

Ray Bagshaw
Mayor

John Dowless
Council President

Ben Pierce
Council Member

Lee Chotas
Council Member

Susan Fortini
Council Member

CITY COUNCIL AGENDA
Regular Meeting
City Hall – Council Chamber
405 Larue Avenue, Edgewood, Florida
Tuesday, November 20, 2018
6:30 p.m.

Richard Alan Horn
Council Member

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 & PLEDGE OF ALLEGIANCE

C. ROLL CALL & DETERMINATION OF QUORUM

D. PRESENTATION

Chief Freeburg – Employee Recognition

E. CONSENT AGENDA

1. Review and Approval of Minutes

- **(Pgs.1-7) October 16, 2018 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

1. **(Pgs. 8-14) ORDINANCE 2018-14** - AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, RELATING TO SIGNS; AMENDING CHAPTER 122 OF THE CITY OF EDGEWOOD CODE OF ORDINANCES TO REGULATE ANY LAWFULLY NONCONFORMING ELECTRONIC CHANGEABLE MESSAGE SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND EFFECTIVE DATE.
2. **(Pgs. 15-43) ORDINANCE 2018-15** - AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING CHAPTER 134 OF THE CODE OF ORDINANCES RELATED TO THE EDGEWOOD CENTRAL DISTRICT TO CORRECT SCRIVENERS' ERRORS, PROVIDE CLARIFICATION OF ADOPTED REGULATIONS AND STANDARDS, AMEND CERTAIN DESIGN GUIDELINES AND STANDARDS, AND TO PROVIDE AMENDED REGULATIONS RELATED TO CERTAIN LOTS WITH MULTIPLE FRONTAGES ALONG STATE ROAD 527; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE.

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

1. **(Pgs. 44-53) ORDINANCE 2018-12** - AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES LOCATED ALONG THE STATE ROAD 527 CORRIDOR, DESIGNATED COMMERCIAL ON THE FUTURE LAND USE MAP OF THE COMPREHENSIVE DEVELOPMENT PLAN, AND IDENTIFIED SPECIFICALLY HEREIN, FROM C-1 (RETAIL COMMERCIAL), C-2 (GENERAL COMMERCIAL, AND C-3 (WHOLESALE COMMERCIAL); P-O (PROFESSIONAL OFFICE); R-3 (MULTIPLE FAMILY RESIDENTIAL); AND R-1 (SINGLE FAMILY RESIDENTIAL) TO THE EDGEWOOD CENTRAL DISTRICT ZONING DISTRICT; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

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

1. **(Pgs. 54-55) RESOLUTION 2018-07**- RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF EDGEWOOD FOR THE ADOPTION OF THE CITY OF EDGEWOOD'S CAFETERIA PLAN
2. **(Pgs. 56-59) RESOLUTION 2018-08** - A RESOLUTION OF THE CITY OF EDGEWOOD, FLORIDA AMENDING THE CITY'S BUDGET FOR THE 2017-2018 FISCAL YEAR; AUTHORIZING THE MAYOR AND/OR HIS DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THE TERMS AND CONDITIONS OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

J. GENERAL INFORMATION (No action required)

K. CITIZEN COMMENTS

L. BOARDS & COMMITTEES

- 1. **(Pgs. 60-63)** Suncoast Bulding Materials Site Plan – Planning & Zoning Board’s Recommendation to Approve

M. STAFF REPORTS

City Attorney Smith:

Police Chief Freeburg:

- **(Pg. 64)** 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

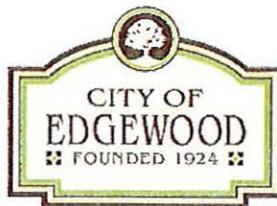
UPCOMING MEETINGS:

Monday, December 10, 2018.....Planning & Zoning Meeting (6:30 p.m.)
 Tuesday, December 18, 2018.....Regular City Council Meeting (6:30 p.m.)

SPECIAL EVENT(S)

Friday, December 14, 2018 Santa Fly-In (6:00 p.m.)

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



CITY COUNCIL MEETING NOTES
Tuesday, October 16, 2018

CALL TO ORDER

Council President Dowless called the October 16, 2018 City Council meeting to order at 6:30 p.m. He gave the invocation and led everyone in the Pledge of Allegiance.

Deputy City Clerk Riffle announced there was a quorum.

The following attendance is noted:

Attendees:

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

Staff:

Sandra J. Riffle, Deputy City Clerk
John Freeburg, Police Chief

PRESENTATION

Mayor Bagshaw presented the Proclamation for Week of the Family to Elizabeth Rahter.

CONSENT AGENDA

1. Review and Approval of Minutes

- August 21, 2018 City Council Meeting Minutes
- September 18, 2018 City Council Meeting Minutes

Council Member Fortini moved to approve the minutes as presented; second by Council Member Horn. Motion passed unanimously (5/0).

ORDINANCES

- **ORDINANCE 2018-12** - AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA. REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES LOCATED ALONG THE STATE ROAD 527 CORRIDOR, DESIGNATED COMMERCIAL ON THE FUTURE LAND USE MAP OF THE COMPREHENSIVE DEVELOPMENT PLAN AND IDENTIFIED SPECIFICALLY HEREIN, FROM C-1 (RETAIL COMMERCIAL), C-2 (GENERAL COMMERCIAL, AND C-3 (WHOLESALE COMMERCIAL); P-0 (PROFESSIONAL OFFICE); R-3 (MULTIPLE FAMILY RESIDENTIAL); AND R-1 (SINGLE FAMILY RESIDENTIAL.) TO THE EDGEWOOD CENTRAL DISTRICT ZONING DISTRICT; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Smith gave the first reading of Ordinance 2018-12 in title only. The title was read as 2018-02 but it was for 2018-12.

Planner Hardgrove introduced the rezoning ordinance to rezone from commercial districts, P.O., R-3 and R-1 to the Edgewood Central District (ECD). Planner Hardgrove said the ECD is designed to replace the heavy commercial uses and promote active people-oriented uses. Planner Hardgrove read the requirements identifying the criteria that must be considered for rezoning:

1. Whether the City is consistent with the City's Comprehensive Plan. Planner Hardgrove noted that FLUM policy numbers 112, 114, 115, 116, and 117 direct the City to amend the regulations to support the vision of Orange Avenue beautification. She recommended the City rezone the entire corridor to ECD rather than piecemeal parcels. Planner Hardgrove said this is a City sponsored rezoning to act as a catalyst for redevelopment.
2. Whether the proposal is in conformance with the intent of the zoning regulations. Planner Hardgrove said all but nine parcels meet the requirements of the ECD. She said those parcels that do not meet the requirements, are currently nonconforming in their existing zoning. Planner Hardgrove pointed out that the City is not creating a nonconforming situation.
3. Changed conditions of land use since the effective date of the existing zoning. Planner Hardgrove explained that the corridor was on the outskirts of Orlando where industrial uses were. As Orlando grew, there became a conflict between industrial and residential uses. Many of the industrial parcels are not being used for the fullest development.
4. Land Use compatibility considering the types and uses involved. Creation of the ECD includes that standards for development have been met and are compatible with land use.
5. Whether the proposal would result in demand on public facilities and services exceeding availability. Planner Hardgrove said that road capacity will always be a challenge because Edgewood is a pass-through community Adequate public services are available to support this kind of environment, including

sewer and water Some internal traffic can be decreased with development of land uses to encourage walking and biking.

There should be no impact on police or fire services. This was considered by the Planning & Zoning Board and they recommended approval for rezoning to the ECD. There will be one more hearing November 20, 2018.

Council President Dowless opened for public comments.

Brent Spain represents I.B. Golf Associates, property owner of 5146 Hansel Ave. Attorney Spain submitted a handout with sketches of the property for the Council showing the double and triple frontages of the parcels and how the ECD will affect them. Mayor Bagshaw clarified that this is the property with the thrift store.

Sam Sebaali of FEG spoke on behalf of Attorney Spain. Engineer Sebaali said that Mr. John Winter, of I B Golf Associates, has owned the shopping center for the past thirty-six years and operates the thrift store. Mr. Winter became concerned when he received notice of the rezoning and asked Engineer Sebaali to consider the impact of the new district on his business. Engineer Sebaali said that State Road 527 (a/k/a Orange Avenue) and Hansel Avenue are on either side of the shopping center. Engineer Sebaali illustrated the existing conditions with ninety-four parking spaces. Brief discussion was held regarding the building's setbacks, parking and frontages and the impact from rezoning.

Council Member Fortini asked how many parcels would be affected with the Hansel Avenue and Orange Avenue frontages. Planner Hardgrove responded that there are three parcels with similar double frontages; they are McGinnty's, the credit union and the shopping center.

Planner Hardgrove said the vision for the ECD is that the building is at the build-to line of 25 feet and the parking is in the middle. She said parking can be behind or beside the structure. Per Planner Hardgrove, Council Member Chotas has expressed the need for a Glitch Bill. There will be a list of items to be changed with the ECD, which may be coming to Council in the November meeting and there will be an opportunity to look at this situation. The goal is not to discourage development.

Council Member Fortini asked if this would be addressed by a variance. Attorney Smith said that there is a waiver provision in the ordinance which allows for the situation to be addressed at the front end. Planner Hardgrove said this is a unique situation and staff can go back and look at it so that changes can be made for highest and best use and still stay consistent with the rezoning. Attorney Smith said you cannot grant a waiver now because they are not ready for redevelopment and they do not know what they need.

Council Member Chotas said that it would be better to encourage redevelopment rather than just accommodate redevelopment. He said it would be good for the other properties as well, who are not thinking as proactively, to come up with a solution that encourages redevelopment without putting them in the position of staying as a nonconforming use because of uncertainties.

Council Member Chotas asked if it would be appropriate to consider this in a glitch bill or if it must be modified now. He clarified that the glitch bill would be for the Ordinance that has already been adopted. Engineer Sebaali said that is correct. Council Member Chotas pointed out that Engineer Sebaali is not asking for modification of this ordinance, but for the ordinance that has already been adopted, which means that it needs to occur in the glitch bill.

Attorney Spain returned to the podium and asked that his property, if not the whole island, be omitted from the rezoning ordinance until such time that the glitch bill is available to review with the City Attorney and City Planner.

Attorney Spain said that there needs to be an acknowledgement that a glitch bill would be drafted and be considered by the Planning & Zoning Board by the November meeting. Attorney Spain said he cannot give assurances to his client until the glitch bill is adopted on what will be heard to reasonably address the double frontage.

Attorney Smith suggested an alternative would be to pass the first reading of the ordinance and table the second reading to align the timing of the glitch bill with the second reading so the glitch ordinance would be in place before the second reading of the final zoning hearing. Attorney Spain indicated he is open to that as it will be changing the timing with the glitch bill. Mayor Bagshaw asked if this will encompass the whole island. Attorney Smith confirmed it would.

Council President Dowless said that it appears to be the consensus of the council to move ahead simultaneously with the glitch ordinance for the second reading. Per Attorney Smith, in the November meeting, Council will table the second reading for time certain. It was agreed that the second reading for both Ordinance 2018-12 and the glitch bill will be tabled for December and both will be considered in December.

Council Member Chotas said that the Planning & Zoning Board approved Ordinance 2018-12 and asked if 2018-02, which is in the agenda, is a scrivener's error. Per Attorney Smith, the ordinance is 2018-12 not 2018-02. Council Member Chotas would like to correct that so that the current reading of the title reflects 2018-12. Council Member Chotas asked whether this has to be advertised and Attorney Smith said that it was advertised as 2018-12.

Council Member Pierce asked Planner Hardgrove to explain the property that is zoned as R-1 at Orange Avenue and Prescott Road. Planner Hardgrove said that is

the Miracle Temple property. The parcels are consistent with the Comprehensive Plan, even this R-1 zoned parcel, as they have a FLUM designation of future commercial use.

