for public and private development decision making that will lead to the desired land use character and improve property values;
- (b) Encourage redevelopment or reuse of the underutilized or poorly maintained properties, recognizing Edgewood's advantage of accessibility to downtown Orlando, the airport, the tourist area, and existing infrastructure;
- (c) Create a sense of civic pride by establishing good order and appearance through establishing uniform landscape and building placement and design guidelines;
- (d) Recognize that the largest "open space" within the city is the Orange Avenue SR 527 right-of-way and the need to make this open space compatible with humans in addition to vehicles;
- (e) Protect the stability of the existing residential neighborhoods through design guidelines and only allowing uses which are compatible with the intended neighborhood character;
- (f) Enliven the community by the requiring development designed to the human scale;
- (g) Improve transportation efficiency in the city by encouraging alternative modes of transportation, the creation of new travel patterns and live/work/play communities, and the consolidation of vehicle access points along the major roads; and,
- (h) Encourage a walkable community through the mix of uses and design to create interest in walking, protecting pedestrians through design guidelines.

The district is intended to establish a land use pattern that includes creation of activity nodes, where the primary focus is a high energy mix of live/work/play uses, around well-designed public spaces, connected by corridors of new employment and multi-unit residential buildings at an intensity less than the activity nodes. The parcel configuration along the

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478 | Orange Avenue SR 527 corridor is well suited for this land use pattern, with the current
 479 | shopping centers (Fort Gatlin, Water's Edge, and Edgewood Isle) candidates for the activity
 480 | nodes given that their depth and area is sufficient to accommodate a significant
 481 | redevelopment effort, and the more shallow depth and individual ownership of parcels along
 482 | the east and west sides of the corridor for the less intense uses. Assemblages of parcels on the
 483 | west side of the corridor and a future commuter rail station location also have the potential
 484 | for activity nodes.

485 | The development standards for both the activity nodes and the business/residential corridor
 486 | are intended to foster Edgewood's identity as a great "place." Making a "place" is not the
 487 | same as constructing a building, designing a plaza, or developing a commercial zone. It is a
 488 | cohesive plan designed to serve people, with development at a human scale, with attention to
 489 | function as well as form.

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

491 | (a) The uses allowed within the Edgewood Central District shall be as follows (note, any use
 492 | not specifically included herein as permitted or by special exception shall be prohibited);

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Edgewood Central District Uses Permitted		
		P= Permitted
		S= Special Exception
		-- = Not Permitted
	*Any outdoor storage of company or fleet vehicles is limited by specific design standards contained herein regardless if not denoted in table.	
Neighborhood Shopping (Retail)		
	Automotive Parts and Accessories Stores, retail (excluding service and installation, and excluding tire dealers)	P
	Automotive Repair and Services	--
	Baked Goods Store, retail	P
	Beer, Wine, and Liquor, retail	P
	Boat and other motorized water craft dealers, Used	--
	Boat and other motorized water craft dealers, New	--
	Book Stores (New and Used)	P
	Building Materials/Home/Hardware Center, Retail only (outside storage or display allowed only when consistent with design standards stated herein)	P
	Clothing, Shoes, Accessories (New) and Consignment) Stores in retail and Consignment Shops	P
	Clothing, Shoes, Accessories, home goods in Consignment Shops	P
	Clothing, Shoes, Accessories, home goods stores in Thrift Shop	--

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	Confectionary and/or Nut Stores	P
	Convenience Stores with gas pumps	--
	Convenience Stores without gas pumps	P
	Cosmetics, Beauty Supplies, and Perfume Stores, retail	P
	Electronics Stores	P
	Fish and Seafood Market, retail	P
	Flea market, outdoor	--
	Floor Covering Stores, retail	P
	Florists, retail	P
	Food, specialty stores, retail	P
	Fruit and Vegetable Market retail, Indoor	P
	Fuel Dealers (heating oil, liquefied petroleum (LP) gas, and other fuels)	--
	Furniture Stores, retail	P
	Garden Center ¹	P
	Gasoline Stations	--
	Gift, Novelty and Souvenir Stores, retail	P
	Hardware Stores, retail ¹	P
	Health, Beauty, and Personal Care Stores (can include pharmacy, optician)	P
	Hobby, Toy, and Game Stores	P
	Home Furnishing Stores	P
	Household Appliance (New) Stores	P
	Jewelry Stores	P
	Luggage and Leather Goods Stores	P
	Meat Market, retail	P
	Marijuana, Non-medical sales	--
	Musical Instrument (sales, rental, service) and Supplies Stores	P
	Office Supplies and Stationery Stores	P
	Optical Goods Stores	P
	Outside Home Equipment merchandise, within enclosed building	P
	Paint and Wallpaper Stores	P
	Pet Supplies Stores	P
	Pharmacies	P
	Sewing/Needlework, Fabric, Craft Stores	P
	Seasonal holiday sales (e.g., Christmas trees, Halloween pumpkins, Independence Day fireworks)	--
	Sign retail sales and service	P
	Specialty Food Stores	P
	Sporting Goods Stores	P
	Supermarket and Other Grocery Stores,	P
	Tire Dealers	--

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	Tobacco and E-cigarettes/vape Shops	--
	Vehicle, Car, Motorcycle, ATV, and All Other Motor Vehicles, Dealers, New or used	--
	Recreational Vehicle Dealers including boat and other water craft, New or Used	--
	Warehouse Clubs	P
	Window Treatment Stores	P
Neighborhood Services		
	Car/Automotive Washing/Detailing, full service only ¹	P
	Banking, Commercial, does not include alternative financing services, drive up facilities are subject to design standards	P
	Banking, Credit Unions, drive up facility subject to design standards	P
	Banking, Savings Institutions, drive up facility subject to design standards	P
	Bar	P
	Barber Shop	P
	Beauty Salon	P
	Carpet and Upholstery cleaning	--
	Civic and Social Organizations	P
	Consumer Convenience Services, e.g. 24hr ATM/Banking Services, Mailbox/USPS stores; drive up facility subject to design standards	P
	Consumer Repair Services	P
	Convenience Storage, e.g. mini-warehouse	--
	Day care, child and adult	PS
	Diet and Weight Reducing Centers	P
	Drop off box for charity goods, stand alone	--
	Exam Preparation and Tutoring	P
	Exterminating and Pest Control Services	--
	Fine Arts Schools	P
	Footwear and leather good repair	P
	Formal Wear and Costume Rental	P
	Funeral Services, excludes crematories	P
	Home garden equipment repair and maintenance (except as accessory to permitted retail use)	--
	Home appliance repair and maintenance (except as accessory to permitted retail use)	--
	Landscaping Equipment Storage	--
	Laundry, coin operated	---

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	Laundry, dry cleaners (drop off only)	P
	Libraries (public)	P
	Locksmiths	P
	Massage Therapist	P
	Medical Offices/Clinics	P
	Nail Salon	P
	Optometrist/Optician	P
	Personal Improvement Services	P
	Pet Services, without parking of mobile trucks (e.g. grooming, dog training)	P
	Pet kennels and day care indoor runs only	P
	Pet kennels and day care outdoor runs	S
	Pet, Veterinarian Services	P
	Religious Assembly	S
	Restaurant, snack and nonalcoholic drink bars, including coffee shops	P
	Restaurants, Fast food; drive up windows subject to design standards	P
	Restaurants, Full Service (includes grills, cafeterias, buffets)	P
	Seamstress/Tailor	P
	Shipping, postal, printing and business service centers, retail	P
	Watch and clock repair	P
Neighborhood Entertainment, Arts, and Recreation		
	Adult Entertainment per Chapter 34, Article V	--
	Art Gallery	P
	Club or Lodge	P
	Community Centers	P
	Dance Instruction	P
	Gambling establishments including casinos and internet cafés	--
	Museums	P
	Parks and Playgrounds	P
	Performing Arts companies	P
	Recreation, Sports and Fitness, indoor	P
	Recreation, Sports and Fitness, outdoor (except public parks and playgrounds or facilities accessory to an on-site residential use <u>which are a permitted accessory use</u>)	--S
	Recreational Equipment Maintenance and Storage	--
	Theaters, motion picture/live performance, except drive-ins and adult entertainment	P
	Zoos	--
Edgewood Central District Employment		
Accommodation		

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	Hotels with structured or shared parking	P
	Motels	--
	RV parks and campgrounds	--
	Rooming and boarding houses	--
Administration/Business Support		
	Building Maintenance Services	--
	Business services such as copy shops	P
	Carpet and upholstery cleaning services	--
	Court Reporting and Stenotype Services	P
	Employment Placement Agencies except for day labor pool offices	P
	Exterminating and Pest Control Services	--
	Industrial launderers	--
	Landscape equipment storage	--
	Linen Supply	--
	Office Administrative Services	P
	Packaging and labeling Services, Retail	P
	Professional Employer Organizations	P
	Real Estate Training	P
	Security Systems Services	P
	Telemarketing	P
	Telephone Answering Services	P
	Tour Operators, without fleet storage	P
	Travel Agencies	P
Agriculture		
	Agriculture	--
	Cannabis farm	--
Automotive		
	Automotive body, paint, and interior repair and maintenance	--
	Automotive glass replacement	--
	Automotive oil change and lubrication	--
	Automotive Repair and Service	--
	Automotive Sales (new or used)	--
	Automotive washing/detailing ¹ , full service only	P
	Parking lots not incidental to primary use onsite	--
	Wrecker, Towing, and Vehicle Recovery Services	--
	Vehicle Storage	--
Construction		
	Building material storage, non- (except as accessory to permitted retail use)	--
	Construction Equipment Sales and	--

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	Services (except as accessory to permitted retail use)	
	Construction and/or Remodel Design Office	P
Food Services		
	<u>Bakery (wholesale)</u>	S
	Caterers	P
	Vending Machine Operators	--
Education		
	Driving schools for passenger vehicles only, no courses or vehicle fleet	P
	Business, Vocational, Trade schools, including Cosmetology and Barber Schools	S
	Colleges and Universities	S
	Elementary and Secondary Schools	S
Electronic		
	Commercial and industrial Industrial machinery and equipment repair and maintenance	--
	<u>Commercial equipment repair and maintenance</u>	P
	Consumer electronics and communication equipment repair and maintenance, retail	P
	<u>Electronics Testing</u>	--
	Heating and A/C Service	--
Finance and Insurance		
	Credit Card Issuing	P
	Mortgage Brokers	P
	Security Brokerage	P
	Investment Advice, including trust, fiduciary and custody activities	P
	Insurance carriers	P
Health Care and Social Service		
	Ambulance services	--
	Assisted living facilities	S
	Blood, cryo, and organ banks (subject to company vehicle conditions contained herein)	P
	Community food services	--
	Continuing Care Retirement Communities	S
	Diagnostic imaging centers	P
	Emergency Relief Services	--
	Freestanding ambulatory surgical and emergency centers	P
	Home health care services, administration only	P
	Hospitals, general medical and surgical	S

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	Kidney Dialysis Centers	P
	Medical laboratories	P
	Skilled nursing facilities (24-hour care)	S
	Pain management clinics	--
	Physical, Occupational, Speech therapists and audiologists	P
	Residential Treatment Facility, Inpatient or Outpatient	--
	Social Service offices, administration only	P
	Social Advocacy organizations, administration only	P
	Temporary shelters	--
	Transitional housing	--
	Vocational rehabilitation counseling	P
Information		
	Motion picture and video production	P
	Music publishers	P
	Printing and Publishing	P
	Software development	P
	Sound recording studios	P
	Communication services, indoor, without antennae or satellite dish	P
	Telecommunications towers and facilities consistent with Article VI, Edgewood Code	S
Manufacturing		
	Art workshop	P
	Craft breweries, distilleries, wineries, coffee roasters, must include a retail and/or restaurant component. ²	P
	Artisan food production (e.g., candy, pasta), and personal products manufacturing (must include a retail and/or restaurant component³ component)	P
	Monument Sales	--
	Re-upholsterer and furniture repair	P
	Manufacture and assembly of scientific, electrical, optical and precision instruments or equipment	S
	Other Manufacturing	
Mining		
	Mining	--
Professional, Scientific and Technical Services		
	Accounting/CPA	P
	Advertising Agencies	P
	Agents and managers for artists, athletes, entertainers	P
	Architectural Services	P

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	Building Inspection Services	P
	Computer Systems Design Services	P
	Custom Computer Programming Services	P
	Direct Mail Advertising	P
	Drafting services	P
	Engineering services	P
	Environmental Consulting Services	P
	Graphic Design Services	P
	Human Resources Consulting Services	P
	Industrial Design Services	P
	Interior Design Services	P
	Investigation Services	P
	Land Planning Services	P
	Landscape Architects	P
	Lawyers	P
	Management Consulting Services	P
	Market Research and Public Opinion Polling	P
	Marketing Consulting Services	P
	Media Buying Agencies	P
	Notaries	P
	Photography Studios	P
	Process, Physical Distribution, and Logistics Consulting Services	P
	Promoters of Performing Arts, Sports, and Similar Events without facilities	P
	Public Relations Agencies	P
	Scientific Research Services, indoor only	S
	Surveying and Mapping services	P
	Tax preparation service	P
	Testing of materials, equipment, and products	<u>S</u>
	Title abstract and settlement offices	P
	Translation and Interpretation Service	P
	Other similar professional offices with Council approval	P
Real Estate Rental and Leasing		
	Property Managers	P
	Real Estate Agents and Brokers	P
	Real Estate Appraisers	P
Merchandise/Equipment Rental and Leasing		
	Construction and industrial machinery and equipment rental and leasing	--
	Consumer Electronics and Appliance Rental (except as accessory to permitted retail)	--
	General rental centers	--