Council President Dowless asked about the Professional Office zoning district which Planner Hardgrove said is separate from the C-1 zoning district. Attorney Smith said Professional Office zoning is limited to offices.

For clarification, Attorney Smith read the second page of the Ordinance, as it was missing from the agenda packet.

Council President Dowless made the Motion to approve the first reading of Ordinance 2018-12; Second by Council Member Fortini.

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

*Council Member Chotas - Favor
Council Member Horn - Favor
Council Member Fortini - Favor
Council President Dowless - Favor
Council Member Pierce - Favor*

PUBLIC HEARINGS (ORDINANCES – SECOND READINGS & RELATED ACTION)

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

GENERAL INFORMATION

Deputy City Clerk Riffle gave a status report on the pole signs and window signage of those businesses in the Edgewood Central District. Attorney Smith said that the City has the discretion of how hard they will push with Code Enforcement as the City nears the end of the time period.

In response to Council President Dowless, Attorney Smith suggested that given the number of pole signs and the resources the City has, that it would be a phased Code Enforcement response. The process is to issue a Notice of Violation with a time period to come into compliance. The next step is Notice of Hearing and then a hearing before the Magistrate. Sixty days would be a low-end estimate of the time required for the process.

CITIZEN COMMENTS

Joe Neto, PC President of Warriors Security – Mr. Neto said his company is a military grade cybersecurity firm and they are interested in building on the empty lot at 302 Mandalay Road, which is

currently R-1 zoning. He said he would like Council to consider entering this property into the new ECD. There was no discussion or action taken.

BOARDS & COMMITTEES

None.

STAFF REPORTS

City Attorney Smith:

Attorney Smith reported on ADA compliance for the City's new website. The City is involved in a form lawsuit, along with other cities. In response to Council President Dowless, Attorney Smith said that the claim is that the plaintiff cannot hear everything on the website. This is moving across the state. Mayor Bagshaw said that the City is in transition and coming into compliance. City Clerk Meeks is aware that many municipalities have been served. There is software that reads certain formats per Attorney Smith.

Police Chief Freeburg:

Chief Freeburg commented/reported on the following:

- Chief Freeburg asked if the Board had any questions on his report. He reported that the City has recently completed concurrency training for "Stop the Bleed", basic first aid. He said most of the Edgewood officers carry a tourniquet and have ordered some for City Hall.
- Officers Ireland and LaFan went to BlueLine Support, which is a hotline to other officers for support. It encourages officers to reach out.
- Chief Freeburg updated Council on the status of the City's recent animal cruelty case. He confirmed that arrests were made within 6 hours.
- Police Department personnel have prepared a training bulletin on littering to emphasize what can be enforced with the ordinances.
- Council Member Horn asked about an accident earlier in the day. Chief said there were no major injuries; however, due to the effects of Hurricane Michael, the officers temporarily cannot use software programs to issue reports because the server is hosted in Panama City. The officers have to handwrite the reports until the program is back online, which should be within a couple days.

City Clerk Meeks:

Absent - No Report.

MAYOR & COUNCIL REPORTS

Mayor Bagshaw -

- Mayor Bagshaw reported that he is continuing to work on the Oakwater annexation which includes getting commitments from OUC. He said he has reached out for assistance in order to give them answers. The City is looking at other areas and that he has talked with representatives from Pine Castle. He said they understand about completing the corners of an intersection for safety and their concern is that they do not want the bigger residential areas to be considered.
- Developers continue to come into City Hall and ask about parcels.
- Discussion is being held with Discovery Church and another church for possible purchase of the property. Mayor Bagshaw said the shape of the lot is more conducive to a church or a nonprofit business. In response to Council President Dowless, Mayor Bagshaw said the parking would not work for a megachurch and explained that the Church can only use 39 spaces across the street. He said the sale/purchase is still under consideration.
- Mayor Bagshaw reminded Council of the Food Trucks on Friday.

Council President Dowless –

No report.

Council Member Chotas –

No report.

Council Member Fortini –

Council Member Fortini ask why ads are still being posted in the newspaper. Attorney Smith said because the law says the City has to. Council President Dowless says the newspapers lobby for this.

Council Member Horn –

No report.

Council Member Pierce:

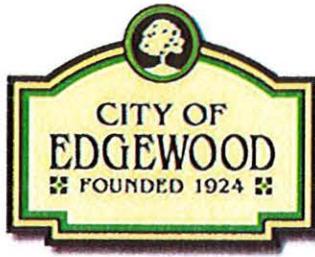
No report.

ADJOURNMENT

Having no further business or discussion, Council Member Fortini made a Motion to adjourn; Second by Council Member Horn. The City Council meeting adjourned at 7:38 p.m.

John Dowless
Council President

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



TO: City Council
CC: Bea Meeks, City Clerk
FROM: Sandy Repp, Deputy City Clerk
Date: November 13, 2018
SUBJECT: Ordinance 2018-14

The Planning and Zoning Board met on November 12, 2018 to consider Ordinance 2018-14:

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, RELATING TO SIGNS; AMENDING CHAPTER 122 OF THE CITY OF EDGEWOOD CODE OF ORDINANCES TO REGULATE ANY LAWFULLY NONCONFORMING ELECTRONIC CHANGEABLE MESSAGE SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND EFFECTIVE DATE.

Board Member Trivedi made the motion to recommend approval of Ordinance 2018-14; second by Board Member Rader. The motion was unanimously passed (5/0).

45 Dissolve: a mode of message transition on an Electronic Changeable Message Sign
46 accomplished by varying the light intensity or pattern, where the first message gradually
47 appears to dissipate and lose legibility simultaneously with the gradual appearance and
48 legibility of the second message.

49 Electronic Changeable Message Sign: A sign that uses changing lights or an electronic
50 medium to form an image, picture, or message of any kind, whether the image, picture, or
51 message is moving or stationary, wherein the sequence of the messages and the rate of
52 change are electronically programmed and can be modified by electronic processes.
53 Electronic changeable signs include LED signs (light emitting diode technology or other
54 similar semiconductor technology), OLED signs (transmissive, organic light emitting
55 diodes), LEP signs (light emitting polymer), OEL signs (organic electro luminescence), or
56 any similar technology.

57 * * *

58 Fade: a mode of message transition on an Electronic Changeable Message Sign
59 accomplished by varying the light intensity, where the first message gradually reduces
60 intensity to the point of not being legible and the subsequent message gradually increases
61 intensity to the point of legibility.

62

63 Flashing: a rapid on and off display of messages, also defined as a message being displayed
64 for less than the identified Display Time in the regulation.

65 * * *

66 Frame: a complete, static display screen on an Electronic Changeable Message Sign.

67 * * *

68 Illuminance: the amount of light striking a lit object at a given distance (in this case a
69 passersby eye), measured in foot candles.

70 * * *

71 Interactive Sign: A sign that has the ability to change the display based on the person or
72 vehicle passing by.

73 * * *

74 Scrolling: a mode of message transition on an Electronic Changeable Message Sign where
75 the message appears to move vertically down or up the display surface.

76 * * *

77 Static: Motionless.

78 * * *

79 Transition: A visual effect used on an Electronic Changeable Message Sign to change from
80 one message to another.

81

82 Traveling: A mode of message transition on an Electronic Changeable Message Sign where
83 the message appears to move horizontally across the display surface.

84 * * *

85 **Sec. 122-10. Prohibited Signs.**

86 The following types of signs are prohibited:

87 A. Abandoned signs

88 B. Balloons, cold air inflatables, streamers, and pennants.

89 C. Banner signs except as expressly allowed in Section 122-12 herein.

90 D. Bench signs, other than the identification of the transit company or its route schedule.

91 E. Billboards.

92 F. Electronic changeable message signs unless otherwise specifically allowed herein.

93 G. Pavement markings, except street addresses and vehicle directional arrows.

94 H. Portable signs except as expressly authorized in Section 122-12 herein.

95 I. Pole signs.

96 J. Roof signs.

97 K. Signs in or upon any lake or other body of water.

98 L. Signs erected by other than a governmental entity on or extending into publicly-owned
99 land, easements or rights-of-way.

100 M. Signs that emit sound, vapor, smoke, odor, particles, or gaseous matter.

101 N. Signs that have unshielded illuminating devices or which reflect lighting onto public
102 rights-of-way thereby creating a potential traffic or pedestrian hazard.

103 O. Animated signs or signs that appear to display motion in any way whatsoever, including
104 beacons.

105 P. Signs that obstruct, conceal, hide, or otherwise obscure from view any traffic control
106 device sign or official traffic signal.

107 Q. Snipe signs.

108 R. Obscene signs.

109 S. Hazardous signs.

110 T. Vehicle signs.

111 U. Any sign that is not specifically described or enumerated as permitted.

112 V. Signs attached to temporary structures.

113

114 * * *

115

116 **Sec. 122-11. General standards.**

117 * * *

118 (k) Electronic Changeable Message Signs are prohibited within the City of
119 Edgewood. Any lawfully nonconforming Electronic Changeable Message Sign
120 shall not be moved or structurally altered or expanded from the location or
121 dimensions approved prior to such structure becoming lawfully nonconforming.
122 Any lawfully nonconforming Electronic Changeable Message Sign shall be subject
123 comply with all regulations related to Electronic Changeable Message Signs in
124 place at the time of permit application and shall be subject to the following
125 operational restrictions:

126 (1) The Electronic Changeable Message Sign shall only contain static
127 messages. Movement, or the appearance or optical illusion of movement,
128 of any part of the sign structure, design, or pictorial segment of the sign,
129 including the movement or appearance of movement of any illumination or
130 the flashing, scrolling, traveling, or scintillating or varying of light intensity
131 shall be prohibited.

132 (2) The Electronic Changeable Message Sign shall not emit noise or use
133 sound.

134 (3) The Electronic Changeable Message Sign shall not have lighting that
135 would resemble, compete with, or distract from traffic signal lighting.

136 (4) Interactive signs are prohibited.

137 (5) The hours of digital display operation shall be between 6:00 a.m. and
138 10:00 p.m. The digital display shall be turned off outside of these hours.

139 (6) The electronic display of an Electronic Changeable Message Sign shall
140 not change more frequently than twice during the period between 6:00 a.m.
141 and 10:00 p.m.

142 (7) The change of messages must be accomplished instantaneously; only
143 static transitions shall be allowed. Messages changed by fade, dissolve,
144 scrolling, traveling, or similar animated images that appear to move or
145 change in size, flashing and video are prohibited.

146 (8) The Electronic Changeable Message Sign shall be equipped with an
147 automatic shut off or contain a default design to freeze the display in one
148 position if a malfunction occurs.

149 (9) The illumination of an Electronic Message Sign shall conform to the
150 criteria below.

151 a. The illuminance of an Electronic Message Sign shall be measured
152 with an illuminance meter set to measure footcandles accurate to at
153 least two decimals. Illuminance shall be measured with the
154 Electronic Message Sign off, and again with the Electronic Message
155 Sign displaying a white image. All measurements shall be taken
156 perpendicular to the face of the Electronic Message Sign at the
157 distance determined by the total square footage of the Electronic
158 Message Sign as set forth in the accompanying Sign Area Versus
159 Measurement Distance table (below).

SIGN AREA VERSUS MEASUREMENT DISTANCE

AREA OF SIGN sq. ft.	MEASUREMENT Distance (ft.)
10	32
15	39
20	45
25	50
30	55
35	59
40	63
45	67
50	71
55	74
60	77
65	81
70	84
75	87
80	89
85	92
90	95
95	97
100	100
110	105
120	110
130	114
140	118
150	122
160	126
170	130
180	134
190	138
200	141
220	148
240	155
260	161
280	167
300	173

** For signs with an area in square feet other than those specifically listed in the table (i.e., 12 sq ft, 400 sq ft, etc), the measurement distance may be calculated with the following formula: Measurement Distance = $\sqrt{\text{Area of Sign Sq. Ft.} \times 100}$*

160
161
162
163
164
165
166
167

- b. The difference between the off and white screen measurements shall not exceed 0.3 footcandles.
- c. All permitted Electronic Changeable Message Signs shall be equipped with a sensor that automatically determines the ambient illumination and that is programmed to automatically dim according to ambient light conditions to ensure compliance with the 0.3 footcandle limit in all light conditions.

168 d. The owner or operator of an Electronic Changeable Message Sign
169 shall immediately turn off the display of any Electronic Changeable
170 Message Sign upon receipt of notification from the City that the sign
171 is not complying with the standards of this chapter and shall keep
172 the Display turned off until the nonconformance is corrected.

173

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

180

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

184

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

187

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

189

190 PASSED AND ADOPTED THIS _____ DAY OF _____, 2018.

191

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193

CITY OF EDGEWOOD, FLORIDA

194

CITY COUNCIL

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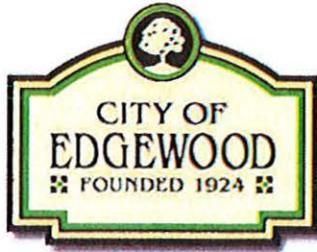
John Dowless, Council President

198 ATTEST:

199

200

201 _____
Bea Meeks, City Clerk

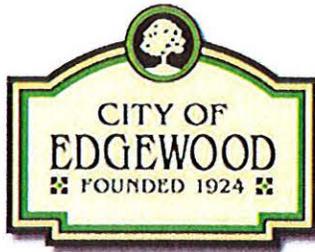


TO: City Council
CC: Bea Meeks, City Clerk
FROM: Sandy Repp, Deputy City Clerk
Date: November 13, 2018
SUBJECT: Ordinance 2018-15

The Planning and Zoning Board met on November 12, 2018 to consider Ordinance 2018-15. After review and discussion, the Planning and Zoning Board recommended modifications to the proposed ordinance.

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING CHAPTER 134 OF THE CODE OF ORDINANCES RELATED TO THE EDGEWOOD CENTRAL DISTRICT TO CORRECT SCRIVENERS' ERRORS, PROVIDE CLARIFICATION OF ADOPTED REGULATIONS AND STANDARDS, AMEND CERTAIN DESIGN GUIDELINES AND STANDARDS, AND TO PROVIDE AMENDED REGULATIONS RELATED TO CERTAIN LOTS WITH MULTIPLE FRONTAGES ALONG STATE ROAD 527; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE.

Board Member Rader made the motion to recommend approval of Ordinance 2018-15, with the changes encapsulated from discussion; second by Board Member Rayburn. The motion was unanimously passed (5/0).



405 Larue Avenue - Edgewood, Florida 32809-3406
(407) 851-2920

To: City Council
XC: Bea Meeks, City Clerk
Sandy Riffle, Deputy City Clerk
Drew Smith, City Attorney
From: Ellen Hardgrove, AICP, City Planning Consultant
Date: November 13, 2018
Re: Changes to ECD Ordinance

On August 21, 2018, City Council approved the new Edgewood Central District (ECD). At that meeting, City Council directed staff to give further consideration to ideas that were presented at the meeting. Subsequent to that meeting, impracticality with implementation of the district on State Road 527 double frontage lots as well as some Scrivener's errors were discovered.

The attached proposed ordinance contains changes that address these issues. The proposed ordinance also includes recommended changes to clarify and ensure the intent of the district is met. This proposed ordinance was unanimously approved by the Planning and Zoning Board on November 12, 2018.

The following provides a summary of the proposed changes.

Lines 38 – 49: format changes, no change in meaning

Lines 49 -50: Clarification to improve intended meaning of a Gallery type of building

Lines 56 – 86: Increases protection to adjacent single family homes via increased side and rear yard setbacks, and requires wall and trees

Lines 87 – 91: specifies the ECD Tree Furnishing Sign Area does not apply to local side streets. Development along side streets other than SR 527, Holden, Hoffner, or Gatlin Avenues will be required to conform to a 25 foot building setback and that setback will be allowed to be used for stormwater and parking when consistent with Code landscaping requirements, as well as Code required building perimeter landscaping

Line 107: Street tree spacing change; eliminate duplicated standard in table, i.e., "offset from road intersection"

Line 118: Scrivener's error in Tree/Furnishings Sign Area name

Line 148: Scrivener's error in Tree/Furnishings Sign Area name

Lines 159 – 160: Format change due to change in Lines 161-163

Lines 161-163: Allowing temporary signs in the ECD was specifically connected with the provision of the Pedestrian Path Zone. With the Pedestrian Path Zone eliminated, signs in ECD should be consistent with current sign regulation; temporary signs, except banners, are not allowed in the City.

Lines 164-245: Flexibility is added to the ECD for relatively shallow lots that have double frontage on SR 527 (i.e., those between Hansel and Orange Avenues). Only the Hansel Avenue frontage will be required to comply with the ECD Building Placement Standards; alternate design standards for the Orange Avenue frontage are specified.

Line 247: Scrivener's error – dash vs. period

Line 253: Scrivener's error - capitalization

Lines 265 and 266: Scrivener's error – “Windows shall be a minimum of 2 feet in width” inadvertently omitted from ordinance

Lines 266 – 267: Scrivener's error - Deleted text belongs in a different section, verbatim text moved to Lines 271-273

Lines 271-273: See Lines 266-267

Lines 290 – 298: Increases protection to adjacent single family homes

Lines 314 – 336: Clarification/Scrivener's error -- the text that is shown deleted was moved verbatim to Lines 326-336 to clarify the Secondary Façade standard applies to both development in the Road View and Rear Areas of a parcel

Line 346: Scrivener's error – “Build Line in the” was inadvertently omitted

Line 396: Scrivener's error (Section applies to more than “Underground” utilities)

Lines 419 - 437: Adds the sidewalk idea discussed at Council's adoption hearing

Line 458: Clarifies curbing requirements in parking lots

Line 473: Street wall height increased from 3 feet to 4 feet to ensure cars are adequately screened

Lines 479-487: Clarification on placement of street wall – with the elimination of the Pedestrian Path Zone, the street wall has the ability to be moved to the Build Line. The street wall

landscaping requirements remain unchanged with exception that the hedge height is increased from 24 inches to 36 inches reflecting the street wall height increase

Line 491: Maximum height of columns is increased due to increased height of street wall

Lines 492-498: Same change as above, i.e., the Tree/Furnishing/Sign Area will not be required on local side streets; requires use of the side street setback for parking to conform to Code landscape requirements

Lines 499-527: Clarifies where liner buildings are required if a parking structure is constructed within 100 feet of a single family residential zoning district, and clarifies the required landscaping and other land use compatibility requirements when parking structures are used

Lines 537-538: Scrivener's error ("submitted" inadvertently omitted) and clarifies that the parking study is not only to be submitted via the Site Plan Approval process, but also accepted by the City Council

Lines 542-544: Clarifies how the transit stop distance for parking reduction is measured

Lines 568-574: Clarifies use of walls for screening car wash vacuum stations, etc.

Lines 611-617: Scrivener's Error (format change)

Line 618: Scrivener's Error (example was changed at Council adoption hearing; i.e., Queue line start)

Lines 620-627: Scrivener's Error (Council approved the underlined text, but such was not included in the final ordinance)

Line 640: Scrivener's Error (added "to")

Lines 667, 668, 718-730: Scrivener's Errors (Number/letters formatting error – no change in regulation)

Line 681: Scrivener's error (deleting one "in")

Line 708: Scrivener's error (deleting one "in")

Line 825: Scrivener's Error (deletes duplicate "the")

Lines 834-839: Scrivener's Errors (Number/letters formatting error – no change in regulation)

End

2018-15

ORDINANCE NO. ~~XXXX~~

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AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING CHAPTER 134 OF THE CODE OF ORDINANCES RELATED TO THE EDGEWOOD CENTRAL DISTRICT TO CORRECT SCRIVENERS' ERRORS, PROVIDE CLARIFICATION OF ADOPTED REGULATIONS AND STANDARDS, AMEND CERTAIN DESIGN GUIDELINES AND STANDARDS, AND TO PROVIDE AMENDED REGULATIONS RELATED TO CERTAIN LOTS WITH MULTIPLE FRONTAGES ALONG STATE ROAD 527; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City adopted Ordinance No. 2018-09 which created the Edgewood Central District zoning district and provided for development requirements within said district; and

WHEREAS, the City desires to correct scriveners' errors contained in Ordinance No. 2018-09; and

WHEREAS, the City finds it appropriate to modify and clarify certain development and design requirements contained in Ordinance No. 2018-09; and

WHEREAS, the City find its appropriate to provide specific regulations related to properties with multiple frontages along State Road 527 to ensure reasonable and adequate development opportunities upon such properties; and

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

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

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

SECTION TWO. Chapter 134, "Zoning," Sections 134-458, 134-459, 134-460, 134-461, 134-463, and 134-464 are hereby amended as follows:

* * *

Sec. 134-458. Site Design

34 * * *

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

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

38

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

39

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

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

53 (g) Building Placement.

54 (1) Building Placement Applicable to All Development

55 a. Minimum Rear Yard/Rear Building Setback Width and Use.
56 Buildings shall be setback a minimum of 20 feet from the rear property line. Where
57 EC District is adjacent to property with a Low Density Residential future land use
58 designation, a seven (7) feet high opaque brick wall shall be constructed on the
59 property line between the property with a Low Density Residential future land use
60 designation and ECD zoned property. The wall in proximity to any street or
61 driveway intersection shall be designed to avoid a traffic safety hazard. In addition to
62 the wall, year-round shade trees shall be planted within a planting area at least (8) feet

63 in depth from the wall at a rate where, at maturity, the canopies provide full
64 screening, but in no case less than 1 tree/40 linear feet. A hedge may be substituted
65 for the tree requirement, upon approval of City Council, if the intended screening
66 coverage can be provided.

67 b. Minimum Side Yard/Building Setback Width and Use

- 68 1. The minimum side building setback is zero unless adjacent to property with a
69 Low Density Residential future land use designation a single family
70 residential district or abutting a side street or natural surface water body. If
71 zero setback is used, a plan for side building maintenance shall be presented
72 with the development application and roof slopes shall be away from the zero
73 setback property line to avoid a negative impact to the abutting property.
- 74 2. The minimum side building setback for properties abutting property with a Low
75 Density Residential future land use designation a single family residential district
76 shall be 25 feet. Where EC District is adjacent to property with a Low Density
77 Residential future land use designation, a seven (7) feet high opaque brick
78 wall shall be constructed on the property line between the property with a
79 Low Density Residential future land use designation and EC zoned property.
80 The wall in proximity to any street or driveway intersection shall be designed
81 to avoid a traffic safety hazard. In addition to the wall, year-round shade trees
82 shall be planted within a planting area at least (8) feet in depth from the wall
83 at a rate where, at maturity, the canopies provide full screening, but in no case
84 less than 1 tree/40 linear feet. A hedge may be substituted for the tree
85 requirement, upon approval of City Council, if the intended screening
86 coverage can be provided.
- 87 3. On lots abutting SR 527, Holden, Hoffner, or Gatlin Avenue, the side street a
88 side street, development within the side yard shall conform to the Road View
89 site standards and Tree/Furnishing/Sign Areas. Abutting other side streets, the
90 minimum building setback shall be 25 feet and shall conform to the City's
91 code for building perimeter landscaping.
- 92 4. Buildings shall be setback from every natural surface water body a minimum
93 of 50 feet, measured from the normal high water elevation.

94 * * *

95 (h) Tree/Furnishings/Sign Area

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

104

a. Tree Choice:

105

Street Trees	Characteristics	Minimum Requirements
Highrise Live Oak Quercus virginiana	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)

106

b. Tree Location;

107

Street Tree Standards (as measured to center of tree)	
On-center spacing*	25-35 feet
Offset from Sidewalk	Minimum 2'-6"
Offset from front property line	12.5 feet**
Offset (Horizontal) from Overhead Wires Utility Pole (as measured from the center of the pole)	Minimum 12.5'-0"
Offset from road intersections and driveways	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"

Offset from Road Intersections

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.