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	Home equipment rental (<u>except as accessory to permitted retail</u>)	--
	Office machinery and equipment rental and leasing(<u>except as accessory to permitted retail</u>)	--
	Non-vehicular recreational goods rental (<u>except as accessory to permitted retail</u>)	--
	Automotive rental or leasing, all (including but not limited to passenger, truck, utility trailer, recreational vehicles), does not include passenger vehicle rental agency	--
	Passenger vehicle rental agency Urban Prototype ¹	P
Transportation		
	Courier and Express Delivery Service without fleet storage	P
	Electronic/Mail Order Shopping/Order taking	P
	Freight companies, dispatch only no storage of vehicles	P
	Local messenger and local delivery service, no fleet parking	P
	Moving companies, dispatch only no storage of vehicles	P
	Taxi, pedicab, and limo service, dispatch only no storage of vehicles	P
	Vehicle towing	--
	Vehicle storage	--
Warehousing		
	Warehousing and storage (except as allowed with artisan manufacturing and production)	--
	Warehousing, mini/personal storage	--
Waste Collection and Disposal		
	Hazardous Waste Collection	--
	Hazardous Waste treatment and disposal	--
	Materials Recovery facilities	--
	Remediation services	--
	Scrap and Salvage Services	--
	Septic Tank and Portable Toilets Related Services	--
	Solid Waste Collection	--
	Solid waste combustors and incinerators	--
	Solid waste landfill	--
Wholesale trade		
	Micro-brewery, craft distillery, micro winery (requires retail component) ¹	P

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	Art Workshop (requires retail component)	P
	Wholesale Trade except as allowed in Artisan Food/Product Manufacturing	--
Other		
	Adult Establishments as stated in Chapter 34, Article V	--
	Alternative financial services such as check cashing, payday advance or similar businesses	--
	Auction	--
	Bail Bonds Services	--
	Crematory	--
	Day labor pool offices	--
	Manufactured/Mobile Home Dealers	--
	Fortunetelling	--
	Heavy Equipment Sales, Repairs and serving	--
	Pawn Shop services	--
	Tattoo and/or body piercing	--
	Other uses which are similar or compatible to the uses permitted herein, which would promote the intent and purposes of this district; determination made by authority of city council, without public notice or public hearing. Approval may include conditions, restrictions or requirement for Special Exception processing.	P
Edgewood Central District Residential		
	Assisted living facilities	S
	Detention facilities, jails, or other similar uses	--
	Multi-Dwelling Residential Buildings when included as one component of a mixed use master development plan submitted with the application, either horizontal or vertical mix, (minimum 32 uses, e.g., office, retail and residential, or office and residential)	P
	Residential dwellings above first floor non-residential	P
	Multi-Dwelling Residential Buildings (not mixed use)	S
	Single family dwellings (conventional or manufactured)	--
	Homeless, runaway, emergency shelters	--
Edgewood Central District Public/Quasi Public/Government Administration/Infrastructure		
	Government Administration	P
	Cemetery	--

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	Community Events	P
	Major Utility Facilities	S
	Postal Facilities, subject to company vehicle conditions	P
	Power Generation and Distribution	S
	Telecommunications towers and facilities located on private property.	--

494 Footnotes: ¹ Specific design standards apply

495 (b) Where there is doubt as to whether a particular use or class of uses not specifically
496 identified in this chapter are of the same general character as those listed as permitted
497 principal or special exception uses, the property owner, property owner's designee, or
498 city staff may request in writing that the planning and zoning board make a determination
499 and recommendation to the city council whether such use or class of uses is substantially
500 similar and compatible to a permitted principal or special exception use specifically
501 identified herein. Upon such request, the planning and zoning board shall conduct a
502 hearing and make a recommendation to the city council as to whether such use or class of
503 uses is substantially similar and compatible to a permitted principal or special exception
504 use specifically identified herein. If the city council, after review and hearing on the
505 planning and zoning board's recommendation, finds the use or class of uses is
506 substantially similar and compatible to a permitted principal use provided herein, the
507 proposed use shall be allowed as though specifically permitted. If the city council, after
508 review and hearing on the planning and zoning board's recommendation, finds the use or
509 class of uses is substantially similar and compatible to a special exception use, the
510 property owner or property owner's designee may proceed with an application for special
511 exception use. Additionally, if the city council finds that a proposed use or class of uses
512 for which a substantially similar and compatible determination is sought is not so
513 transient or unique as to make future requests for determination unlikely, the city council
514 may direct city staff to prepare an ordinance to amend the list of uses to include such use
515 or class of uses.

516 (c) The review and hearing of an application for a special exception shall consider the
517 character of the neighborhood in which the proposed use is to be located, its effect on the
518 value of surrounding lands, and the area of the site as it relates to the required open
519 spaces and off-street parking facilities. Each application for a special exception shall be
520 accompanied by a site plan incorporating the regulations established herein. As a part of
521 the application, the site plan shall include a simple plan drawn to an appropriate scale,
522 including legal description, lot area, site dimensions, right-of-way location and width,
523 parking areas and number of parking spaces, proposed building location and setbacks
524 from lot lines, total floor area proposed for any building, proposed points of access,
525 location of signs, location of existing easements and a general plan of proposed
526 landscaping. Said site plan shall be submitted to and considered by the city council after
527 recommendation by the planning and zoning board as provided for in article II of this
528 chapter prior to the granting of a building permit. Upon such approval, said site plan
529 becomes part of the building permit and may be amended only by the city council after
530 recommendation by the planning and zoning board. Development under the special
531 exception shall comply with all applicable city codes and ordinances.

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

534 (a) The goals of these standards include:

- 535 (1) creation of a cohesive development pattern along the road;
- 536 (2) transformation of the ~~Orange Avenue~~SR 527 corridor into a "open space" designed
537 for pedestrians and bicyclists in addition to vehicles;
- 538 (3) creation of a sense of place that has physical appeal and coordinated functionality and
539 is safe for pedestrians in order to protect, promote, and improve public health, safety,
540 comfort, order, convenience, prosperity and general welfare;
- 541 (4) improvement of mobility along the corridor for vehicles and pedestrians;
- 542 (5) ensuring connectivity of uses and travel paths;
- 543 (6) mitigation of the appearance of certain uses so as to ensure these uses/buildings are
544 aesthetically integrated, harmonious, and compatible with the surrounding neighborhood
545 and community; and,
- 546 (7) creation of economic opportunities for redevelopment and assemblage of parcels.

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

550 (c) Minimum Lot Width.

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- 551 (1) Non-corner lots within the Edgewood Central District shall have a minimum lot width
552 of 80 feet.
- 553 (2) Corner lots within the Edgewood Central District shall have a minimum lot width of
554 100 feet.

555 (d) Maximum Allowed Impervious Surface Ratio.

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556 Except as otherwise provided herein, the maximum allowed impervious surface ratio of
557 any lot shall be ~~60%. 80%.~~ except for development within Activity Nodes where the
558 impervious surface maximum of 90% is allowed.

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559 (e) Maximum Allowed Floor Area Ratio and Density.

560 The City Council finds that the Edgewood Central District promotes a mixed-use
561 development pattern along SR 527, a "principal arterial." Therefore, properties with a
562 Commercial Future Land Use designation that have frontage along SR 527 shall not
563 exceed a maximum floor area ratio of 1.0 F.A.R. for non-residential uses and a maximum

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density of 25 dwelling units per acre for residential uses. The maximum floor area ratio and density for all other properties in the district shall be determined by the Future Land Use designation for such properties.

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

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

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<i>Lot Width</i>	<i>Minimum % of Lot Width occupied by Building Façade</i>
<u><100/125</u>	<u>50</u>
<u>100 < 150/125</u> <u>>174.9</u>	<u>60</u>
<u>150 + >175</u>	<u>70</u>

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

- (1) Uncovered recessed courtyards between portions of the building, provided that the width of such courtyards shall not be more than 50% of the total building frontage and that the courtyard is paved and enhanced with landscaping;
- (2) Restaurant outdoor seating areas, provided that such seating areas are less than 30% of the actual building frontage-width;
- (3) Pedestrian access ways to rear parking areas, provided such pedestrian access ways are located between buildings and not adjacent to driveways; and
- (4) A gallery-type of building with the use of columns to create a covered arcade, with upper stories above the arcade provided a minimum 13-foot ground clearance in the arcade is provided.
- (5) Full height wall recesses up to 4 feet in depth and a maximum of 40 feet in length.



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589 (g) Building Placement.

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591 (1) Building Placement Applicable to All Development

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

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595 Buildings shall be setback a minimum of 3020 feet from the rear property line.
 596 The rear yard of properties located between Holden Avenue and Stratemeyer
 597 Drive on the west side of Orange Avenue and those between Lake Jennie Jewel
 598 and Lake Conway Drive on the east side of Orange Avenue shall be maintained
 599 open for the cross access easement required by Section 134-142. The cross access
 600 easement shall include two, 11-foot wide lanes and a 5-foot wide pervious strip
 601 placed abutting the rear property line, with the pervious strip along the property
 602 line. Achievement of cross access on properties outside the above identified areas
 603 will be reviewed during the site plan approval process.

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605 West Side Designated Parcels

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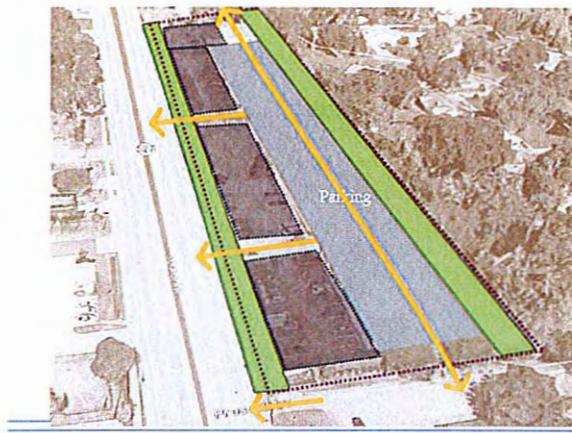
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East Side Designated Parcels

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b. Minimum Side Yard/Building Setback Width and Use

1. The minimum side building setback is zero unless adjacent to a single family residential district or abutting a side street or natural surface water body. If zero setback is used, a plan for side building maintenance shall be presented with the development application and roof slopes shall be away from the zero setback property line to avoid a negative impact to the abutting property.
2. The minimum side building setback for properties abutting a single family residential district shall be 25 feet.
3. On lots abutting a side street, development within the side yard shall conform to the Road View site standards: Pedestrian Path and Tree/Furnishing/Sign Areas.
4. Buildings shall be setback from every natural surface water body a minimum of 50 feet, measured from the normal high water elevation.

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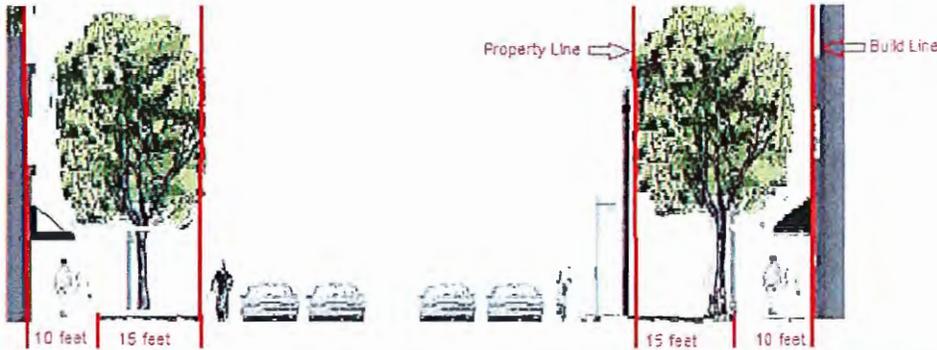
(2) (2) Building Placement in the Road View Area:

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

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

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(3) Rear Building Alternative.

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

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

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

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

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(h) Tree/Furnishings/Sign Area

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(1) The Tree/Furnishings/Sign Area shall be located along the front property line of the property and extend 1525 feet inward toward the Build Line.

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

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a. Tree Choice:

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

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Street Tree Standards (as measured to center of tree)

On-center spacing*	25 feet
Offset from Sidewalk	Minimum 2'-6"
<u>Offset from front property line</u>	12.5 feet**
<u>Offset (Horizontal) from Overhead Wires Utility Pole (as measured from the center of the pole)</u>	Minimum 12.5'-0"
<u>Offset from road intersections and driveways</u>	Consistent with current Florida Green Book Standard (generally 75' from center of intersection stop bar in both directions)
Offset from Underground Utilities	10'-0"
Offset from Light Poles	15'-0"
Offset from Driveways, Fire Hydrants	10'-0"
<u>Offset from Road Intersections</u>	Per current Florida Green Book standard

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

** Staff has the ability to approve tree locations closer to the property line for existing, established trees that meet the intent of the trees in the Tree/Furnishing/Sign area.

- (3) Trees shall be planted in a shallow (no greater than a 6:1 slope and maximum 18 inches in depth) pervious swale (no pervious pavers) comprising at least 100 square feet per tree, that will ensure the capture of rainwater and runoff in order to promote deep root growth.
- (4) Tree limbs must be maintained to hang no lower than 13 feet above any public street, alleyway, driveway, and no less than 8 feet over sidewalks.