108

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

113 (4) Tree limbs must be maintained to hang no lower than 14.5 feet above any public
114 street, alleyway, driveway, and no less than 8.5 feet over sidewalks.

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

118 (6) All sidewalks in the ~~Tree/Furnishings/Sign Area zone~~ shall be ADA compliant
119 and a minimum width of 8 feet of which at least 6 feet of width is maintained for
120 a continuous pedestrian access route free of obstructions.

121 (7) Where sidewalks are not located contiguous to the building façade, building
122 perimeter landscaping shall be provided in accordance with the following
123 standards.

124 a. have a minimum depth from the building of six feet.

125 b. shall contain at least a double row of shrubs, preferably of different
126 species, planted parallel to the building. The shrubs shall be at least 24
127 inches high at planting of a species capable of growing to 36 inches in
128 height within 18 months, and spaced to achieve a continuous hedge at
129 maturity. The hedge height shall be maintained to not obstruct the full
130 window view.

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

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

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

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

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

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

147 (13) The following improvements shall also be allowed within the
148 Tree/Furnishings/Sign AreaZone.

149 a. Building mounted and/or cantilevered architectural building elements such
150 as awnings and canopies meeting the following requirements:

- 151 1. Hung 13 to 15 feet above the adjacent sidewalk grade;
- 152 2. Extending 2 to 8 feet from the wall;
- 153 3. A clear height distance of at least 80 inches, as required by
154 accessibility standards;

155 b. Bay windows with a maximum width of 8 feet not extending greater than
156 18 inches from the building wall;

157 c. Articulated wall projections of a minimum depth of 8 inches and
158 maximum depth of 1.5 feet and maximum width of 4 feet in length; and

159 d. Attached Signs, as provided in Chapter 122 of this Code of Ordinances;
160 and

161 e. ~~One Temporary Sign no taller than 36 inches and no wider than 24 inches
162 that does not block or impair pedestrian traffic and is displayed only during
163 the business hours of any business located on the property.~~

164 (i) Flexibility for certain lots with double frontage on S.R. 527.

165 Flexibility is needed for lots with double frontage on S.R. 527 where the lots have a right-
166 of-way to right-of way (ROW to ROW) distance less than 350 feet and in cases where
167 buildings with 100 feet of depth (east to west measurement) are proposed on the double
168 frontage lots between 350 and 500 feet from S.R. 527 (ROW to ROW). On such
169 properties, only the Hansel Avenue frontage will be required to meet the Building
170 Placement standards of this Section. The Orange Avenue frontage shall meet the
171 following standards, which include three components: Landscaped Buffer and Wall,
172 Vehicular Use Area, and Back of Building standards.:

173 (1) Landscaped Buffer and Wall

174 a. a minimum of 15 feet buffer area shall be provided along the S.R. 527 frontage
175 not used as the primary frontage;

176 b. a 4.5 ft. high solid brick wall shall be constructed parallel to the entire road
177 frontage (excluding pedestrian and vehicular accessways);

- 178 c. the brick wall shall be constructed 7 feet from the property/right-of-way line
179 within the buffer and shall comply with the requirements outlined below;
- 180 d. brick columns shall be used, at a minimum, where the wall ends at the property
181 lines or access points;
- 182 e. the wall shall have modulation at every 40 feet by incorporating recesses away
183 from the street side. The recesses shall be 20 feet in length and a minimum of 3
184 feet in depth. If the wall exceeds 40 feet in length, columns will be required to be
185 incorporated into the wall at a maximum of 20 feet on center;
- 186 f. columns shall be 5 feet 4 inches in height;
- 187 g. the wall (not columns) may be topped with a wrought iron type trim if not
188 exceeding a total height of five feet 4 inches for the wall and trim;
- 189 h. the wall shall break to provide for pedestrian entrance into the parcel. At least one
190 “Pedestrian Entryway” wall break shall be provided per parcel. The number of
191 Pedestrian Entryways to be provided is based on the placement of such and the
192 requirement that the distance between the entryways or between the entryway and
193 an endpoint of the parcel’s SR 527 frontage does not exceed 300 feet (measured
194 center to center/parcel endpoint). This pedestrian entryway shall be designed with
195 architectural distinction (e.g., archway, pergola) with a minimum clearance of 8
196 feet. The Pedestrian Entryway shall also contain a six (6) feet wide sidewalk that
197 is connected to the public sidewalk. The sidewalk shall also be connected to a six
198 (6) feet wide sidewalk interior to the vehicular use area that connects with a
199 sidewalk to the building’s primary public entrance. If the 6 feet wide sidewalk is
200 provided within a 12 feet wide area between rows of (head to head) parking and is
201 lined with year-round shade trees are planted at 50-foot intervals (on center),
202 those rows of parking will not be limited to a maximum of ten spaces without a
203 landscape break. These shade trees shall a minimum caliper of 3 inches and
204 minimum 14 feet in height at planting;
- 205 i. the buffer area on the road side of the wall shall be designed according to the
206 following standards:
- 207 1. one year-round green shade tree shall be planted in the area created by each
208 wall recess; shade trees shall be a minimum caliper of 5 inches and minimum
209 14 feet in height at planting;
- 210 2. two clustered understory/small trees shall be planted in front of the non-
211 recessed portion of the wall. Understory/small trees shall be a minimum of
212 seven feet in height and have at least a three-inch caliper at planting;
- 213 3. at least a double row, multi-height hedge shall be planted parallel to the wall
214 and the shrubs shall be at least 24 inches high at planting of a species capable
215 of growing to 36 inches in height within 18 months and spaced to achieve a
216 continuous hedge at maturity; the hedge height shall be maintained at the
217 height no taller than the wall;
- 218 4. low-maintenance, drought tolerant ground cover shall be used for areas
219 without hedges and trees or pavement;

- 220 5. street furniture permanently fixed to the ground through mechanical fasteners
- 221 or through the use of concrete footings shall be allowed; all street furnishings
- 222 shall have a black finish unless specifically approved through the site plan
- 223 review process;
- 224 j. The buffer on the non-street side of the wall shall include a row of shrubs and
- 225 understory trees as follows:
- 226 1. the shrubs shall be planted parallel to the wall and be at least 24 inches high at
- 227 planting of a species capable of growing to 36 inches in height within 18
- 228 months and spaced to achieve a continuous hedge at maturity; the hedge
- 229 height shall be maintained at the height no taller than the wall.
- 230 2. understory trees shall be planted at a rate of 1 tree/20 linear feet of wall;
- 231 understory/small trees shall be a minimum of seven feet in height, have at
- 232 least a two-inch caliper.

233 (2) Vehicular Use Areas

234 Vehicular use areas on the building side of the wall shall be consistent with the

235 parking lot standards contained in Section 134-460, except as follows:

- 236 a. the maximum number of parking spaces in a row without a landscape break is ten
- 237 except when using a head to head sidewalk/shade tree median option as described
- 238 above. However, a landscaped break/end cap shall continue to be required at the
- 239 ends of each row of parking spaces;
- 240 b. decorative lighting shall be provided at a pedestrian level (maximum 10 feet in
- 241 height) throughout the vehicular use area.

242 (3) Back of Building

243 Mechanical equipment shall be integrated into the overall mass of a building by

244 screening it behind a wall or parapets or by recessing equipment into hips, gables,

245 walls, or similar features.

246 * * *

247 **Sec. 134-459. Building Design.**

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

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

250 a human scale building, which in turn encourages pedestrian activity. The façade design is

251 intended to give the appearance of a series of buildings having varied sizes and volumes vs. a

252 single massive structure.

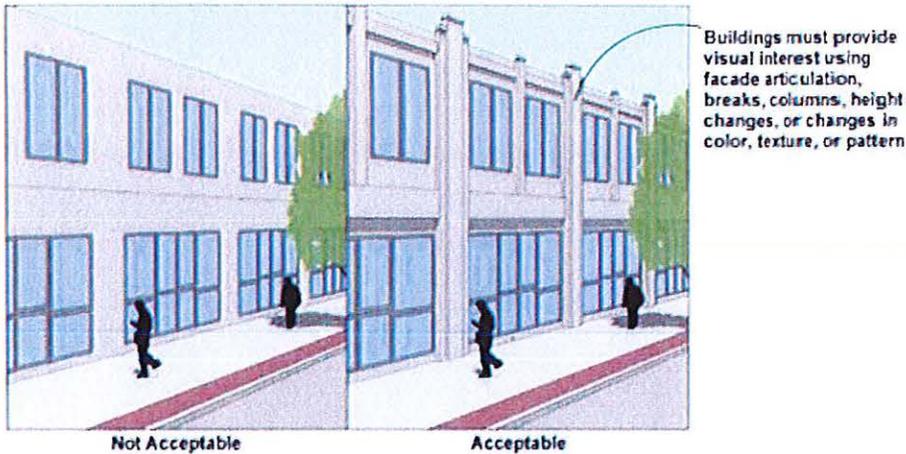
253 (a) Design of Bbuildings within the Road View Portion of the Site

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

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

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

270 a. Articulation (wall projections or recesses) of a minimum of 8 inches in depth and
 271 maximum 4 feet in width, for the full height of the building. A wall projection
 272 less than or equal to 18 inches is allowed to extend into Tree/Furnishings/Sign
 273 Area.



274

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

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

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

282 e. Uncovered recessed courtyards between portions of the building, provided that
283 the width of such courtyards shall not be more than 50% of the total building
284 frontage and that the courtyard is paved and enhanced with landscaping;

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

289 a. Maximum building height shall be as follows:

290 1. Outside an Activity Node: 4 stories/55 feet unless within 100 feet of property
291 with a Low Density Residential future land use designation of a single-family
292 residential-zoning-district, then 3 stories/45 feet.

293 2. Inside an Activity Node: 6 stories/75 feet; provided however, within 100 feet
294 of property with a Low Density Residential future land use designation, the
295 building shall be designed and scaled for compatibility with adjacent single
296 family homes, taking into consideration shadows, privacy, and visual quality.
297 Methods for achieving compatibility include ground screening, upper story
298 building step-back, and building design.

299 b. Façade Vertical Variation: A building height greater than 20 feet, regardless of
300 the number of stories, shall include a 3-dimensional horizontal change at least 12
301 inches in height across at least 75% of the building, placed between 13 to 15 feet
302 above ground to ensure a human scale, e.g., a material or texture change, or a
303 building offset (building step back or step forward). The use of banding
304 (continuous horizontal stripes) across large areas of the façade is prohibited. An
305 alternative to this standard is a building mounted and/or cantilevered architectural
306 building elements such as awnings and canopies meeting the following
307 requirements:

308 1. Hung 13 to 15 feet above the adjacent sidewalk grade.

309 2. Extending 2 to 8 feet from the wall.

310 3. A clear height distance of at least 80 inches, as required by accessibility
311 standards.

312 4. Occupying a total of 50-70 percent of the length of the building façade.

313 * * *

314 ~~(b) Secondary façades: facades not facing a road but within public view, shall be of~~
315 ~~finished quality, color, and materials that blend with the remainder of road frontage~~
316 ~~façade. Major architectural treatments on the road frontage building façade, such as~~
317 ~~cornices, window treatments, and repeating details, shall be continued around all sides~~
318 ~~of the building that will be visible to the public. Design of Buildings outside the Road~~
319 ~~View Portion of the Site shall meet the same design standards for buildings in the Road~~
320 ~~View portion of the site with the exception of façade transparency. At least 30% of the~~
321 ~~front façade of buildings located outside the Road View portion of the site shall be~~
322 ~~devoted to transparent windows and/or glass doors affording some view into the~~

323 interior areas. ~~Blank walls are encouraged to be creatively designed to create an~~
324 ~~illusion of transparency.~~
325

326 (b) Design of Buildings outside the Road View Portion of the Site shall meet the same design
327 standards for buildings in the Road View portion of the site with the exception of
328 façade transparency. At least 30% of the front façade of buildings located outside the
329 Road View portion of the site shall be devoted to transparent windows and/or glass
330 doors affording some view into the interior areas. Blank walls are encouraged to be
331 creatively designed to create an illusion of transparency.

332 (c) Secondary façades: façades not facing a road but within public view, shall be of
333 finished quality, color, and materials that blend with the remainder of road frontage
334 façade. Major architectural treatments on the road frontage building façade, such as
335 cornices, window treatments, and repeating details, shall be continued around all sides
336 of the building that will be visible to the public.

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

338 (a) Stormwater Management

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

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

345 (2) Except if designed as an exfiltration system, stormwater management shall
346 only be located behind the Build Line in the Road View portion of the site or,
347 if approved during site plan review, where aesthetically incorporated into the
348 Tree/Furnishings/Sign Area.

349 (3) Pond edges in the Road View Area shall be sloped so as to avoid the necessity
350 of fencing. Outside the Road View Area, where slopes require fencing, only
351 black, ornamental fencing will be allowed.

352 (4) The use of innovative stormwater management methods is encouraged such as
353 green roofs, bio retention areas such as the use of deep gardens and planters,
354 infiltration, permeable paving in parking stalls, cisterns incorporated into the
355 building architecture with the water reused for landscaping. Use of pervious
356 pavers/pavement as part of the stormwater management
357 system requires maintenance of the pervious pavers/pavement by the owner
358 for continued viability and effectiveness over the life cycle of the
359 development. An operation and maintenance guide to include a specific
360 maintenance schedule shall be provided by the design Professional Engineer
361 at the time of permitting of the pervious pavers/pavement. The owner shall

362 engage a Professional Engineer to inspect and certify to the city on an annual
363 basis that the constructed pervious pavers/pavement is being properly
364 maintained and is functioning as per the approved design of the stormwater
365 management system.

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

368 (b) Loading/Service Areas/Mechanical Equipment

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

376 (2) Loading areas, satellite dishes, truck parking, and other service support
377 equipment shall be designed so that they cannot be seen from the street and
378 any adjacent single-family properties. Masonry screen walls with landscaping
379 material at the base of the wall may be utilized where necessary to screen such
380 equipment or areas.

381 (3) Mechanical equipment on buildings shall be integrated into the overall mass
382 of a building by screening it behind parapets or by recessing equipment into
383 hips, gables, parapets, or similar features.

384 (c) Fences

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

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

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

391 (4) Chain link fencing must be black vinyl-coated and shall not be visible from a
392 public right-of-way.

393 (d) Corner Sight Clearance

394 Intersection/corner sight clearance shall be consistent with requirements of the current
395 Florida Greenbook

396 (e) ~~Underground~~ Utility Installation

- 397 (1) It is the intent of the city to improve the aesthetic appeal of the city and the
398 reliability of utility service by requiring that utility lines such as electric,
399 telephone, cable TV, fiber optics and other utilities be placed underground in
400 conjunction with the construction of all new buildings, unless it is determined
401 by the City Council that soil, topographical or any other compelling
402 conditions make the installation of such utility lines as prescribed herein
403 unreasonable or impracticable. It shall be the developer's responsibility to
404 make the necessary arrangements with each utility in accordance with the
405 utility's established policies.
- 406 (2) The underground installation of incidental appurtenances such as transformer
407 boxes, pedestal-mounted terminal boxes for electricity, or similar service
408 hardware necessary for the provision of electric and communication utilities
409 shall not be required.
- 410 (3) Below ground installation shall not normally be required for bulk electric
411 power supply lines and communication major feeder lines. Nothing in this
412 section shall be construed to prohibit any entity furnishing utility service
413 within the city from collecting, as a condition precedent to the installation of
414 service facilities, any fee, prepayment or contribution in aid of construction
415 which may be required.
- 416 (4) Existing utility service poles to a property shall be removed in compliance
417 with this section for redevelopment or additions.

418 (f) Access/Parking Design

- 419 (1) A goal of the ECD is to make Edgewood more pedestrian oriented. To this
420 end, a minimum 14 foot pedestrian zone shall be provided adjacent to the back
421 of curbs of SR 527, Hoffner, Holden, and Gatlin Avenues. The Pedestrian
422 zone shall include an 8 feet wide sidewalk separated from the curb by at least
423 a 6 feet wide grassed strip.

424
425 Where the existing right-of-way is less than 14 feet, the owner shall dedicate
426 an Urban Services Easement to provide a total of 14 feet for urban services
427 and sidewalk from the back-of-curb. Where the existing right-of-way is wider
428 than 14 feet, the sidewalk shall be placed adjacent to the property line.

429
430 The sidewalks shall be built to FDOT standards.

431
432 Modifications to the placement of the sidewalk and park strip may be required
433 by FDOT and/or the City Engineer; however, in no case shall less than 14 feet
434 from back-of-curb be provided. Deviation in the required location and width
435 of the sidewalk may be altered through the site development review process
436 due to the existence of mature shade trees onsite.

437 | In other locations, pedestrian access shall be consistent with Section 134-141
438 of the City Code. Where sidewalk width requirements differ, the ECD
439 standard shall apply. Pedestrian connections from the parking areas to the
440 public building entrance shall be provided.

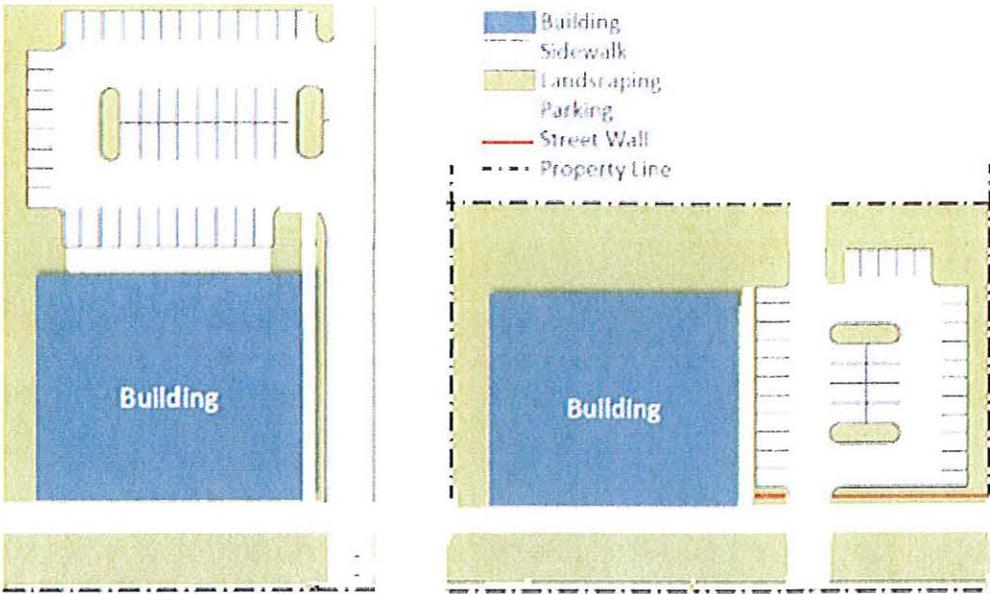
441 Where a pedestrian must cross an onsite vehicular travel path for continuous
442 pedestrian travel, retroreflective crosswalk markings or textures shall be
443 installed to increase pedestrian safety.

444 (2) Direct vehicular ingress and egress connections will be prohibited along S.R.
445 527 when the city determines that adequate access can be provided from
446 another location, including a side street or an existing available shared
447 driveway/cross access easement.

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

457 (4) Concrete curb and gutter shall be constructed along the edge of
458 driveways. Parking lot perimeters and parking row landscaping breaks shall
459 be constructed with concrete curbing. Bumper stops will be required in
460 addition to the curbing where necessary to protect landscaping, pedestrian
461 walkways and buildings.

462 (5) The preferred location for surface parking lots is behind all buildings located
463 in the Road View Area in order to maximize the building’s road frontage and
464 pedestrian interest along the road corridor. Parking lots are allowed to be
465 located on the side of a building, subject to the standards set forth in Section
466 134-460(f)(6), provided the minimum building frontage percentage is
467 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 ≥ 4 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 and landscaped with at least one row of shrubs.~~ 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~~ 36 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 ≥ 4 feet 9 inches.

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(7) Inclusion of the Tree/Furnishings/Sign Area is required between the surface parking and State Road 527, Gatlin Avenue, Hoffner Avenue, or Holden

494 Avenue right-of-way. All surface parking lots along other rights-of-way shall
495 be landscaped consistent with city code standards; however the street wall
496 meeting the above standards shall still be required where parking fronts these
497 rights-of-way. All surface parking lots shall meet the interior landscape
498 requirements of the city code unless specifically stated otherwise herein.

499 (8) Parking structures shall reflect the character, scale and massing of the
500 principal structures they serve and shall not be located within 100 feet from
501 any property with a Low Density Residential future land use designation ~~used~~
502 for ~~single family residential uses~~ without a liner building containing
503 businesses and/or residential uses, or a façade designed to resemble a building
504 conforming to the building design standards of the district on the sides facing
505 the residential area or a street used to enter into a single family residential
506 neighborhood. The liner buildings or a façade designed to resemble a building
507 conforming to the building design standards of the district shall also be
508 required if the parking structure fronts State Road 527, Gatlin Avenue,
509 Hoffner Avenue, or Holden Avenue. The minimum liner building depth shall
510 be 35 feet. Where located along a road ~~the State Road 527, Gatlin Avenue,~~
511 Hoffner Avenue, or Holden Avenue frontage, the Tree/Furnishings/Sign Areas
512 shall be provided. Along other rights-of-way, the parking structure shall be
513 landscaped consistent with city code standards, whether or not a liner building
514 is used; however, the ground level shall include, at a minimum, the equivalent
515 of a street wall and landscaping as is required for surface parking lots.

516 In addition to the required liner buildings, where a parking structure will be
517 within one hundred feet of a property ~~used for single family residential uses~~
518 with a Low Density Residential future land use designation, a seven (7) feet
519 high brick wall shall be constructed on the property line and one evergreen,
520 shade tree shall be planted along the wall ~~shared property line of those single~~
521 family lots, at 50-foot on center intervals. The chosen species of such trees
522 shall be capable of reaching a minimum mature height of 50 feet, with a
523 minimum mature spread of 40 feet. The minimum specifications at installation
524 shall be 16-18 feet in height or 4-inch caliper ~~diameter at breast height (dbh)~~
525 at planting. All internal elements such as plumbing pipes, fans, ducts and
526 lighting, shall be screened from view from the street. Ramping shall be
527 internalized. Exposed spandrels shall be prohibited.

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

532 (9) When any land or building accommodates 2 or more categories of uses (e.g.,
533 residential and commercial), the minimum total number of required parking
534 spaces for each use may be reduced through shared parking as allowed by

535 Section 134-607. Reduction in required parking spaces also may be approved
536 if one of the following is met:

537 a. A parking study is submitted as part of the site plan approval process
538 justifying the requested reduction and accepted by city council. This
539 could include provision rideshare/transportation network company drop-
540 off zones. Drop-off zones shall not interfere with transit stops and any
541 designated freight loading zones curbside.

542 b. Developments within a one-quarter mile from a transit stop, as measured
543 from the building to the transit stop along the most direct pedestrian
544 path/sidewalk (which would include a crosswalk if across a road), are
545 eligible for the following:

546 i. The minimum number of parking spaces may be reduced by up to
547 5% for sites where the closest portion of the building on the
548 requested parcel is no more than a 1/4 of a mile (1320 linear feet)
549 from a bus stop.