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

674 | (6) All sidewalks in the tree furnishing zone shall be ADA compliant and a
675 | minimum width of 8 feet of which at least 6 feet of width is maintained for a
676 | continuous pedestrian access route free of obstructions.

677 | (7) Where sidewalks are not located contiguous to the building façade, building
678 | perimeter landscaping shall be provided in accordance with the following
679 | standards.

680 | a. have a minimum depth from the building of six feet.

681 | b. shall contain at least a double row of shrubs, preferably of different
682 | species, planted parallel to the building. The shrubs shall be at least 24
683 | inches high at planting of a species capable of growing to 36 inches in
684 | height within 18 months, and spaced to achieve a continuous hedge at
685 | maturity. The hedge height shall be maintained to not obstruct the full
686 | window view.

687 | c. Small/understory trees shall be planted at a rate of one tree/20 feet, or
688 | portion thereof, of the length of the landscaped area as measured along the
689 | building façade. Spacing of the trees shall be at the discretion of the
690 | owner, such that the trees may be aggregated to provide maximum
691 | aesthetic value. The required trees may be credited toward meeting the
! | blank wall requirement if applicable.

693 | ~~(6)~~(8) All street furnishings shall be permanently fixed to the ground through
694 | mechanical fasteners or through the use of concrete footings.

695 | ~~(7)~~(9) Unless specifically approved through the site plan review process, all
696 | street furnishing shall have a black finish.

697 | ~~(8)~~(10) Details for all furnishings, including specifications, installation, colors and
698 | material shall be provided as part of the site plan review process.

699 | ~~(9)~~(11) Any unpaved area in the Tree/Furnishings/Sign Area shall, at a minimum,
700 | be planted with a low-maintenance, drought tolerant ground cover.

701 | ~~(10) If pavement is used within the Tree/Furnishings/Sign Area, ADA compliant~~
702 | ~~pervious pavers shall be used to promote the survival of the trees and other landscaping.~~
703 | ~~Pavement differentiation from the sidewalk is also encouraged to indicate that the~~
704 | ~~Tree/Furnishings/Sign Area is a place separate from the location of through pedestrian~~
705 | ~~travel.~~

706 | ~~(11) Pedestrian lighting is required to be placed every 50 feet on center. Developers shall~~
707 | ~~work with the local energy provider to obtain street lights which are Dark Sky~~
708 | ~~compliant, i.e., a fixture designed to reduce the amount of light pollution by emitting no~~
709 | ~~light above the horizontal plane ("90°" line) above the luminaire similar in form to the~~
710 | ~~following illustration:~~

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

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~~(13)(12) Ground Signs shall be allowed to be placed within the Tree/Furnishings/Sign Area provided such signs comply with all other provisions of the City Code.~~

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~~(h) Pedestrian Path Area:~~

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~~(1) (13) The Pedestrian Path Area shall be located along the inward boundary of the Tree/Furnishings/Sign Area and extend ten feet toward the Build Line.~~

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

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

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

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

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- 736 ~~(6) For consistency throughout the district, the sidewalk surface shall be natural colored~~
- 737 ~~cement constructed in accordance with Section 126-398 of the city's code.~~
- 738 ~~(7) The sidewalk shall be pitched toward the Tree/Furnishings/Sign Area.~~
- 739 ~~(8) The property owner shall dedicate to the City and record in Orange County Official~~
- 740 ~~Records a non-exclusive pedestrian easement over the Pedestrian Path. It shall be the~~
- 741 ~~property owners' responsibility to ensure proper maintenance of the sidewalks.~~
- 742 ~~(9) The city will endeavor to work with FDOT to remove any existing sidewalks within~~
- 743 ~~the right-of-way once the sidewalk within the Pedestrian Zone is constructed.~~

744 ~~(10) In addition to the sidewalk, the following improvements shall also be allowed*~~

745 ~~within the Pedestrian Path Tree/Furnishings/Sign Zone.~~

- 746 a. ~~Building mounted and/or cantilevered architectural building elements such*~~
- 747 ~~as awnings and canopies meeting the following requirements:~~
 - 748 1. ~~Hung 13 to 15 feet above the adjacent sidewalk grade;~~
 - 749 2. ~~Extending 2 to 8 feet from the wall;~~
 - 750 3. ~~A clear height distance of at least 80 inches, as required by~~
 - 751 ~~accessibility standards.~~
- 752 b. ~~Bay windows with a maximum width of 8 feet not extending greater than*~~
- 753 ~~18 inches from the building wall;~~
- 754 c. ~~Articulated wall projections of a minimum depth of 8 inches and~~
- 755 ~~maximum depth of 1.5 feet and maximum width of 4 feet in length;~~
- 756 d. ~~Attached Signs, as provided in Chapter 122 of this Code of Ordinances;~~
- 757 ~~and~~
- 758 e. ~~One Temporary Sign no taller than 36 inches and no wider than 24 inches~~
- 759 ~~that does not block or impair pedestrian traffic and is displayed only~~
- 760 ~~during the business hours of any business located on the property.~~

761 **Sec. 134.459. Building Design.**

762 The intent of these design standards is to avoid long uninterrupted, monolithic appearance of

763 façade planes, thus enhancing the visual appearance of development within the City and

764 creating a human scale building, which in turn encourages pedestrian activity. The façade

765 design is intended to give the appearance of a series of buildings having varied sizes and

766 volumes vs. a single massive structure.

- 767 (a) Design of Buildings within the Road View Portion of the Site
 - 768 (1) Primary Entrance: The building façade facing the front property line shall include a
 - 769 primary entrance to the building. This entrance can be placed at an angle not more
 - 770 than 45 degrees to the road if oriented to a road intersection.
 - 771 (2) First Floor Façade Transparency: At least 60% of the width of the ground floor road
 - 772 frontage façade shall contain clear (transparent) or spectrally selective glazings
 - 773 (minimum VLT of 60%) considered as "non-reflective" glass. This requirement
 - 774 includes doors and windows affording views into the interior areas. Opaque,

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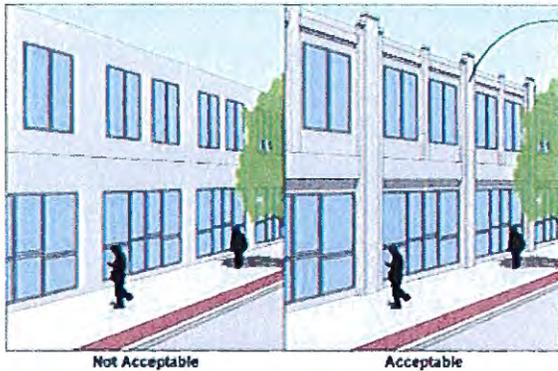
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775 translucent or reflective glass cannot be counted towards the transparency ratio.
776 Window placement shall be incorporated to create a horizontal and/or vertical
777 rhythm. The windows are encouraged to be full height of the ground floor, but in no
778 instance shall the sill be more than 3 feet above grade, with the window height
779 extending to at least the top height of the primary entrance door. A wall projection
780 less than or equal to 18 inches is allowed to extend into Tree/Furnishings/Sign Area.

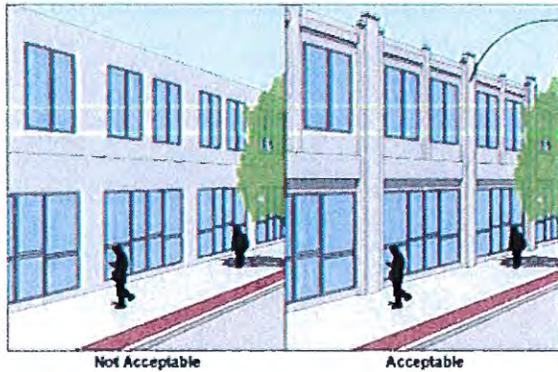
781 (3) Facade Horizontal Variation: Building façade design shall vary horizontally at least
782 every 40 feet by incorporating two or more of the following techniques:

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



Buildings must provide visual interest using facade articulation, breaks, columns, height changes, or changes in color, texture, or pattern

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Buildings must provide visual interest using facade articulation, breaks, columns, height changes, or changes in color, texture, or pattern

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- 788 b. A full height material change: e.g., stucco to brick with varying roof heights
789 (paint color is not considered a material change).
- 790 c. Full height wall recesses of up to 4 feet in depth, and maximum 40 feet in length
791 with varying roof height.
- 792 d. Non-continuous cantilevered window treatments no more than 40 feet wide,
793 occupying 50-70% of the building's length, placed 13-15 feet above the adjacent
794 sidewalk grade, with a minimum 8 feet clear height.
- 795 e. Uncovered recessed courtyards between portions of the building, provided that
796 the width of such courtyards shall not be more than 50% of the total building
797 frontage and that the courtyard is paved and enhanced with landscaping;

798 |

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

- 803 a. Maximum building height shall be as follows:
- 804 1. Outside an Activity Node: 4 stories/55 feet unless within 100 feet of a single
805 family residential zoning district, then 3 stories/45 feet.
- 5 2. Inside an Activity Node: 6 stories/75 feet.
- 807 b. Façade Vertical Variation: A building height greater than 20 feet, regardless of
808 the number of stories, shall include a 3-dimensional horizontal change at least 12
809 inches in height across at least 75% of the building, placed between 13 to 15 feet
810 above ground to ensure a human scale, e.g., a material or texture change, or a
811 building offset (building step back or step forward). The use of banding
812 (continuous horizontal stripes) across large areas of the façade is prohibited. An
813 alternative to this standard is a building mounted and/or cantilevered architectural
814 building elements such as awnings and canopies meeting the following
815 requirements:
- 816 1. Hung 13 to 15 feet above the adjacent sidewalk grade.
- 817 2. Extending 2 to 8 feet from the wall.
- 818 3. A clear height distance of at least 80 inches, as required by accessibility
819 standards.
- 820 4. Occupying a total of 50-70 percent of the length of the building façade.

821 (5) Decorative Elements: Decorative architectural appendages, embellishments and other
822 architectural features are required. Subject to site plan approval, such architectural
823 appendages, embellishments and other architectural features may extend up to 8 feet
824 beyond the maximum building height provided such appendages are no more than
825 50% of the building roof length and are compatible with adjacent development. Such
826 appendages and architectural embellishments shall be strategically located to draw

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827 customers to the primary entrance of the building and or highlight pedestrian passages
828 between buildings.

829 (6) Roof Lines: Roof lines shall be varied with a minimum change in height of at least 5
830 feet at least every 80 linear feet in building length. A 3-dimensional cornice, at least
831 2.5 feet in height or as needed to conceal mechanical equipment (whichever is taller),
832 shall be used along all flat (less than 3:12 pitch) or parapet roof portions. Sloped
833 building roofs shall have a minimum 2-foot over hang and include a gutter/downspout
834 system. This roof overhang ~~canis~~ allowed to extend into ~~the Pedestrian Path~~
835 Zone/Tree/Furnishings/Sign Area.

836 (7) Blank Wall Design: Blank walls facing a street that are 10 feet in length or greater
837 shall incorporate one or more of the following design treatments so as to eliminate
838 blank walls more than 10 feet in length:

839 a. Design Treatment 1: Evergreen vine wall (trellis or wire/vine system) of at least 5
840 feet in width, contained within a 3 feet minimum width planting bed in front of
841 the wall, at least 13 feet high, placed every 10 feet on center along length of the
842 blank wall surface, with each bed irrigated and planted with climbing vines
843 sufficient to cover the trellis within 3 years;

844 b. Design Treatment 2: Small trees of at least 16 feet in height at maturity, planted at
845 a rate of 1 tree for each 15 feet (or part thereof) of blank wall (minimum one tree),
846 with tree height of at least 5 feet at planting, planted at least 3 feet away from the
17 | wall, within a planting bed of at least ~~eightsix~~ feet in width; plus, a hedge of
8 plants the length of the wall that creates a depth of at least 5 feet and maintained
849 at a height at least 3 feet in height;

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

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

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

861 | (b) Secondary façades:; façades not facing a road but within public view, shall be of finished
862 quality, color, and materials that blend with the remainder of road frontage façade. Major
863 architectural treatments on the road frontage building façade, such as cornices, window
864 treatments, and repeating details, shall be continued around all sides of the building that
865 | will be visible to the public. Design of Buildings outside the Road View Portion of the Site
866 shall meet the same design standards for buildings in the Road View portion of the site
867 with the exception of façade transparency. At least 30% of the front façade of buildings
868 located outside the Road View portion of the site shall be devoted to transparent windows

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869 and/or glass doors affording some view into the interior areas. Blank walls are
870 encouraged to be creatively designed to create an illusion of transparency.

871

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

873 (a) Stormwater Management

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

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

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

884 (3) Pond edges ~~should~~in the Road View Area shall be sloped so as to avoid the
885 necessity of fencing. ~~Where~~Outside the Road View Area, where slopes require
886 fencing, only black, ornamental fencing will be allowed.