550 ii. The minimum number of parking spaces may be reduced by up to
551 20% for sites in which the closest portion of the building on the
552 requested parcel is no more than a 1/4 of a mile (1320 linear feet)
553 radius from a commuter rail or bus transfer station.

554 * * *

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

556 (a) Car/Automotive Washing and Detailing

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

560 (2) Tunnel entrance/exits shall not face S.R. 527, Holden Avenue, Gatlin Avenue, or
561 Hoffner Avenue.

562 (3) Vacuuming and drying of automobiles may be outside the building but shall not
563 encroach upon any landscape buffer, setback for the principal structure, or the
564 Tree/Furnishing/Sign Area and shall only be located on paved areas. Vacuuming
565 equipment or other equipment may only be located on the side or rear of the subject
566 property.

567 (4) Vacuum stations and related equipment shall be completely screened from all streets
568 or property with a Low Density Residential future land use designation single family
569 residential uses or zoning districts. To screen from a street, a wall may be used if such
570 wall meets the façade standards in the Building Design Section of this district. Such
571 wall shall meet the street wall criteria, as stated above, including landscaping A solid
572 7 feet high opaque brick wall may be utilized along the rear or side property line to

573 screen the use from property with a Low Density Residential future land use
574 designation.

- 575 (5) There shall be no outside storage, nor outside display of goods offered for sale.
- 576 (6) Sound from radios, stereos, or other sound amplification devices shall not be audible
577 from anywhere off the site.
- 578 (7) Before a permit will be issued, the property owner shall sign an affidavit documenting
579 that the property owner understands conditions of operation.
- 580 (8) When the business is closed, all portable equipment on the site shall be stored within
581 a fully enclosed structure.
- 582 (9) Any customer vehicles stored overnight shall meet the following standards:
583
- 584 a. shall be either within a completely enclosed building or parked within a
585 designated parking space on a parking lot located behind the line created by the
586 rear of the Road View building. If only the Rear portion of the lot is developed,
587 the vehicles may be parked within a designated parking space within the parking
588 area for that portion of the site (i.e., behind the street wall, and a minimum of 100
589 feet from the front property line).
 - 590
 - 591 b. No vehicle parked overnight on the property shall be visible from the public
592 right-of-way unless such vehicle is either:
 - 593 i. FHWA Class 2 – Passenger Cars. All sedans, coupes, and station
594 wagons manufactured primarily for the purpose of carrying passengers; or
 - 595 ii. FHWA Class 3 – Other Two-Axle, Four-Tire Single Unit Vehicles.
596 All two-axle, four tire vehicles, other than passenger cars. Included in this
597 classification are pickups, panels, and vans. Campers, motor homes,
598 ambulances, hearses, carryalls, and minibuses are not included in this class
599 of vehicle.
 - 600
 - 601 c. Any wrecked or inoperable vehicle shall not be stored/parked overnight,
602 regardless of location.
 - 603
- 604 (10) In addition to standard commercial site plan requirements, the proposed site plan
605 must be designed and demonstrate effective ingress/egress to the site, adequate
606 stacking for 5 vehicles per queuing/stacking lane, realistic turning radiuses, and the
607 accommodation of a by-pass lane(s). The site plan shall also include the proposed
608 architectural building rendering. These plans will include the Exterior Elevations and
609 landscaping, and location for any proposed outside activities

- 610 (b) Drive Up Windows/Facilities
- 611 (1) Drive up windows shall be designed on the rear of the building.
- 612 (2) The drive-up aisle shall not be located between the building and S.R. 527, Gatlin
613 Avenue, Holden Avenue, or Hoffner Avenue.
- 614 (3) The building façade facing S.R. 527, Hoffner Avenue, Gatlin Avenue, or Holden
615 Avenue whether such elevation functions as the side or rear of the building, shall be
616 architecturally designed to avoid a “back of building” appearance.
- 617 (4) Drive up aisles shall have adequate on-site queuing distance to accommodate 6 cars
618 (120 feet) before the first stopping point (e.g., ~~pick-up~~ order window, teller window,
619 atm machine).

620 (c) Garden Center, artisan manufacturing storage, building material storage or other
621 ancillary storage areas, which are authorized as an ancillary use to a permitted use.

622 Ancillary storage, as authorized herein is allowed if incorporated/integrated into the
623 design and treatment of the primary building facade with the intent that all merchandise is
624 shielded from view from adjacent properties at ground level and street rights-of-way.

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

628 * * *

- 629 (f) Passenger Car Rental, Urban Prototype
- 630 (1) Only rental of Passenger Vehicles, as defined by the Federal Highway
631 Administration, shall be allowed.
- 632 (2) Deliveries containing multiple vehicles from a truck are not permitted.
- 633 (3) No vehicle maintenance and repair, including oil changes, shall occur on-site.
- 634 (4) Wash and vacuum stations must comply with standards listed in Section 134-461(a)
- 635 (5) Detail bays shall not be permitted.
- 636 (6) There shall be no outside storage, other than the rental vehicles, nor outdoor display
637 of goods offered for sale.
- 638 (7) The number of rental cars onsite shall be limited to 15.
- 639 (8) All parking spaces shall be designed to meet code dimensions provided in Sec.134-
640 608. Parking shall be provided for employees and customers in addition to the
641 parking designated for rental display vehicles.

642

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

- 644 (a) Generally.
- 645 Legally conforming uses and structures that exist on a property shall continue to be
646 considered legally conforming notwithstanding the rezoning of such property to the

647 Edgewood Central District. A property on which a legally conforming use or structure
648 existed immediately prior to the rezoning of such property to the Edgewood Central
649 District (hereafter, a "Property") shall continue to be governed by the standards
650 applicable to the zoning district that applied to the Property immediately before the
651 rezoning, except as may be provided herein.

652 (b) Change in Use.

653 For any change in principal use that occurs on the Property, the proposed new principal
654 use shall be consistent with Sec. 134-457 (Permitted Uses within the Edgewood Central
655 District) unless the following four conditions are met: (i) the proposed new principal
656 use was not prohibited by the zoning district that applied to the Property immediately
657 before the rezoning but is prohibited in this Edgewood Central District; (ii) the
658 proposed new principal use is included in and consistent with the list of principal uses
659 set forth below; (iii) the proposed new principal use is consistent with all regulations in
660 existence immediately before the rezoning, including parking, loading, and vehicular
661 maneuvering; and (iv) any company and fleet vehicle parking on the Property, or, in the
662 case of a multi-tenant property, any company and fleet vehicle parking associated with
663 the space that is the subject of the change in use, complies with the company and fleet
664 vehicle parking standards of Sec. 134-461(e). In such event, the proposed change of use
665 shall be permitted and considered legally conforming even if it is not consistent with
666 Sec. 134-457.

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

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

672 a. All loading bays on the Property, or, in the event of a multi-tenant building,
673 all loading bays associated with the space that is the subject of the proposed
674 change in use, that are within one hundred feet from the front property line
675 shall face away from S.R. 527;

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

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

684 d. All parking for the Property, or, in the event of a multi-tenant building, all
685 parking associated with the space that is the subject of the proposed change
686 in use, that is located within 100 feet from the front property line shall be
687 configured so as to be located on the side or rear of the Property only. If
688 such parking is located on the side of the Property, it must be screened from

689 the road by a street wall that meets the standards set forth in Sec. 134-
690 460(f)(6).

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

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

699 a. All garage bays on the Property, or, in the event of a multi-tenant building,
700 all garage bays associated with the space that is the subject of the proposed
701 change in use, that are within one hundred feet from the front property line
702 shall face away from S.R. 527;

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

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

711 d. All parking for the Property, or, in the event of a multi-tenant building, all
712 parking associated with the space that is the subject of the proposed change
713 in use, that is located within 100 feet from the front property line shall be
714 configured so as to be located on the side or rear of the Property only. If
715 such parking is located on the side of the Property, it must be screened from
716 the road by a street wall that meets the standards set forth in Sec. 134-
717 460(f)(6).

718 (25) Miniwarehouses, provided, however, a change in principal use to
719 miniwarehouses shall comply with the following standards:

720 ~~e.~~ a. All storage units shall be located within a completely enclosed building
721 with sole access to the units through the interior of the building;

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

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

728 ~~h.~~ d. No vehicular building access shall face a road right-of-way;

729 ~~i.~~ e. No outside storage shall be allowed; and

730 ~~j~~ f. Such change of use to miniwarehouses shall only be allowed upon the
731 approval of the City Council after a recommendation by the Planning and
732 Zoning Board and a hearing in which the City Council considers the character of
733 the area in which the proposed use is to be located, its consistency with the
734 Comprehensive Plan, its compatibility with surrounding uses and development,
735 and its effect on the value of surrounding lands. Notice of such review shall be
736 provided in the same manner as required for special exceptions as provided in
737 Sec. 134-105.

738 (c) Expansion of Existing Buildings.

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

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

- 751 (1) an Expansion shall be subject to City site plan approval;
- 752 (2) an Expansion shall be allowed on a Property so long as all company and fleet
753 vehicle parking on the Property complies with the company and fleet vehicle
754 parking standards of Sec. 134-461(e);
- 755 (3) if the size of a proposed Expansion, when combined with all other Expansions
756 that have occurred on the Property after it was rezoned to Edgewood Central
757 District, exceeds 10% of the Historical Adjusted Square Footage on the
758 Property, then such Expansion shall only be allowed if the Property complies
759 with subparagraph (2) above and with the Tree/Furnishings/Sign Area standards
760 as set forth in Sec. 134-458(h);
- 761 (4) if the size of a proposed Expansion, when combined with all other Expansions
762 that have occurred on the Property after it was rezoned to Edgewood Central
763 District, exceeds 20% of the Historical Adjusted Square Footage on the
764 Property, then such Expansion shall only be allowed if the Property complies
765 with subparagraphs (2) and (3) above and all parking is configured so as to be
766 located on the side or rear of the Property only and, if on the side of the
767 Property, screened from the road by a street wall that meets the standards set
768 forth in Sec. 134-460(f)(6);
- 769 (5) if the size of a proposed Expansion, when combined with all other Expansions
770 that have occurred on the Property after it was rezoned to Edgewood Central
771 District, exceeds 30% of the Historical Adjusted Square Footage on the
772 Property, then such Expansion shall be only be allowed if the Property complies

773 with subparagraphs (2), (3) and (4) above and all buildings located within 100
774 feet of the front property line comply with the first-floor façade transparency
775 requirement as set forth in Sec. 134-459(a)(2), the minimum building façade-
776 width-to-lot-width ratio as set forth in Sec. 134-458(f), and the blank wall
777 design standards as set forth in Sec. 134-459(a)(7), subject to any applicable
778 credit as set forth in Sec. 134-458(h)(7)c.; and

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

783 (d) Election.

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

789 (e) Demolition.

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

795 (f) Replacement of Destroyed Buildings.

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

802 (e) Construction of New Buildings. If a new building is constructed on the Property, then
803 such new building shall be governed by the standards set forth in the Edgewood Central
804 District.

805

806 **Sec. 134-464. Waivers.**

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

814 (b) A request for a waiver shall be filed with the City Clerk, including a non-
815 refundable fee as set by Resolution of the City Council paid by the Applicant to cover
816 processing and advertising costs, and shall include a detailed explanation of the claim for
817 waiver along with documentation of the current physical conditions on the site,
818 alternatives from the applicable standards set forth in this division, cost estimates or other
819 credible data required to support or justify the requested waiver.

820 (c) A public hearing on any request for a waiver shall be held by the Planning and
821 Zoning Board at the first regular meeting of the Planning and Zoning Board that occurs
822 after the expiration of the period for publication of notice of the request for waiver. After
823 consideration of the request, the Planning and Zoning Board shall forward its
824 recommendation on the request to the City Council. A public hearing shall be held by the
825 ~~the~~ City Council at its next regular meeting after receipt of the Planning and Zoning
826 Board's recommendation.