887 (4) The use of innovative stormwater management methods is encouraged such as
888 green roofs, bio retention areas such as the use of deep gardens and planters,
889 infiltration, permeable paving in parking stalls, cisterns incorporated into the
890 building architecture with the water reused for landscaping. Use of pervious
891 pavers/pavement as part of the stormwater management
892 system requires maintenance of the pervious pavers/pavement by the owner
893 for continued viability and effectiveness over the life cycle of the
894 development. An operation and maintenance guide to include a specific
895 maintenance schedule shall be provided by the design Professional Engineer
896 at the time of permitting of the pervious pavers/pavement. The owner shall
897 engage a Professional Engineer to inspect and certify to the city on an annual
898 basis that the constructed pervious pavers/pavement is being properly
899 maintained and is functioning as per the approved design of the stormwater
900 management system.

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

903 (b) Loading/Service Areas/Mechanical Equipment

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

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- 911 (2) Loading areas, satellite dishes, truck parking, and other service support
912 equipment shall be designed ~~to so~~ that they cannot be seen from the street and
913 any adjacent single-family properties.
- 914 (3) Mechanical equipment shall be integrated into the overall mass of a building
915 by screening it behind parapets or by recessing equipment into hips, gables,
916 parapets, or similar features.

917 (c) Fences

- 918 (1) With the exception of decorative railings for outdoor cafes, fences shall not
919 be allowed in the Road View Area of the property. Decorative railings for
920 cafes shall not exceed 3 feet in height.
- 921 (2) Fences shall not create a barrier to cross access easements nor the
922 connection of cross access easements to public roads.
- 923 (3) Maximum height of fences anywhere in the district shall be 48 inches.
- 924 (4) Chain link fencing shall not be visible from a public right-of-way.

925 (d) Corner Sight Clearance Triangle

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

929 Intersection/corner sight clearance shall be consistent with requirements of the
930 current Florida Greenbook

931 (e) Underground Utility Installation

- 932 (1) It is the intent of the city to improve the aesthetic appeal of the city and the
933 reliability of utility service by requiring that utility lines such as electric,
934 telephone, cable TV, fiber optics and other utilities be placed underground in
935 conjunction with the construction of all new buildings, unless it is
936 determined by the City Council that soil, topographical or any other
937 compelling conditions make the installation of such utility lines as
938 prescribed herein unreasonable or impracticable. It shall be the developer's
939 responsibility to make the necessary arrangements with each utility in
940 accordance with the utility's established policies.
- 941 (2) The underground installation of incidental appurtenances such as
942 transformer boxes, pedestal-mounted terminal boxes for electricity, or
943 similar service hardware necessary for the provision of electric and
944 communication utilities shall not be required.
- 945 (3) Below ground installation shall not normally be required for bulk electric
946 power supply lines and communication major feeder lines. Nothing in this
947 section shall be construed to prohibit any entity furnishing utility service
948 within the city from collecting, as a condition precedent to the installation of
949 service facilities, any fee, prepayment or contribution in aid of construction
950 which may be required.

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951 (f) Access/Parking Design

952 (1) Pedestrian access shall be consistent with Section 134-141 of the City Code. Where
953 sidewalk width requirements differ, the ECD standard shall apply. Pedestrian
954 connections from the parking areas to the public building entrance shall be provided.

955 Where a pedestrian must cross an onsite vehicular travel path for continuous
956 pedestrian travel, retroreflective crosswalk markings or textures shall be installed to
957 increase pedestrian safety.

958 ~~(2)~~ (2) Direct vehicular ingress and egress connections will be prohibited along Orange
959 Avenue and Hansel Avenue SR 527 when the city determines that adequate access can
960 be provided from another location, including a side street or an existing available
961 shared driveway/cross access easement.

962 ~~(3)~~ (3) Driveways shall be designed with the pedestrian in mind. This includes provision
963 of at least a 46 feet sidewalk and a minimum 3 4 feet wide tree zone, between the
964 sidewalk and driveway, on both sides of a driveway connected to a public right-of-
965 way for at least the length of the building, to give the appearance of a roadway, from
966 the public sidewalk to the parking area to give the appearance of a roadway. Lots
967 less than 90 feet in width shall only be required to have a sidewalk on one side of the
968 driveway in order to accommodate the "minimum % of lot width occupied by
969 building façade" standard; however, the 4 feet wide tree zones shall be required on
970 both sides of the driveways for these lots less than 90 feet.

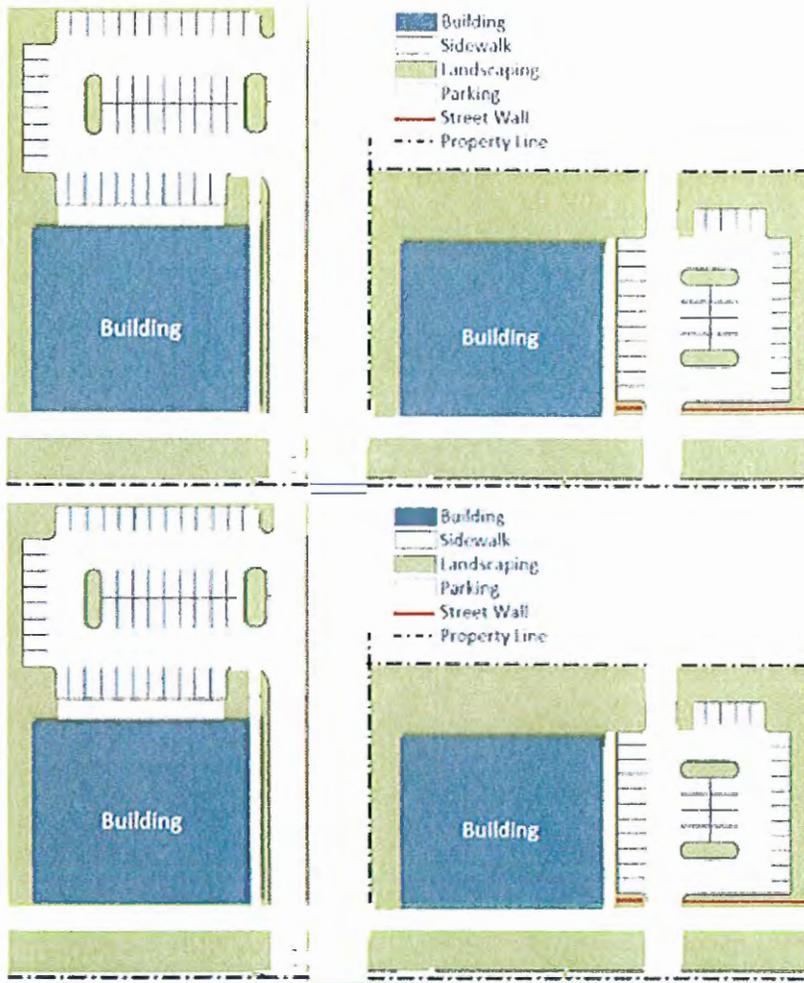
971 ~~(4)~~ (4) The edge of the driveway adjacent to the tree zone shall be curbed. Concrete curb and
972 gutter shall be constructed along the edge of driveways. Parking lot perimeters shall
973 be constructed with concrete curbing. Bumper stops will be required in addition to
974 the curbing where necessary to protect landscaping, pedestrian walkways and
975 buildings.

976 ~~(5)~~ (5)

977 ~~(5)~~ (5) The preferred location for surface parking lots is behind all buildings located in
978 the Road View Area in order to maximize the building's road frontage and pedestrian
979 interest along the road corridor. Parking lots are allowed to be located on the side of
980 a building, subject to the standards set forth in Section 134-460(f)(56), provided the
981 minimum building frontage percentage is maintained. Pedestrian connections from
982 the parking areas to the public building entrance shall be provided.

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986 | (6) If a parking lot is provided on the side of a building, the vehicular area shall be
 987 | screened from the road by a street wall, which is intended to screen the vehicle use
 988 | area and ensure that lights from parked vehicles do not shine into the right-of-way or
 989 | adjacent pedestrian way. The street wall shall be 3 feet in height above grade of the
 990 | parking lot. Location of street walls in proximity to intersections shall meet the
 991 | standards outlined in the most current FDOT Florida Green Book. Street walls shall be
 992 | constructed of materials that complement the finish on the primary building. Chain
 993 | link, wood and PVC street walls shall be prohibited.

994 | (5) The street wall shall be placed at 4 feet behind the Build Line, with landscaping
 995 | planted between the wall and the sidewalk within the Pedestrian Path zone. Build

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Line. Such landscaping shall contain at least a ~~continuous hedgerow~~ of shrubs, planted parallel to the wall. The shrubs shall be at least 24 inches high at planting of a species capable of growing to 36 inches in height within 18 months, and spaced to achieve a continuous hedge at maturity. In addition to the hedge requirement, ~~small/understory trees shall be planted at a rate of one tree/20 feet, or portion thereof, of the wall.~~ The minimum height that the hedge shall be maintained is 24 inches, with the maximum equal to the height of the wall. If the street wall exceeds 40 feet in length, columns will be required to be incorporated into the wall at a maximum of 20 feet on center, ~~with a small understory tree, in addition to the hedge requirement, planted at a rate of one tree/20 feet, or portion thereof, of wall.~~

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If columns are used as part of the street wall, the maximum height of the columns shall be 3 feet 9 inches.

~~(7)~~ Inclusion of the Tree/Furnishings/Sign Area and Pedestrian Path Area areas required between the surface parking and right-of-way. All surface parking lots shall be landscaped consistent with city code standards.

~~(8)~~ Parking structures shall reflect the character, scale and massing of the principal structures they serve and shall not be located ~~along the road frontage or~~ within 100 feet from any property used for single family residential uses without a liner building containing businesses and/or residential uses, or a façade designed to resemble a building conforming to the building design standards of the district. The minimum liner building depth shall be 35 feet. Where located along a road frontage, the ~~Pedestrian Path and~~ Tree/Furnishings/Sign Areas shall be provided. Where in addition to the required liner buildings, where within one hundred feet of a property used for single family residential uses, one evergreen, shade tree shall be planted along the shared property line of those single family lots, at 50-foot on center intervals. The chosen species of such trees shall be capable of reaching a minimum mature height of 50 feet, with a minimum mature spread of 40. The minimum specifications at installation shall be 16-18 feet in height or 4-inch caliper diameter at breast height (dbh) at planting. All internal elements such as plumbing pipes, fans, ducts and lighting, shall be screened from view from the street. Ramping shall be internalized. Exposed spandrels shall be prohibited.

The design of structured parking should take into consideration a future where parking demand is reduced. Toward this future, the recommended design of the parking structures is for adequate space between floors to retrofit for level floors and HVAC infrastructure for conversion to living or working space.

~~(9)~~ When any land or building accommodates 2 or more categories of uses (e.g., residential and commercial), the minimum total number of required parking spaces for each use may be reduced through shared parking as allowed by Section 134-607. Reduction in required parking spaces also may be approved if one of the following is met:

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

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1037 a. A parking study is justifying the requested reduction. This could include provision
1038 rideshare/transportation network company drop-off zones. Drop-off zones shall not
1039 interfere with transit stops and any designated freight loading zones curbside.

1040 b. b. Developments within a one-quarter mile from a transit stop are eligible for
1041 the following:

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1042 i. The minimum number of parking spaces may be reduced by up to 5%
1043 for sites where the closest portion of the building on the requested
1044 parcel is no more than a 1/4 of a mile (1320 linear feet) from a bus
1045 stop.

1046 ii. The minimum number of parking spaces may be reduced by up to 20%
1047 for sites in which the closest portion of the building on the requested
1048 parcel is no more than a 1/4 of a mile (1320 linear feet) radius from a
1049 commuter rail or bus transfer station.

1050 (10) On-street parking along newly created streets within the district or driveways that
1051 are directly connected to a public road may be allowed through the site development
1052 process. Only parallel on-street parking may be allowed. Angled or perpendicular
1053 parking adjacent to a public street or entrance driveway shall not be allowed.
1054 Evergreen, large stature shade trees will be required to separate the parallel spaces
1055 into sets of no more than four. On-street parking, if provided, may be counted toward
1056 meeting minimum parking requirements. On-street accessibility parking shall be
1057 constructed consistent with the Public Right of Way Accessibility Guidelines
1058 (PROWAG)

1059 (11) Bicycle Parking shall be provided onsite consistent with the following standards.

1060 a. Required Number of Bicycle parking spaces:

1061 i. For developments that require up to ten (10) vehicular parking spaces,
1062 two (2) bicycle parking spaces shall be required.

1063 ii. For developments that require ten (10) or more vehicular parking
1064 spaces, two (2) bicycle parking spaces shall be required, plus one (1)
1065 additional bicycle parking space for each ten (10) vehicular parking
1066 spaces above ten (10); provided that no more than eight (8) bicycle
1067 parking spaces are required for any one (1) tax parcel.

1068 b. Bicycle Parking Space Design.

1069 i. All bicycle parking spaces shall comply with the following standards:

1070 (a) Minimum aisle width: If more than one (1) row of bicycle
1071 racks is installed to create the required bike parking area, the
1072 installation shall provide a minimum of sixty (60) inches in an aisle in
1073 each row to allow for access and maneuvering between the rows of
1074 parked bicycles.

1075 (b) Minimum vertical clearance: 72 inches

1076 (c) Accessible to users without climbing or descending stairs.

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(d) Separated from vehicle parking spaces by physical barriers, such as curbs, wheel stops, bollards or other similar features, to protect bicycles from damage.

(e) Consistent with the design, color and character of the buildings, street furniture and other features on the building site, but clearly discernible as bicycle parking.

ii. All standard bicycle racks shall comply with the following standards:

(a) Bicycle racks shall be an inverted "U"/hoop rack, campus rack, or similar device that accommodates two (2) bicycle parking spaces per rack and enables users to lock the frame and both wheels with a cable and U-type locks.

(b) Minimum tube diameter : 1.9 inches.

(c) Maximum rack height : 36 inches.

(d) Minimum depth for each row of parked bicycles: 72 inches.

(e) Minimum separation between horizontal rows: 30 inches on center to allow enough room for 2 bicycles to be secured to each rack element.

(f) Designed to accommodate 2 bicycle parking spaces per rack.

(g) Powder coated, or other weather-proof surface, as approved through site plan review process.

(f) Enable users to lock the frame and both wheels.

(g) Anchored so as not be easily removed.



Images: Examples of Standard Bicycle Rack Designs

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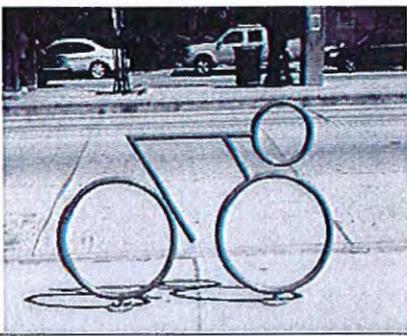
iii. Alternative Bicycle Rack Design. Alternative bicycle parking rack designs may be approved, in compliance with the following standards:

(a) Size: Accepts multiple bicycle frame sizes and styles.

(b) Compatibility: Accommodates the use of cable and U-type locks.

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- 1105 (c) Function: Supports a bicycle frame at 2 points above the wheel
1106 hubs.
- 1107 (d) Purpose: Allows the frame and at least 1 wheel of the bicycle to
1108 be locked to the rack.
- 1109 (e) Scale: Visible to pedestrians and the visually impaired, but
1110 consistent with the scale of the bicycle locked to the device.
- 1111 (f) Durability: Maintenance-free or fabricated from materials that
1112 weather in an aesthetically pleasing manner.
- 1113 (g) Simplicity: Easy to understand and operate, with no moving parts.
- 1114 (h) Operation: Usable without lifting the bicycle onto the device.



1115
1116 Example A lternative Bike Rack Design

- 1117 iv. Bicycle lockers shall comply with the following minimum standards:
- 1118 (a) Height: 49 inches.
- 1119 (b) Width: 30 inches.
- 1120 (c) Length: 74 inches.
- 1121 (d) Capacity: Accommodates 1 bicycle per locker.
- 1122 (e) Durability: Maintenance-free or fabricated from materials
1123 that weather in an aesthetically pleasing manner.

1124 c. Bicycle Parking Location.

1125 Location for bike parking shall take into consideration both long term parking and
1126 short term parking. Long term parking is meant to accommodate cyclists who are
1127 expected to park for longer than two hours, such as employees, students,
1128 residents, and commuters. Safety from theft and vandalism, protection from the
1129 elements and accessibility are key issues for long term parking. A place to store
1130 accessories is also highly desired. Short-term parking is meant to accommodate
1131 visitors who are expected to depart within two hours. Short-term parking is

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1132 typically found at retail shops and public buildings (libraries, clinics, etc.).
1133 Visibility and accessibility are key issues. The ratio of provision of short vs long
1134 term bicycle parking will be dependent on the proposed use onsite and will be
1135 analyzed during site plan review.

1136 The best type of parking facilities for long-term parking are either inside a
1137 building, office, guarded enclosure, or bicycle lockers. Bicycle lockers can be
1138 installed indoors or out. They are best provided on a user application or lease
1139 basis to ensure appropriate use.

1140 Short-term parking racks should support the bicycle at two or more points above
1141 and on either side of the bicycles center of gravity. The best types of parking
1142 facilities for short-term storage are simple inverted-U racks. The inverted "U"
1143 rack is a single piece of heavy gauge steel bent to form a U. Pipe ends are either
1144 installed in a concrete base or have welded mounting flanges bolted directly to a
1145 solid, flat surface. Each of these racks holds two bicycles.

1146 Bike racks shall be located as follows:

1147 i. The preferred location for bike racks is in close proximity to and visible from
1148 primary building entrances to enhance security of the stored bikes. A bike
1149 "corral" may be located within the vehicular parking area; however, the corral
1150 shall be separated from vehicle parking spaces by physical barriers, such as
1151 curbs, bollards or other similar features, to protect bicycles from being
1152 damaged by vehicles. If located within parking structures, the preferred
1153 location is in proximity to garage security at the front entrance.

1154 ii. A least 50% of the required bicycle parking shall be provided within the
1155 primary building (indoor bicycle parking) or within bicycle racks located no
1156 more than one hundred (100) feet from primary building entrances served, and
1157 preferably within fifty (50) feet.

1158 iii. Bike parking may be located within the Tree/Furnishings Sign Area.

1159 iv. Bike parking shall not be located in any vehicle parking space required by
1160 City code.

1161 v. Bike racks shall not be placed so that they block any building entrance or
1162 impede pedestrian flow in or out of the building, or result in a reduction of the
1163 minimum required sidewalk width caused by either the rack or the parking of
1164 the bicycles.

1165 vi. Bike racks shall not block transit or freight loading.

1166 vii. Preferred location for bicycle parking is situated such that the bicycles will be
1167 protected from the weather. Covered bicycle parking is encouraged wherever
1168 the design of the building or use being served by the bicycle parking facility
1169 includes a covered area that could accommodate such facilities

1170 viii. Bike racks shall be situated a minimum distance of twenty-four (24) inches
1171 from any building wall.

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ix. Bike parking shall be located in a clearly designated area and must be illuminated at night.

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Sec. 134-461. Use Specific Design Standards.

(a) Car/Automotive Washing and Detailing

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

(2) Tunnel entrance/exits shall not face ~~Orange Avenue, Hansel Avenue~~ SR 527, Holden Avenue, Gatlin Avenue, or Hoffner Avenue.

(3) Vacuumping and drying of automobiles may be outside the building but shall not encroach upon any setback for the principal structure or ~~intended landscape or pedestrian zone~~ the Tree/Furnishing/Sign Area and shall only be located on paved areas.

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

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

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

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

(8) ~~Parking or storage of vehicles and~~ (8) When the business is closed, all portable equipment on the site is not permitted outside shall be stored within a fully enclosed structure when the business is closed.

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(9) Any customer vehicles stored overnight shall meet the following standards:

a. shall be either within a completely enclosed building or parked within a designated parking space on a parking lot located behind the line created by the rear of the Road View building. If only the Rear portion of the lot is developed, the vehicles may be parked within a designated parking space within the parking area for that portion of the site (i.e., behind the street wall, and a minimum of 100 feet from the front property line).

b. No vehicle parked overnight on the property shall be visible from the public right-of-way unless such vehicle is either:

- i. FHWA Class 2 – Passenger Cars. All sedans, coupes, and station wagons manufactured primarily for the purpose of carrying passengers; or
- ii. FHWA Class 3 – Other Two-Axle, Four-Tire Single Unit Vehicles. All two-axle, four tire vehicles, other than passenger cars. Included in this classification are pickups, panels, and vans. Campers, motor homes.

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1214 ambulances, hearses, carryalls, and minibuses are not included in this class
1215 of vehicle.

1217 c. Any wrecked or inoperable vehicle shall not be stored/parked overnight,
1218 regardless of location.
1219

1220 (9) (10) In addition to standard commercial site plan requirements, the proposed site plan
1221 must be designed and demonstrate effective ingress/egress to the site, adequate
1222 stacking for 5 vehicles per queuing/stacking lane, realistic turning radiuses, and the
1223 accommodation of a by-pass lane(s). The site plan shall also include the proposed
1224 architectural building rendering. These plans will include the Exterior Elevations and
1225 landscaping, and location for any proposed outside activities

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1226 (b) Drive Up Windows/Facilities

1227 (1) Drive up windows shall be designed on the rear of the building.

1228 (2) The drive-up aisle shall not be located between the building and Orange Avenue,
1229 Hansel AvenueSR 527, Gatlin Avenue, Holden Avenue, or Hoffner Avenue.

1230 (3) The building facade facing Orange Avenue, Hansel AvenueSR 527, Hoffner Avenue,
1231 Gatlin Avenue, or Holden Avenue whether such elevation functions as the side or rear
1232 of the building, shall be architecturally designed to avoid a "back of building"
1233 appearance.

1234 (4) Drive up aisles shall have adequate on-site queuing distance to accommodate 6 cars
1235 (120 feet) before stopping point (e.g., pick up window, teller window, atm machine).

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1236 (c) Garden Center

1237 Garden Centers are allowed if incorporated/integrated into the primary building onsite
1238 with the intent that all merchandise is shielded from view from adjacent properties at
1239 ground level and street rights-of-way.

1240 (d) Multi-Dwelling Residential Buildings (stand-alone)

1241 In addition to the other design standards of the district, approval of a special exception to
1242 allow buildings used exclusively for residential purpose shall be based on a finding that
1243 the design of the proposed residential furthers the intent of the district, particularly for
1244 development to be human scale, encouraging alternative modes of transportation, and
1245 protecting the stability of existing residential neighborhoods through design. The building
1246 placement and design standards of the district shall apply.

1247 (e) Company and Fleet Vehicles

1248 ~~(1) Only the following classes of company or fleet vehicles shall be allowed to be~~
1249 ~~parked on the property: Parking of company or fleet vehicles shall be allowed on a~~
1250 ~~parking lot located behind the line created by the rear of the Road View building. If~~
1251 ~~only the Rear portion of the lot is developed, the company or fleet vehicles may be~~
1252 ~~parked within the parking area for that portion of the site (i.e., behind the street wall, and~~
1253 ~~a minimum of 100 feet from the front property line). In addition, no company or fleet~~

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1254 vehicle that is parked overnight on the property shall be visible from the public right-of-
1255 way unless such vehicle is included in one of the following two classes of vehicle:

- 1256 a. FHWA Class 2 – Passenger Cars. All sedans, coupes, and station wagons
1257 manufactured primarily for the purpose of carrying passengers.
1258 b. FHWA Class 3 – Other Two-Axle, Four-Tire Single Unit Vehicles. All two-
1259 axle, four tire vehicles, other than passenger cars. Included in this
1260 classification are pickups, panels, and vans. Campers, motor homes,
1261 ambulances, hearses, carryalls, and minibuses are not included in this class of
1262 vehicle.

1263 ~~(2) Parking of the permissible company or fleet vehicles shall be on a parking lot located~~
1264 ~~behind the line created by the rear of the Road View building. If only the Rear~~
1265 ~~portion of the lot is developed, the company or fleet vehicles may be parked within~~
1266 ~~the parking area for that portion of the site (i.e., behind the street wall, and a~~
1267 ~~minimum of 100 feet from the front property line).~~

1268
1269 (f) Passenger Car Rental, Urban Prototype

- 1270 (1) Only rental of Passenger Vehicles, as defined by the Federal Highway
1271 Administration, shall be allowed.
1272 (2) Deliveries containing multiple vehicles from a truck are not permitted.
1273 (3) No vehicle maintenance and repair, including oil changes, shall occur on-site.
4 (4) Wash and vacuum stations must comply with standards listed in Section 134-461(a)
1275 (5) Detail bays shall not be permitted.
1276 (6) There shall be no outside storage, other than the rental vehicles, nor outdoor display
1277 of goods offered for sale.

1278 ~~(7)(g)~~ The number of rental cars onsite shall be limited to 15.

1279 ~~(g)(h)~~ Micro-Breweries, Craft Distilleries, Micro-Wineries

- 1280 (1) No outdoor storage shall be permitted.
1281 ~~(2)~~ (2) All malt, vinous or distilled liquor production shall be within completely
1282 enclosed structures.
1283 ~~(3)~~ (3) By-products or waste from the production of the malt, vinous or distilled liquor
1284 shall be properly disposed of off the property.
1285 ~~(4)~~ (4) Building square footage shall not exceed 15,000 gross square feet without
1286 approval of a special exception.
1287 (5) ~~(4)~~ A minimum of 25% of the building floor area shall be used as a restaurant,
1288 tasting room, or retail operation (or any combination thereof).

1289 **Sec. 134-462. Development Bonuses.**

1290 The purpose of the development bonus system is to promote achievement of the goals and vision
1291 of the district that otherwise would not be economically feasible without a bonus in development

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1292 intensity. Development sites may receive more than one bonus. All costs associated with
1293 implementation of the bonus categories shall be the responsibility of the developer.

1294 (a) Creation of an Activity Node

1295 Activity nodes shall be allowed an increase in the maximum impervious surface area
1296 ratio to 90%. Activity nodes shall be allowed an increase in the maximum building
1297 height to 75 feet/6 stories. In order to achieve the activity node bonuses the following
1298 design standards must be met:

1299 (1) Development sites must be at least 7.5 acres in size.

1300 (2) Buildings shall be designed with the pedestrian in mind reflected by, but not limited
1301 to, scale and massing of buildings, walkable blocks, use of arcades and galleries, and
1302 emphasis on active first floor uses oriented to the street. Both residential and
1303 nonresidential uses are included. Building entryways and walkways will incorporate
1304 awnings and/or recessed entrances to provide weather protection for pedestrians.
1305 Such development will include unique architectural features and a comprehensive
1306 sign plan that promotes a cohesive design for the activity node. In addition, public
1307 amenities will be incorporated into the development to include public art, useable
1308 public gathering areas with seating and shade structures, water sculptures, fountains,
1309 or similar public amenities that are accessible to the public.