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

830 (e) In reviewing an application for a waiver, the Planning and Zoning Board and the
831 City Council shall consider the following non-exclusive factors:

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

834 (42) The location of the subject property;

835 (53) The configuration of the subject property;

836 (64) The impact of the requested waivers on adjacent properties;

837 (75) All measures proposed by the Applicant to comply with the spirit or intent
838 of the provisions from which waiver is sought; and

839 (86) All measures proposed by the Applicant to prevent, reduce, or offset any
840 adverse impact the grant of the requested waiver would have on surrounding
841 properties.

842 * * *

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

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

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

ORDINANCE NO. 2018-12

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES LOCATED ALONG THE STATE ROAD 527 CORRIDOR, DESIGNATED COMMERCIAL ON THE FUTURE LAND USE MAP OF THE COMPREHENSIVE DEVELOPMENT PLAN, AND IDENTIFIED SPECIFICALLY HEREIN, FROM C-1 (RETAIL COMMERCIAL), C-2 (GENERAL COMMERCIAL, AND C-3 (WHOLESALE COMMERCIAL); P-O (PROFESSIONAL OFFICE); R-3 (MULTIPLE FAMILY RESIDENTIAL); AND R-1 (SINGLE FAMILY RESIDENTIAL) TO THE EDGEWOOD CENTRAL DISTRICT ZONING DISTRICT; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, by previous ordinance, the Edgewood City Council created the Edgewood Central District Zoning District; and

WHEREAS, pursuant to Section 13-121 of the Code of Ordinances, the Planning and Zoning Board, sitting as the Local Planning Agency, advertised and held a public hearing on October 8, 2018, to take public comment regarding the proposed rezoning and reclassification of properties described in Exhibit "A," attached hereto and incorporated herein, to the Edgewood Central District; and

WHEREAS, the Planning and Zoning Board recommended approval of the proposed rezoning and reclassification on the Official Zoning Map; and

WHEREAS, the Planning and Zoning Board, sitting as the Local Planning Agency, has determined that the proposed rezoning and reclassification on the Zoning Map will promote the public health, safety, welfare, economic order and aesthetics of both the region and the community; and

WHEREAS, the City has taken all actions relating to this Ordinance in accordance with the requirements and procedures mandated by State law and the City's Code of Ordinance, holding duly noticed public hearings on the proposed zoning change and receiving public input; and

WHEREAS, the City Council affirms that this Ordinance is consistent with the Comprehensive Development Plan and will promote the public health, safety, welfare, economic order and aesthetics of both the region and the community; and

WHEREAS, the City Council hereby adopts the foregoing "Whereas" clauses as its legislative findings.

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

Section 1. Rezoning. Upon the enactment of this Ordinance, all properties listed by tax parcel identification numbers and owners on Exhibit "A" are rezoned and reclassified on the Official Zoning Map as Edgewood Central District.

Section 2. Zoning Map Amendment. Upon the effective date of this Ordinance, the City Clerk or designee shall amend the Official Zoning Map of the City of Edgewood to change the classifications of all parcels shown on Exhibit "B," attached hereto, from their current respective zoning classifications to Edgewood Central District, and to execute any other documents and take any other action as necessary to effectuate this change.

Section 3. Severability Clause. In the event that any term, provision, clause, sentence, or section, or Exhibit of this Ordinance shall be held by a court of competent jurisdiction to be partially or wholly unenforceable or invalid for any reason whatsoever, any such invalidity, illegality, or unenforceability shall not affect any of the other or remaining terms, provisions, clauses, sentences, or sections of this Ordinance, and this Ordinance shall be read and/or applied as if the invalid, illegal, or unenforceable term, provision, clause, sentence or section did not exist.

Section 4. Ordinances in Conflict. All ordinances or parts thereof, which may be determined to be in conflict herewith, are hereby repealed and superseded by this Ordinance, to the extent of such conflict.

Section 5. Effective Date. This Ordinance shall become effective on the date adopted by City Council.

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

PASSED AND ADOPTED THIS _____ DAY OF _____, 2018.

CITY OF EDGEWOOD, FLORIDA
CITY COUNCIL

John Dowless, Council President

ATTEST:

Bea Meeks, City Clerk

Parcel ID	Owner Name(s)	Property Address	DOR Code Description	Name of Property	Zoning Code(s)
12-23-29-0000-00-037	LOCH INVESTMENTS LLC	4201 S ORANGE AVE	RETAIL RESTAURANT 1	JULIE'S WATERFRONT	C-1
12-23-29-0000-00-010	KBNA INVESTMENTS LLC	4309 S ORANGE AVE	VACANT COMMERCIAL		C-1
12-23-29-9087-00-010	MARTNI HOLDEN LLC	4401 S ORANGE AVE	RETAIL MULTI-TENANT	WATERS EDGE SHOP CENTER	C-1
12-23-29-7312-00-176	LAYSON ZED JR TR LAYSON PAMELA R TR	4809 S ORANGE AVE	STORES ONE STORY	REGAL CLEANERS	C-1
12-23-29-7312-00-180	DO LIEN B VALDERRAMA JOAQUIN	4851 S ORANGE AVE	STORES ONE STORY	STATEWIDE AUTO INSURANCE OF ORLANDO	C-1
13-23-29-2964-00-251	BRINKMAN RICHARD A BRINKMAN WINDY A	4853 S ORANGE AVE	OFFICE ONE STORY	BRINKMAN BOOKING	C-1
13-23-29-2490-00-001	EDGEWOOD PROFESSIONAL CENTER OWNERS ASSN INC	4861 S ORANGE AVE	VACANT CNDO ASOC		C-1
13-23-29-2490-01-010	MARCANO JOSE MARCANO MARIA T DIAZ	4861 S ORANGE AVE UNIT 1	CONDO-PROF. BLDG(AD)	EDGEWOOD PRO CENTER	C-1
13-23-29-2490-01-020	FLNY PROPERTY MANAGEMENT INC	4861 S ORANGE AVE UNIT 2	CONDO-PROF. BLDG(AD)	EDGEWOOD PRO CENTER	C-1
13-23-29-2490-01-030	KANTER KEITH G	4861 S ORANGE AVE UNIT 3	CONDO-PROF. BLDG(AD)	EDGEWOOD PRO CENTER	C-1
13-23-29-2490-02-040	CDN AND ASSOCIATES LLC	4861 S ORANGE AVE UNIT 4	CONDO-PROF. BLDG(AD)	EDGEWOOD PRO CENTER	C-1
13-23-29-2490-02-050	888 LLC	4861 S ORANGE AVE UNIT 5	CONDO-PROF. BLDG(AD)	EDGEWOOD PRO CENTER	C-1
13-23-29-2964-00-254	4893 S ORANGE AVE LLC	4893 S ORANGE AVE	STORES ONE STORY	EAST-WEST MUSIC / SHOE STORE	C-1
13-23-29-2964-00-260	STONEHINGED ENTERPRISES LLC	4901 S ORANGE AVE	MORTUARY	ALL FAITHS FUNERAL HOME	C-1
13-23-29-2964-00-270	STATEWIDE PROPERTIES OF ORANGE AVENUE INC	4905 S ORANGE AVE	RETAIL MULTI-TENANT	VERSAILLES III PLAZA	C-1
13-23-29-2964-00-250	SUN STATE ORANGE LLC	4945 S ORANGE AVE	RETAIL MULTI-TENANT	VERSAILLES III	C-1
13-23-29-2964-00-280	MINERVAS PLAZA LLC	4979 S ORANGE AVE	RETAIL MULTI-TENANT	MINERVA'S PLAZA	C-1
13-23-29-3364-00-021	5025 SOA LLC	5025 S ORANGE AVE	OFFICE LOW-RISE	ANTHONY PROPERTIES, INC	C-1
13-23-29-3365-00-010	ORLANDO CLINICAL RESEARCH CENTER INC	5055 S ORANGE AVE	OFFICE PROF SVC BLDG	ORLANDO CLINICAL RESEARCH CTR	C-1
13-23-29-3364-00-300	TA PROPERTIES OF ORLANDO LLC	5105 S ORANGE AVE	STORE/OFFICE/RESID	FREEDOM INSURANCE / TAX LINKS	C-1
13-23-29-3364-00-202	HANSEL PLAZA LTD	5127 S ORANGE AVE	OFFICE PROF SVC BLDG	HANSEL PLAZA	C-1
13-23-29-8752-00-010	KAPP HAE SOOK	5145 S ORANGE AVE	RETAIL RESTAURANT 1	BETH'S BURGER BAR	C-1
13-23-29-8752-00-030	VITHA MAHESH	5151 S ORANGE AVE	RETAIL MULTI-TENANT	SERVANTS HEART RECIEVING WAREHOUSE	C-1
13-23-29-8752-00-110	JERRY KINSLEY REVOCABLE TRUST	5205 S ORANGE AVE	OFFICE LOW-RISE	5205 OFFICE COMPLEX	C-1
13-23-29-0000-00-036	JOHN B FREEMAN FAMILY TRUST 1/2 INT GAIL D FREEMAN FAMILY TRUST 1/2 INT	5215 S ORANGE AVE	VACANT COMMERCIAL		C-1

Parcel ID	Owner Name(s)	Property Address	DOR Code Description	Name of Property	Zoning Code(s)
13-23-29-0000-00-028	CENTRAL FLORIDA EDUCATORS FEDERAL CREDIT UNION	5301 S ORANGE AVE	FINANCIAL BLDG/BANK	CENTRAL FLA EDUCATOR CREDIT UNION	C-1
24-23-29-7332-00-052	EQUITY TRUST CO CUSTODIAN	5501 S ORANGE AVE	STORE/OFFICE/RESID	CELLULAR PHONE REPAIR CTR	C-1
24-23-29-7332-00-053	RIEDERICH DANIEL J RIEDERICH SHARON	5511 S ORANGE AVE	STORE/OFFICE/RESID	DAN'S SAW & TOOL	C-1
24-23-29-7332-00-050	BLANTON RENEE R	5515 S ORANGE AVE	WAREHOUSING		C-1
24-23-29-7332-00-051	DAWSON WALLCOVERINGS AND CARPET INC	5529 S ORANGE AVE	RETAIL MULTI-TENANT	MULTI-TENANT STORES	C-1
24-23-29-7332-00-065	TAGLT3 LAND TRUST	5545 S ORANGE AVE	OFFICE LOW-RISE	LIGHTHOUSE INSURANCE AGENCY	C-1
24-23-29-8040-01-000	HTA-ORLANDO SS HOSPITAL LLC	5579 S ORANGE AVE	HOSPITAL - PRIVATE	SELECT SPECIALTY HOSPITAL - ORANGE, INC.	C-1
24-23-29-3404-00-051	DCP EDGEWOOD ISLE LLLP	5601 S ORANGE AVE	RTL NBHD CTR	EDGEWOOD ISLE	C-1
24-23-29-3404-00-043	LINN STATION OF LONGWOOD INC	5699 S ORANGE AVE	STORES ONE STORY	FINE FRAMING & ART	C-1
13-23-29-3364-00-011	MIRACLE TEMPLE INC	5001 S ORANGE AVE	RELIGIOUS	MIRACLE TEMPLE INC.	C-1 R-1A
12-23-29-0000-00-051	WELLS FARGO BANK NA	4709 S ORANGE AVE	FINANCIAL BLDG/BANK	WELLS FARGO BANK@ FORT GATLIN	C-2
12-23-29-0000-00-023	4120 S ORANGE AVE LLC	4120 S ORANGE AVE	RETAIL RESTAURANT 1	VANBARRY'S	C-3
12-23-29-0000-00-032	BBH PROPERTIES LLC	4200 S ORANGE AVE	WAREHOUSING	HOWARD WHOLESALE	C-3
12-23-29-0000-00-024	DISCOVERY CHURCH INC	4400 S ORANGE AVE	RELIGIOUS	DISCOVERY CHURCH	C-3
12-23-29-0000-00-045	CHRISTENSEN FAMILY LTD	4698 S ORANGE AVE	TIRE DEALER	ACTION GATOR TIRES	C-3
12-23-29-7312-00-193	NORMA JEAN WAGNER TRUST 70% INT WAGNER KAREN JEAN 10% INT JANICE WAGNER BURNS TRUST 20% INT	4710 S ORANGE AVE	RETAIL MULTI-TENANT	ORANGE AND HOLDEN PLAZA	C-3
12-23-29-7312-00-181	CINNAMON INC	4800 S ORANGE AVE	RETAIL RESTAURANT 1	LE COQ AU VIN	C-3
12-23-29-7312-00-192	DAN FULFORD PROPERTIES INC	4822 S ORANGE AVE	WAREHOUSING	SOUTH ORANGE AVE WAREHOUSE	C-3
13-23-29-8700-00-010	4834 SOUTH ORANGE TIDE LLC	4834 S ORANGE AVE	VEHICLE REPAIR	PEP BOYS	C-3
13-23-29-1228-00-010	RON JONS AUTOMOTIVE INC	4854 S ORANGE AVE	VEHICLE REPAIR	RON JON'S AUTOMOTIVE	C-3
13-23-29-1228-00-020	SAX PROPERTIES LLC	4864 S ORANGE AVE	OFFICE ONE STORY	STRICKLAND REALTY GROUP	C-3
13-23-29-1228-00-030	J AND H PROPERTIES OF ORLANDO LLC	4874 S ORANGE AVE	OFFICE ONE STORY		C-3
13-23-29-8700-00-090	STARCEVICH ROD	4902 S ORANGE AVE	WAREHOUSING	STARCEVICH SYSTEMS	C-3