1310 (3) Parking shall be located behind buildings or in parking structures consistent with all
1311 applicable regulations. On street parallel parking is allowed; on-street angled parking
1312 shall not be allowed.

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1313 (4) Should on-street parking include provision of accessible parking spaces, such shall be
1314 consistent with the Public Right of Way Accessibility Guidelines (PROWAG)

1315 (4)(5) Include a park/urban plaza meeting the following criteria:

- 1316 a. The minimum area shall comprise at least one half (0.5) of an acre and the
1317 maximum shall be 2 acres.
- 1318 b. The area is spatially defined by building frontages and at least 150 feet of
1319 frontage on a two-lane street; incorporation of the lake frontage is strongly
1320 encouraged.
- 1321 c. Building facades facing the plaza shall have at least 70% of their first
1322 floor's primary façade in transparent windows and/or public entrances and
1323 incorporate a ~~Pedestrian Path Area and~~ Tree/Furnishings/Sign Area as
1324 described in this District
- 1325 d. The area will consist of paved surfaces with planters and landscaped area
1326 consisting of paths, lawns, and shade trees, seating, and other furnishings,
1327 all formally arranged, and shall include a water feature/fountain as a focal
1328 point.
- 1329 e. The urban plaza or park shall be privately-owned and maintained, but
1330 open to the public. The applicant shall also be required to prepare a
1331 management plan for the maintenance and ownership of the site.
- 1332 f. Demonstration of compatibility with adjacent uses.

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1333 g. Request for development approval must include elevations and colored
1334 renderings with materials identified in addition to development site plan.

1335 (b) Road Connectivity Improvement

1336 ~~Land set aside for implementation of improved public road connectivity within the city,~~
1337 ~~in particular the connection of Holden Avenue to Gatlin Avenue, will receive a~~
1338 ~~transfer of development rights to other areas of the site at 1:1 land area ratio based on~~
1339 ~~the maximum density/intensity allowed in the comprehensive plan (currently 25~~
1340 ~~residential units per acre and 1.0 Floor Area Ratio for non-residential uses. In addition,~~
1341 ~~cost of the road construction may be creditable against any transportation impact fees~~
1342 ~~attributable to development of the site.-). This bonus also includes a potential reduction~~
1343 ~~in Tree/Furnishing/Sign Area width along the new road if the intent to create an active~~
1344 ~~pedestrian storefront zone is met. Cross access easements are not eligible for this bonus.~~

1345 Three scenarios were presented by the MPO Study, with "the Grid" being the preferred
1346 option; however, other designs will be considered. ~~Cross access easements are not~~
1347 ~~eligible for this bonus.~~

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1351 (c) Consolidation of Access Points/Use of Joint Driveways on Major Roads

1352 ~~Minimizing the number of driveway connections along the corridor is not only important~~
1353 ~~for efficient through-traffic movements, but will improve pedestrian safety. Minimizing~~
1354 ~~the number of driveways reduces the number of potential pedestrian/driver conflicts.~~
1355 ~~Thus, the goal along the road corridor is consolidation of driveways.~~

1356 ~~The use of a joint use/shared driveway by locating the driveway on a shared property line~~
1357 ~~and a non-exclusive ingress/egress access easement recorded in Orange County official~~
1358 ~~public records will be eligible for an impervious surface area bonus equal to the~~
1359 ~~impervious surface of the shared driveway.~~

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1362 Sec. 134-463. Pre-Existing Uses and Structures.

1363 (a) Generally.

1364 Legally conforming uses and structures that exist on a property shall continue to be
1365 considered legally conforming notwithstanding the rezoning of such property to the
1366 Edgewood Central District. A property on which a legally conforming use or structure
1367 existed immediately prior to the rezoning of such property to the Edgewood Central
1368 District (hereafter, a "Property") shall continue to be governed by the standards
1369 applicable to the zoning district that applied to the Property immediately before the
1370 rezoning, except as may be provided herein.

1371 (b) Change in Use.

1372 For any change in principal use that occurs on the Property, the proposed new principal
1373 use shall be consistent with Sec. 134-457 (Permitted Uses within the Edgewood Central
1374 District) unless the following four conditions are met: (i) the proposed new principal
1375 use was not prohibited by the zoning district that applied to the Property immediately
1376 before the rezoning but is prohibited in this Edgewood Central District; (ii) the
1377 proposed new principal use is included in and consistent with the list of principal uses
1378 set forth below; (iii) the proposed new principal use is consistent with all regulations in
1379 existence immediately before the rezoning, including parking, loading, and vehicular
1380 maneuvering; and (iv) any company and fleet vehicle parking on the Property, or, in the
1381 case of a multi-tenant property, any company and fleet vehicle parking associated with
1382 the space that is the subject of the change in use, complies with the company and fleet
1383 vehicle parking standards of Sec. 134-461(e). In such event, the proposed change of use
1384 shall be permitted and considered legally conforming even if it is not consistent with
1385 Sec. 134-457.

1386 (1) Heating and air conditioning sales and service.

1387 (2) Storage and wholesale distribution warehouse, where not adjacent to a
1388 residential zoning district or property with a residential future land use
1389 designation, including those across a right-of-way. Provided, however, a change
1390 in principal use to this category shall comply with the following standards:

1391 a. All loading bays on the Property, or, in the event of a multi-tenant building,
1392 all loading bays associated with the space that is the subject of the proposed
1393 change in use, that are within one hundred feet from the front property line
1394 shall face away from SR 527;

1395 b. The Property shall be brought into compliance with the
1396 Tree/Furnishings/Sign Area standards as set forth in Sec. 134-458(h);

1397 c. If the building associated with the change is located within one hundred feet
1398 from the front property line, then the front of such building shall be brought
1399 into compliance with the first-floor façade transparency requirement as set
1400 forth in in Sec. 134-459(a)(2) and with the blank wall design standards as set
1401 forth in Sec. 134-459(a)(7), subject to any applicable credit as set forth in
1402 Sec. 134-458(h)(7)c.; and

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1403 d. All parking for the Property, or, in the event of a multi-tenant building, all
1404 parking associated with the space that is the subject of the proposed change
1405 in use, that is located within 100 feet from the front property line shall be
1406 configured so as to be located on the side or rear of the Property only. If
1407 such parking is located on the side of the Property, it must be screened from
1408 the road by a street wall that meets the standards set forth in Sec. 134-
1409 460(f)(6).

1410 (3) Cabinet makers, rug and carpet cleaning, upholstery, electrical, roofing and
1411 plumbing shops.

1412 (6) Mechanical garage, including personal vehicle body shop and painting. (No fuel
1413 services provided). For avoidance of doubt, Automotive Repair and Services
1414 are included in this category to the extent the specific proposed use was
1415 included as a principal permitted use on the Property prior to rezoning to the
1416 Edgewood Central District. Provided, however, a change in principal use to
1417 mechanical garage shall comply with the following standards:

1418
1419 a. All garage bays on the Property, or, in the event of a multi-tenant building,
1420 all garage bays associated with the space that is the subject of the proposed
1421 change in use, that are within one hundred feet from the front property line
1422 shall face away from SR 527;

1423 b. The Property shall be brought into compliance with the
1 Tree/Furnishings/Sign Area standards as set forth in Sec. 134-458(h);

1425 c. If the building associated with the change is located within one hundred feet
1426 from the front property line, then the front of such building, shall be brought
1427 into compliance with the first-floor façade transparency requirement as set
1428 forth in in Sec. 134-459(a)(2) and with the blank wall design standards as set
1429 forth in Sec. 134-459(a)(7), subject to any applicable credit as set forth in
1430 Sec. 134-458(h)(7)c.; and

1431 d. All parking for the Property, or, in the event of a multi-tenant building, all
1432 parking associated with the space that is the subject of the proposed change
1433 in use, that is located within 100 feet from the front property line shall be
1434 configured so as to be located on the side or rear of the Property only. If
1435 such parking is located on the side of the Property, it must be screened from
1436 the road by a street wall that meets the standards set forth in Sec. 134-
1437 460(f)(6).

1438 (7) Miniwarehouses, provided, however, a change in principal use to
1439 miniwarehouses shall comply with the following standards:

1440 a. All storage units shall be located within a completely enclosed building with
1441 sole access to the units through the interior of the building;

1442 b. The Property shall be brought into compliance with the
1443 Tree/Furnishings/Sign Area standards as set forth in Sec. 134-458(h);

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1444 c. If the building associated with the change is located within one hundred feet
1445 from the front property line, then the front of such building shall be brought
1446 into compliance with the Design of Buildings within the Road View Portion
1447 of the Site standards as set forth in Sec. 134-459(a);

1448 d. No vehicular building access shall face a road right-of-way;

1449 e. No outside storage shall be allowed; and

1450 f. Such change of use to miniwarehouses shall only be allowed upon the
1451 approval of the City Council after a recommendation by the Planning and
1452 Zoning Board and a hearing in which the City Council considers the
1453 character of the area in which the proposed use is to be located, its
1454 consistency with the Comprehensive Plan, its compatibility with surrounding
1455 uses and development, and its effect on the value of surrounding lands.
1456 Notice of such review shall be provided in the same manner as required for
1457 special exceptions as provided in Sec. 134-105.

1458 (c) Expansion of Existing Buildings.

1459

1460 For purposes of this Sec. 134-463(c), an "Expansion" shall mean an increase in building
1461 square footage of one or more existing buildings on a Property; and the "Historical
1462 Adjusted Square Footage" on a Property shall mean the total square footage of all
1463 buildings that existed on a Property at the time it was rezoned to Edgewood Central
1464 District minus the total of all building square footage, if any, removed from the
1465 Property following its rezoning to Edgewood Central District pursuant to an intentional
1466 demolition as provided in Sec. 134-463(e), calculated at the time of a proposed
1467 Expansion.

1468 An Expansion shall cause the Property to be governed by the standards set forth in this
1469 Edgewood Central District unless the following conditions are met, in which case the
1470 Property shall continue to be governed by the standards applicable to the zoning district
1471 that applied to the Property immediately before the rezoning:

1472 (1) an Expansion shall be subject to City site plan approval;

1473 (2) an Expansion shall be allowed on a Property so long as all company and fleet
1474 vehicle parking on the Property complies with the company and fleet vehicle
1475 parking standards of Sec. 134-461(e);

1476 (3) if the size of a proposed Expansion, when combined with all other Expansions
1477 that have occurred on the Property after it was rezoned to Edgewood Central
1478 District, exceeds 10% of the Historical Adjusted Square Footage on the
1479 Property, then such Expansion shall only be allowed if the Property complies
1480 with subparagraph (2) above and with the Tree/Furnishings/Sign Area standards
1481 as set forth in Sec. 134-458(h);

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1482 (4) if the size of a proposed Expansion, when combined with all other Expansions
1483 that have occurred on the Property after it was rezoned to Edgewood Central
1484 District, exceeds 20% of the Historical Adjusted Square Footage on the
1485 Property, then such Expansion shall only be allowed if the Property complies
1486 with subparagraphs (2) and (3) above and all parking is configured so as to be
1487 located on the side or rear of the Property only or, if on the side of the Property,
1488 screened from the road by a street wall that meets the standards set forth in Sec.
1489 134-460(f)(6);

1490 (5) if the size of a proposed Expansion, when combined with all other Expansions
1491 that have occurred on the Property after it was rezoned to Edgewood Central
1492 District, exceeds 30% of the Historical Adjusted Square Footage on the
1493 Property, then such Expansion shall be only be allowed if the Property complies
1494 with subparagraphs (2), (3) and (4) above and all buildings located within 100
1495 feet of the front property line comply with the first-floor façade transparency
1496 requirement as set forth in Sec. 134-459(a)(2), the minimum building façade-
1497 width-to-lot-width ratio as set forth in Sec. 134-458(f), and the blank wall
1498 design standards as set forth in Sec. 134-459(a)(7), subject to any applicable
1499 credit as set forth in Sec. 134-458(h)(7)c.; and

1500 (6) if the size of a proposed Expansion, when combined with all other Expansions
1501 that have occurred on the Property after it was rezoned to Edgewood Central
1502 District, exceeds 40% of the Historical Adjusted Square Footage on the
1503 Property, then such proposed Expansion shall be prohibited.

(d) Election.

1504 The owner of a Property may elect at any time in writing to have its Property be
1505 governed by the standards set forth in this Edgewood Central District in lieu of the
1506 standards applicable to the zoning district that applied to the Property immediately
1507 before the rezoning. To be effective, such election must be in writing, signed by the
1508 owner of the Property, properly notarized and addressed to the City Planner.

(e) Demolition.

1511 Demolition of more than 50% of the total building square footage on a Property caused
1512 by the intentional act or agreement of the owner shall cause the Property to be governed
1513 by the standards set forth in this Edgewood Central District. Building square footage
1514 removed by such demolition shall be considered in the calculation of Historical
1515 Adjusted Square Footage as provided in Section 134-463(c).

(f) Replacement of Destroyed Buildings.

1517 Repair or reconstruction of buildings damaged or destroyed by any act not caused by
1518 the intentional act or agreement of the owner shall not cause the Property to be
1519 governed by this Edgewood Central District provided that such repair or reconstruction
1520 occurs within the same building footprint that existed as of the date of rezoning or any
1521 expansion of such building footprint meets the standards of subsection (c), above,
1522 related to expansion of existing buildings.

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1523 (i) Construction of New Buildings. If a new building is constructed on the Property, then
1524 such new building shall be governed by the standards set forth in the Edgewood Central
1525 District.
1526

1527 **Sec. 134-464. Waivers.**

1528 (a) The City Council may authorize waivers from the minimum standards set forth in
1529 this division when it finds, based upon substantial competent evidence presented to it,
1530 that strict application of such standards would create an illogical, impossible, impractical
1531 or patently unreasonable result on a landowner or other petitioner with the consent of the
1532 owner (hereinafter, the "Applicant"). This waiver procedure is not available for purposes
1533 of changing a use that is otherwise prohibited (or limited to a special exception) herein to
1534 one that is permitted (or no longer limited to a special exception).

1535 (b) A request for a waiver shall be filed with the City Clerk, including a non-
1536 refundable fee of \$500.00 paid by the Applicant to cover processing and advertising
1537 costs, and shall include a detailed explanation of the claim for waiver along with
1538 documentation of the current physical conditions on the site, alternatives from the
1539 applicable standards set forth in this division, cost estimates or other credible data
1540 required to support or justify the requested waiver.

1541 (c) A public hearing on any request for a waiver shall be held by the City Council at
1542 the first regular meeting of the City Council that occurs after the expiration of the period
1543 for publication of notice of the request for a waiver.

1544 (d) Notice of filing of a request for a waiver, and the date, time, and place of the
1545 hearing thereon shall be published once at least 7 days prior to the hearing in a newspaper
1546 of general circulation within the city limits.

1547 (e) In reviewing an application for a waiver, the City Council shall consider the
1548 following non-exclusive factors:

1549 (1) The history of the subject property, including the date of purchase and the
1550 history of uses on the subject property;

1551 (4) The location of the subject property;

1552 (5) The configuration of the subject property;

1553 (6) The impact of the requested waivers on adjacent properties;

1554 (7) All measures proposed by the Applicant to comply with the spirit or intent
1555 of the provisions from which waiver is sought; and

1556 (8) All measures proposed by the Applicant to prevent any adverse impact the
1557 grant of the requested waiver would have on surrounding properties.

1558 (g) In order to grant any waiver pursuant to this Section, the City Council must find:

1559 (1) That the granting of the proposed waiver will not have the effect of
1560 nullifying the intent and purpose of the standard that is the subject of the
1561 requested waiver;

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1562 (2) That the granting of the proposed waiver will serve the health, safety and
1563 welfare of the city;

1564 (3) That any waiver granted is the minimum waiver that will reasonably
1565 eliminate or reduce the illogical, impossible, impractical, or patently unreasonable
1566 result caused the applicable standard contained in this division; and

1567 (4) That any waivers granted will not adversely impact the use or property
1568 values of adjacent properties.

1569 (h) At the conclusion of the public hearing and after reviewing the evidence and
1570 testimony placed before it, the City Council shall act upon the request either to approve,
1571 approve with conditions, deny, or approve in part and deny in part the request made by
1572 the applicant.

1573 (i) Nothing contained in this Section shall be interpreted to prevent an Applicant
1574 from seeking relief through any other procedure allowed within the Code of Ordinances.

1575 **SECTION FOUR. Severability.** If any section, subsection, sentence, clause, phrase,
1576 word or provision of this Ordinance is for any reason held invalid or unconstitutional by
1577 any court of competent jurisdiction, whether for substantive, procedural, or any other
1578 reason, such portion shall be deemed a separate, distinct and independent provision, and
1579 such holding shall not affect the validity of the remaining portions of this Ordinance.

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1580 **SECTION FIVE. Conflicts.** In the event of a conflict or conflicts between this
1581 Ordinance and any other ordinance or provision of law, this Ordinance controls to the extent of
1582 the conflict, as allowable under the law.

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1583 **SECTION SIX. Codification.** It is the intent of the City Council of the City of
1584 Edgewood that the provisions of this Ordinance shall be codified. The codifier is granted broad
1585 and liberal authority in codifying the provisions of this Ordinance.

1586 **SECTION SEVEN. Effective date.** This Ordinance shall take effect immediately upon
1587 adoption as provided by the Charter of the City of Edgewood.

1588
1589 PASSED ON FIRST READING THIS _____ DAY OF _____, 2018.

1590
1591 PASSED AND ADOPTED THIS _____ DAY OF _____, 2018.

1592
1593
1594 CITY OF EDGEWOOD, FLORIDA
1595 CITY COUNCIL

1596
1597 _____
1598 John Dowless, Council President

1599 ATTEST:
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Bea Meeks, City Clerk

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RESOLUTION NO. 2018-05

A RESOLUTION OF THE CITY OF EDGEWOOD,
FLORIDA, DECLARING ITS INTENT TO CONSIDER
REZONING PROPERTIES LOCATED ALONG AND
ADJACENT TO STATE ROAD 527 CURRENTLY ZONED C-
1, C-2, OR C-3, TO THE EDGEWOOD CENTRAL DISTRICT
ZONING CATEGORY

WHEREAS, Section 134-121 of the Edgewood City Code provides the Edgewood City Council adopt a resolution expressing its intent to consider the rezoning of land when rezoning is initiated by the City; and

WHEREAS, the City Council has created a new zoning district named the Edgewood Central District; and

WHEREAS, the City Council intends to consider the rezoning of commercial properties located along the State Road 527 corridor to the Edgewood Central District.

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

Section 1. The City Council intends to consider the rezoning of those properties along the State Road 527 corridor as more particularly identified in Exhibit "A," which is attached hereto and incorporated herein from C-1, C-2, or C-3, as applicable, to the Edgewood Central District zoning category.

Section 2. In accordance with Section 134-121, the Planning and Zoning Board is directed to consider such potential rezoning, conduct a public hearing, and make recommendation to the City Council regarding same.

Section 3. Upon receipt of the Planning and Zoning Board's recommendation, the City Council shall conduct further public hearings to review and consider such potential rezoning and the recommendations of the Planning and Zoning Board.

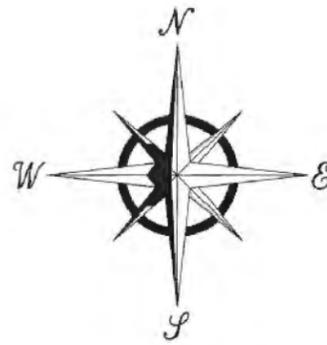
Section 4. Effective Date: This resolution shall become effective upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Edgewood, Florida on the _____ day of _____, 2018.

John Dowless, Council President

ATTEST:

Bea Meeks, MMC
City Clerk



SCALE: 1" = 400'



ECD ZONING

ZONING MAP FOR THE CITY OF EDGEWOOD

ORANGE COUNTY, FLORIDA
TOWNSHIP 23 SOUTH, RANGE 29 EAST

PREPARED 1985

REVISIONS

NO.	DATE	DESCRIPTION	BY	APPROVED
1	6/84	Rev. City Limits, Edgewood and PERMITS, Amendments	P.S.S.	
2	7/87	Amend. City of Belle Isle 14 of Corner Lake and Oak Cove Subd.	P.S.S.	
3	8/88	Amendations: 87-330, 87-331, 87-333	A.R.M.	
4	3/88	Amendations: 80-325 (May-June Storm Subd.)	A.R.M.	
5	4/91	Zoning Ord. 81-363 R-3 to P.O.	A.R.M.	
6	6/91	Zoning Ord. 81-363 R-3 to P.O.	A.R.M.	
7	10/91	General Rev. (in Jan. Plat. Harbour Gate, Harbour Oaks PL.)	A.R.M.	
8	11/91	Amend. 81-373 (in May Court)	A.R.M.	
9	1/82	Amend. 81-324 (Van Horn), Amend. 81-377 (Trunking)	A.R.M.	
10	12/83	Amend. 83-388 (Research Cove), Gen. Rev. (Edgewood Village)	A.R.M.	
11	1/87	Amend. 84-490 (Pinecrest-Crest) 12/84	A.R.M.	
12	1/87	Amend. 84-490 (Tanner-Kennel) 1/85	A.R.M.	
13	1/87	Amend. 85-425 (The Oaks at Winter Haven) 3/85	A.R.M.	
14	1/87	Amend. 85-408 (Cypress Grove) 8/85	A.R.M.	
15	1/87	Amend. 85-415 (S. Ridge and N. Orange) 12/85	A.R.M.	
16	8/87	Zoning Change (R-1 to P.O.) (Orange)	A.R.M.	
17	4/92	Amend. 2000-002 (Bonsall Properties)	A.R.M.	
18	4/92	Amend. 2000-003 (Bonsall)	A.R.M.	
19	4/92	Or. Jacksonville Estates Phase 2	A.R.M.	
20	2/03	Amend. 2003-015 (Falmouth Baptist Church) 10/02	A.R.M.	
21	1/04	Zoning Ord. 2003-015 (R-1AA & R-3 to P.O.)	A.R.M.	
22	7/06	Legacy Plat (Beazer) P.B. 62, Pgs. 78-83	A.R.M.	
23	2/07	Select Plaza Plat (Louth) P.B. 88, Pgs. 122-124	A.R.M.	

- ① ROADS ABANDONED 6/84
- ② VAP CORP. ABANDONED 1982
- ③ TRUDLER AVENUE ABANDONED 1975
- ④ ABANDONED 1958
- ⑤ ABANDONED 1961

LEGEND:

- INDICATES CITY LIMIT LINE
- INDICATES ZONING BOUNDARY
- CENTER OF SECTION
- N.H.W.L. NORMAL HIGH WATER LINE ELEVATION (ESTABLISHED BY ORANGE COUNTY)

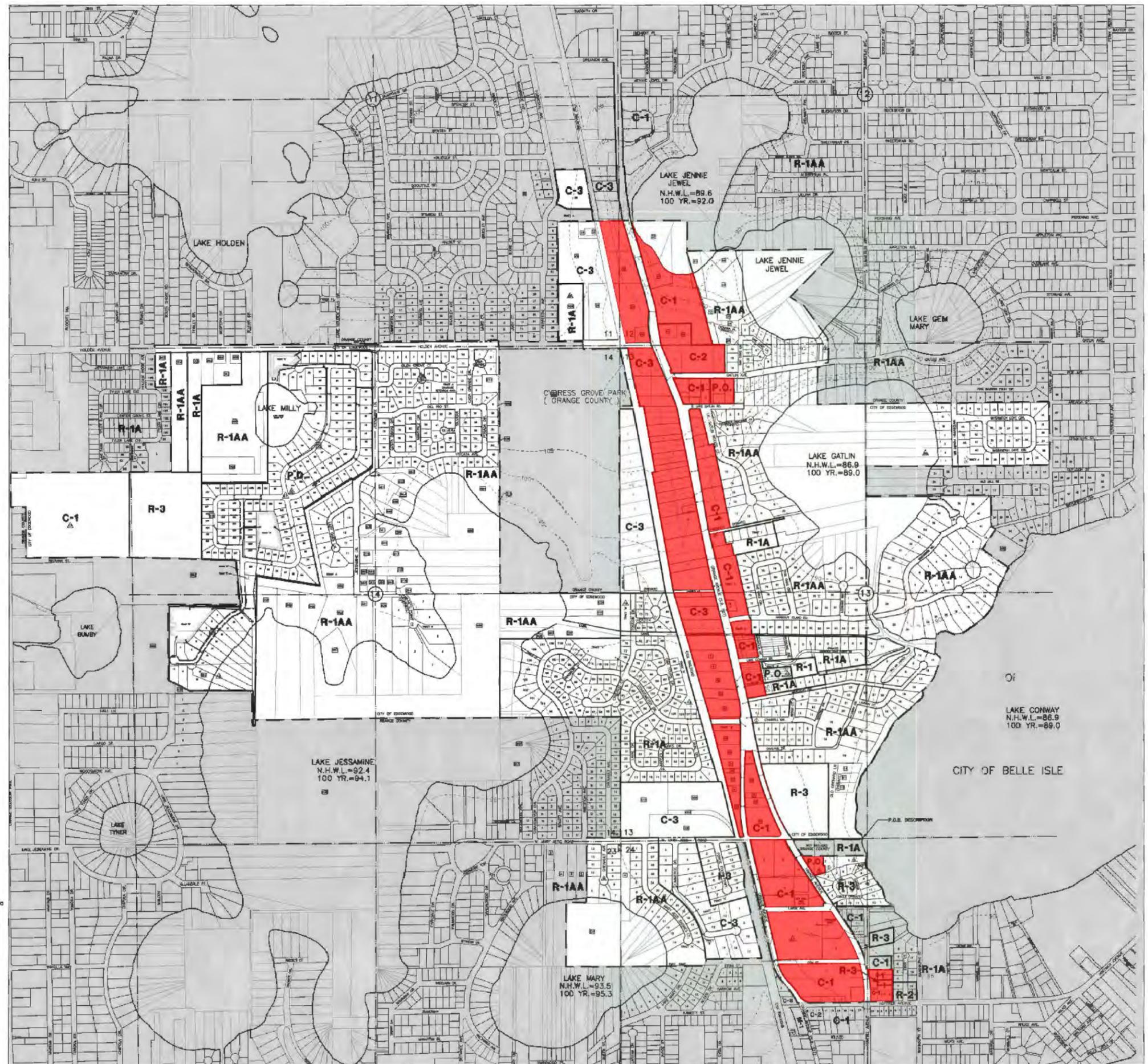
This is to certify that this is the Official Zoning Map of the City of Edgewood, Florida showing all zoning changes through Ordinance 2003-015, dated December 16, 2003.

On February 19, 2008, by official action of the Edgewood City Council, the following changes were made in the Official Zoning Map: Legacy Subdivision Plat (Beazer) & Select Plaza Plat (Louth)

This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map dated January 9, 2004.

Michael Teague
Michael Teague, Mayor

Karan Hounsgvall
Karan Hounsgvall, City Clerk



RESOLUTION NO. 2018-03

**A RESOLUTION OF THE CITY OF EDGEWOOD,
FLORIDA DECLARING A 2008 FORD F-150, WITH
VIN 1FTRW14W58KC50103 TO BE SURPLUS AND
AUTHORIZING THE SALE OF SAME**

WHEREAS, the City Council has determined the continued use of a 2008 F-150, with VIN 1FTRW14W58KC50103 owned by the City and used by the Police Department is uneconomical and such vehicle is scheduled for replacement; and

WHEREAS, the City purchased this vehicle under 2008-JAGC-ORAN-3-Q9-168 grant issued by the Florida Department of Law Enforcement; and

WHEREAS, the Florida Department of Law Enforcement has approved the sale of the vehicle pursuant to the City policy/guidelines; and

WHEREAS, the Florida Department of Law Enforcement has provided the City with an Equipment Disposition Form, which will be submitted to the Florida Department of Law Enforcement upon the sale and completion of this document; and

WHEREAS, the City estimates the value of the above-described vehicle to be less than Eight Thousand Five Hundred Dollars; and

WHEREAS, Section 274.05, Florida Statutes, gives the City the discretion to classify surplus property and to dispose of surplus property by sale or donation; and

WHEREAS, the City Council has determined the most efficient and cost-effective means of disposing of the above-described vehicle is declare the Ford F-150 surplus and accept the highest bid for the sale and purchase of this surplus property.

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

The above described vehicle is hereby declared surplus and the Chief of Police is authorized to offer same for sale to the highest bidder.

PASSED and ADOPTED at the meeting of the City Council of the City of EDGEWOOD on the _____ day of _____, 2018.

John Dowless, Council President

ATTEST:

Bea Meeks, MMC, CPM, CBTO
City Clerk

RESOLUTION 2018-04

A RESOLUTION OF THE CITY OF EDGEWOOD HONORING FIFTY YEARS OF MUNICIPAL HOME RULE IN THE FLORIDA CONSTITUTION AND COMMITTING TO AN EDUCATIONAL INITIATIVE TO HELP FLORIDIANS UNDERSTAND THIS BENEFICIAL RIGHT

WHEREAS, Florida's voters placed municipal Home Rule powers into the Florida Constitution on November 5, 1968, during the regular elections as an amendment to Article VIII; and

WHEREAS, this power has enabled each city, town and village across the Sunshine State to consider, adopt, revise or remove its own laws without the need to seek legislative permission from the state and has further served as the foundation upon which every municipality builds its governmental structure; and

WHEREAS, the political climate within the Florida Legislature has recently included many attacks on these powers; and

WHEREAS, grassroots measures calling such actions wrong and declaring that local decisions be made at the local level by local officials must continue so that all legislators clearly understand Florida's Home Rule as a constitutional power and one upheld in state statutes; and

WHEREAS, a 50th anniversary is a fitting time for all municipalities to engage their respective citizens to educate them about the Florida Constitution and local laws, so that all Floridians may continue to receive the many benefits of Home Rule.

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

Section 1. That this anniversary presents a tremendous opportunity to educate all citizens about Florida's Constitution, municipal government and Home Rule authority, and that all necessary resources shall be provided for such public information.

Section 2. That the City of Edgewood will actively challenge all efforts to reduce or erode this cherished right and further employ all efforts to ensure state and federal government partners understand that a one-size-fits-all approach to governance is not in the interests of Florida citizens.

Section 3. That the tradition of local decision-making in Florida is essential to protect, as it provides each municipality the ability to preserve and enhance the myriad characteristics that make each one uniquely special and that maintains its quality of life.

Section 4. That the City of Edgewood will include this information on its website, as a regular agenda item for public discussion and within the City of Edgewood services in as many outreach venues as possible.

PASSED and ADOPTED at the meeting of the City Council of the City of Edgewood on the _____ day of _____, 2018.

John Dowless, Council President

ATTEST:

Bea Meeks, MMC, CPM, CBTO
City Clerk

47 **Section 2.** Chapter 62, Section 62-2 of the City of Edgewood Code of Ordinances is
48 hereby repealed in its entirety:

49
50 Sec. 62-2. ~~[RESERVED]—Truck traffic prohibited on certain road segments.~~

51 (a) ~~—Purpose.~~ The purpose of the regulations in this section is to prohibit through truck traffic
52 on certain two-lane road segments defined in this section, and to provide for notice of these
53 regulations by the posting of traffic control signs, while encouraging through trucks to
54 utilize existing multilane alternate roadways; and providing for penalties for violating this
55 section.

56 (b) ~~—Road segments regulated.~~ For the purpose of this section and enforcing the prohibition of
57 no through trucks, the following road segment criteria shall apply:

58 (1) ~~—Holden Avenue:~~ The entire east-west length of Holden Avenue within the city limits
59 of the city from the western right-of-way line of Orange Avenue (State Road 527)
60 where Orange Avenue intersects Holden Avenue, then west along Holden Avenue to
61 the western city limits boundary on Holden Avenue.

62 (2) ~~—Gatlin Avenue:~~ That portion of Gatlin Avenue located within the city limits from the
63 eastern right-of-way line of Orange Avenue (State Road 527) where Orange Avenue
64 intersects with Gatlin Avenue, then eastward along Gatlin Avenue to the eastern city
65 limits boundary on Gatlin Avenue.

66 (3) ~~—Mary Jess Road:~~ That portion of Mary Jess Road lying west of the western right-of-
67 way line of Orange Avenue (State Road 527) where Orange Avenue (State Road 527)
68 intersects with Mary Jess Road to the western city limits boundary on Mary Jess Road.

69 (c) ~~—Prohibited acts.~~

70 (1) ~~—It shall be unlawful for the driver, operator, owner or other person having custody,~~
71 ~~control or operational function of any truck as defined herein to operate that vehicle,~~
72 ~~and any trailers or other extensions thereof, on that portion of Holden Avenue, Mary~~
73 ~~Jess Road or Gatlin Avenue affected by this section, as a through truck, except:~~

74 a. ~~—Those trucks making deliveries or having destination stops upon said roadways or~~
75 ~~to locations only serviceable by way of referenced portion of Holden Avenue, Mary~~
76 ~~Jess Road or Gatlin Avenue.~~

77 b. ~~—Public utility and emergency vehicles that serve areas, including vehicles such as~~
78 ~~postal service or trash and refuse vehicles.~~

79 (2) ~~—Proof that a truck is not a through truck shall include bills of lading, service or~~
80 ~~delivery orders, invoices or cash on delivery (C.O.D.) tickets, or other evidence of a~~
81 ~~destination on or upon streets served by that portion of Holden Avenue, Mary Jess Road~~
82 ~~or Gatlin Avenue affected by this section.~~

83 (3) ~~—The vehicles regulated by this section shall be any vehicle defined in F.S. ch. 316, as a~~
84 ~~truck, trailer, farm trailer or implement of husbandry, pole trailer, road tractor, saddle~~
85 ~~mount, semitractor, truck tractor, straight truck, tandem trade truck or maxicube vehicle~~
86 ~~or any commercial vehicles having a gross vehicle weight of 10,000 pounds or more,~~
87 ~~and are regulated and are referred to as "trucks" in this section.~~

88 ~~(d) — Penalties. Any person found in possession, control or operation of a through truck on that~~
89 ~~portion of Holden Avenue, Mary Jess Road or Gatlin Avenue regulated by this section, in~~
90 ~~the city, may be cited for a noncriminal traffic infraction pursuant to F.S. ch. 316; provided,~~
91 ~~specifically however, that to allow for notice and awareness of the existence of this~~
92 ~~regulation, the city council directs that appropriate regulatory signs be posted on the affected~~
93 ~~roads and that for a period beginning from the date of the adoption of the ordinance from~~
94 ~~which this section is derived until 12:00 midnight on May 3, 1999, that violators be cited~~
95 ~~with warning citations for violation of a uniform traffic control device and the provisions of~~
96 ~~this section with full enforcement to be implemented after said date. Nothing in the~~
97 ~~preceding sentence shall preclude the issuance of citations to any driver or operator of any~~
98 ~~motor vehicle for any other violation of law on these road segments during this grace period.~~

99 **Section 3.** The Mayor is hereby authorized to cause the removal of those signs
100 erected pursuant to and in enforcement of Section 62-2.

101
102 **Section 4.** If any section, sentence, phrase, word or portion of this ordinance is
103 determined to be invalid, unlawful or unconstitutional, said determination shall not be held to
104 invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or
105 portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

106
107 **Section 4.** This Ordinance shall become effective immediately upon its passage and
108 adoption.

109
110 **PASSED AND ADOPTED** this _____ day of _____, 2018, by the City
111 Council of the City of Edgewood, Florida.

112
113 PASSED ON FIRST READING: _____

114
115 PASSED ON SECOND READING: _____

116
117 _____
118 John Dowless, Council President

119
120 *ATTEST:*
121 _____
122
123 Bea L. Meeks
124 City Clerk

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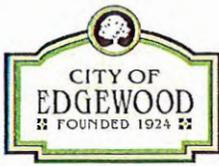
112
113 PASSED ON FIRST READING: _____

114
115 PASSED ON SECOND READING: _____

116
117 _____
118 John Dowless, Council President

119
120 *ATTEST:*

121
122 _____
123 Bea L. Meeks
124 City Clerk



From the desk of the City Clerk....

Bea L. Meeks, MMC, CPM, CBTO

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

CC: Police Chief John Freeburg, PD Office Manager Shannon Patterson and Deputy City Clerk Sand Repp

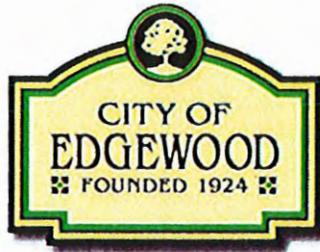
DATE: August 14, 2018

RE: Request to Rescind Variance Request

In the July 9, 2018, the Planning & Zoning Board considered a variance request. A Motion was made to recommend denial; the recommendation to deny was approved. Additional information regarding the request is provided in the accompanying memo from Deputy City Clerk Sandy Repp. Following the Planning & Zoning Board meeting, the applicant made a request to rescind the variance request.

This item is on the agenda as information to you and for recording purposes. Should anyone see the Planning & Zoning Board's action and refer to Council minutes for your action on the matter, they will see that the request was rescinded and no further action was taken.

~~~~~



**TO:** City Council  
**CC:** Bea Meeks, City Clerk  
**FROM:** Sandy Repp, Deputy City Clerk   
**Date:** August 1, 2018  
**SUBJECT:** Variance Application 2018-06 5426 Lazy Oaks Lane

---

The applicant requesting Variance 2018-06 has rescinded their request for a variance. As the Variance request was Publicly Noticed and scheduled to be considered by City Council, the following information has been provided in order to provide a completed record.

The Planning and Zoning Board met on July 9, 2018 to consider Variance 2018-06 to construct a house 30 feet from the rear setback in lieu of 35 feet. The recommendation from City Planner Ellen Hardgrove was to deny the request.

*Board Member Trivedi made the Motion to recommend denial of Variance 2018-06 based on that the applicant only met criterion #6; second by Chairwoman Dunay. The motion passed (3/0), with Board Member Gragg recusing himself from the vote.*

# Edgewood Police Department

## City Council Report

July 8, 2018 – August 7, 2018

|                        |     |
|------------------------|-----|
| Residential Burglaries | 0   |
| Commercial Burglaries  | 0   |
| Auto Burglaries        | 0   |
| Theft                  | 2   |
| Assault/Battery        | 1   |
| Sexual Battery         | 0   |
| Homicides              | 0   |
| Robbery                | 0   |
| Traffic Accident       | 4   |
| Traffic Citations      | 318 |
| Red Light Citations    | 328 |
| Traffic Warnings       | 250 |
| Felony Arrests         | 3   |
| Misdemeanor Arrests    | 8   |
| Warrant Arrests        | 3   |
| Traffic Arrests        | 4   |
| DUI Arrests            | 2   |

### Department Highlights:

- On July 30, 2018 Sergeant David Ireland and Officer Alex Kane represented the Edgewood Police Department's Honor Guard by attending the opening ceremonies of the National Veterans Wheelchair Games at the Orange County Civics Center.
- On August 3, 2018 the Edgewood Police Department said goodbye to Lieutenant Vince Jackson as he retired with over 30 years of service.
- This month the Edgewood Police Department has been first on scene to two major accidents located just outside of the City's Jurisdiction. We were able to clear the scenes of any potential harm and keep the surrounding citizens safe.
- Office: Lafan was assigned as an assessor for a mock Accreditation at the St Cloud Police Department.
- Sergeant Ireland and Detective Cardinal attended Internal Affairs training.

If you have any additional questions

Contact Chief John Freeburg

[jfreeburg@edgewood-fl.gov](mailto:jfreeburg@edgewood-fl.gov)

Cell phone: 407-467-2433