EXHIBIT "A" - ORANGE AVENUE PROPERTIES

Parcel ID	Owner Name(s)	Property Address	DOR Code Description	Name of Property	Zoning Code(s)
13-23-29-8700-00-120	EGRH INVESTMENTS LLC	4922 S ORANGE AVE	WAREHOUSING	BO'S TOWING & REPAIR	C-3
13-23-29-8700-00-140	IMPERIAL PROPERTIES OF ORLANDO LLC	4936 S ORANGE AVE	WAREHOUSING	IMPERIAL BLDG	C-3
13-23-29-8752-00-510	JERRY KINSLEY REVOCABLE TRUST	5205 S ORANGE AVE	STORE/OFFICE/RESID		PO
13-23-29-8700-00-160	FLOYD FAMILY ORANGE LLC 1/2 INT DSSB PROPERTIES LLC 1/2 INT	4950 S ORANGE AVE	VEHICLE REPAIR	TROPICAL CANVAS	C-3
13-23-29-8700-00-191	COMMON GROUND IMPORT & EXPORT LLC	4954 S ORANGE AVE	SALES WAREHOUSES	FLORIDA T-SHIRTS PLUS	C-3
13-23-29-8700-00-201	CLEAR CHANNEL OUTDOOR INC	4960 S ORANGE AVE	SIGN SITES	VACANT PARCAL (SIGN SITE)	C-3
13-23-29-2964-00-210	AJLM LLC	4964 S ORANGE AVE	STORE/OFFICE/RESID	ENTERPRISE RENT A CAR/S M D AUTOMOTIVES/ COMPUTER CASTLE	C-3
13-23-29-4527-00-005	LAKE JESSAMINE ESTATES HOMEOWNERS ASSN INC	5236 S ORANGE AVE	VACANT H.O.A.		R-1A
13-23-29-2964-00-231	BELL TONY G TR	5028 S ORANGE AVE	WAREHOUSING	BELL EQUIPMENT RENTAL	C-3
13-23-29-6864-00-011	ALUMI TECH INC	5104 S ORANGE AVE	WAREHOUSING	ALUMI TECH	C-3
13-23-29-6865-00-010	PINE CASTLE LODGE NO 2345 LOYAL ORDER OF MOOSE INC	5108 S ORANGE AVE	LODGE/UNION HALL	PINECASTLE MOOSE LODGE	C-3
13-23-29-6865-00-020	J AND K MOTORSPORTS LLC	5130 S ORANGE AVE	WAREHOUSING	CUSTOM EMPIRE/THE STABLE/BK MOTOR SPORTS	C-3
13-23-29-6864-00-041	MISSIONARY VENTURES INTERNATIONAL INC	5144 S ORANGE AVE	OFFICE ONE STORY	MISSIONARY VENTURES INTERNATIONAL INC	C-3
13-23-29-0000-00-007	SKORMAN THEODORE AARON TR SKORMAN LYNN MARIE TR	5156 S ORANGE AVE	OFFICE ONE STORY	T SKORMAN PRODUCTIONS	C-3
13-23-29-0000-00-008	HOOKER HOLDINGS LLLP 50% INT 5210 SOUTH ORANGE AVENUE LLC 50% INT	5210 S ORANGE AVE	WAREHOUSING	RUTLEDGE M BRADFORD PA/MARBO AMERICA	C-3
13-23-29-0000-00-042	ADRENALINE FILM PRODUCTION INC	5224 S ORANGE AVE	OFFICE LOW-RISE	ADRENALINE FILM PRODUCTION	C-3
13-23-29-0000-00-010	ORANGE AVENUE WAREHOUSES LLC	5232 S ORANGE AVE	WAREHOUSING	MULTI-TENANT WAREHOUSES	C-3
13-23-29-4527-00-004	LAKE JESSAMINE ESTATES HOMEOWNERS ASSN INC	5234 S ORANGE AVE	VACANT H.O.A.		C-3
13-23-29-4527-00-002	LAKE JESSAMINE ESTATES HOMEOWNERS ASSN INC	5238 S ORANGE AVE	VACANT H.O.A.		C-3
13-23-29-0000-00-026	ENGLISH GARY M ENGLISH DANA D	5242 S ORANGE AVE	VEHICLE REPAIR	CITY GARAGE / C & S TIRE CENTER	C-3

EXHIBIT "A" - ORANGE AVENUE PROPERTIES

Parcel ID	Owner Name(s)	Property Address	DOR Code Description	Name of Property	Zoning Code(s)
13-23-29-0000-00-029	CAMINO HEALING LLC	5250 S ORANGE AVE	OFFICE PROF SVC BLDG	PINE CASTLE ANIMAL CLINIC	C-3
13-23-29-0000-00-034	SUMMA VIA LLC	5262 S ORANGE AVE	VACANT COMMERCIAL		C-3
13-23-29-0000-00-035	HARRELL SMITH & WARREN CORP	5300 S ORANGE AVE	OFFICE LOW-RISE	BOB HARRELL PROP., INC.	C-3
13-23-29-0000-00-037	TORRES ITALIA	5380 S ORANGE AVE	WAREHOUSING	BOB'S AUTO WORKS	C-3
13-23-29-0000-00-004	WARD KATHLEEN R TR	5398 S ORANGE AVE	SELF STORAGE	WARD WAREHOUSES	C-3
13-23-29-6865-00-021	ALUMI TECH INC	S ORANGE AVE	WAREHOUSING	ALUMITECH OF ORLANDO	C-3

Parcel ID	Owner Name(s)	Property Address	DOR Code Description	Zoning Code(s)
12-23-29-7312-00-184	BRYAN N COLE LIVING TRUST	116 GATLIN AVE	OFFICE ONE STORY	C-1
13-23-29-3689-00-010	GBM ENTERPRISES LLC	120 GATLIN AVE	OFFICE ONE STORY	C-1
12-23-29-7312-00-179	MARTNI HOLDEN LLC	75 GATLIN AVE	RETAIL MULTI-TENANT	C-2
12-23-29-7312-00-173	WARD FRANKLIN N 1/6 INT BAEZ IGNACIO A 1/3 INT JOURD INVESTMENTS LLC 1/2 INT (AS THEIR INTEREST SHALL APPEAR) JOURD INVESTMENTS LLC	300 GATLIN AVE	OFFICE PROF SVC BLDG	PO
12-23-29-7312-00-182	WARD FRANKLIN N 1/6 INT BAEZ IGNACIO A 1/3 INT JOURD INVESTMENTS LLC 1/2 {AS THEIR INTERESTS SHALL APPEAR} WARD FRANKLIN N 1/2 INT BLDG 1 JOURD INVESTMENTS LLC 1/2 INT BLDG 1 BAEZ IGNACIO A IN BLDG 2	300 GATLIN AVE	OFFICE PROF SVC BLDG	PO
12-23-29-7312-00-175	BORGON FRANK A BORGON SANDRA T	400 GATLIN AVE	OFFICE ONE STORY	PO
LAKE GATLIN ROAD PARCELS				
12-23-29-7312-00-186	HSAG Holdings LLC	11 Lake Gatlin Road		C-1
13-23-29-3689-00-020	Baez, Ignacio A	Lake Gatlin Road		C-1

Parcel ID	Owner Name(s)	Property Address	DOR Code Description	Zoning Code(s)
13-23-29-0000-00-038	YIANILOS KATHERINE A TR THOMAS THEODORA Y TR	5406 HANSEL AVE	RETAIL RESTAURANT 1	C-1
13-23-29-0000-00-020	I B GOLF ASSOCIATES	5416 HANSEL AVE	RETAIL MULTI-TENANT	C-1
24-23-29-7332-00-040	REES DAVID L REES MARIA V	5506 HANSEL AVE	VACANT COMMERCIAL	C-1
24-23-29-7332-00-030	ZEITLER MARK T	5520 HANSEL AVE	OFFICE ONE STORY	C-1
24-23-29-6079-00-040	CORTES LUIS MONTERO DIANA	5524 HANSEL AVE UNIT 4	CONDO-PROF. BLDG	C-1
24-23-29-6079-00-050	CORTES LUIS MONTERO DIANA	5526 HANSEL AVE UNIT 5	CONDO-PROF. BLDG	C-1
24-23-29-6079-00-060	CORTES LUIS MONTERO DIANA	5528 HANSEL AVE UNIT 6	CONDO-PROF. BLDG	C-1
24-23-29-6079-00-070	GGH 50 LLC	5530 HANSEL AVE UNIT 7	CONDO-PROF. BLDG	C-1
24-23-29-6079-00-080	GGH 50 LLC	5532 HANSEL AVE UNIT 8	CONDO-PROF. BLDG	C-1
24-23-29-6079-00-090	MANES ERALDO JR MANES MAIDA BELLISSIMO	5534 HANSEL AVE UNIT 9	CONDO-PROF. BLDG	C-1
24-23-29-6079-00-100	DYNAMI ENTERPRISES II LLC	5536 HANSEL AVE UNIT 10	CONDO-PROF. BLDG	C-1
24-23-29-6079-00-110	SANTIAGO ANGEL L	5538 HANSEL AVE UNIT 11	CONDO-PROF. BLDG	C-1
24-23-29-6079-00-030	HATE NITIN M HATE VIDYA N	5540 HANSEL AVE UNIT 3	CONDO-PROF. BLDG	C-1
24-23-29-6079-00-020	HATE NITIN M HATE VIDYA N	5542 HANSEL AVE UNIT 2	CONDO-PROF. BLDG	C-1
24-23-29-6079-00-010	HATE NITIN M HATE VIDYA N	5544 HANSEL AVE UNIT 1	CONDO-PROF. BLDG	C-1
24-23-29-3400-00-012	NEWMAN SUSAN B 1/2 INT CRANE HUSTON R TR 1/4 INT	5639 HANSEL AVE	OFFICE LOW-RISE	C-1
24-23-29-3400-00-017	SAHGAL VIJENDRA K SAHGAL GEETA D	5643 HANSEL AVE	VACANT COMMERCIAL	C-1
24-23-29-3400-00-014	5645 HANSEL AVENUE CORP	5645 HANSEL AVE	FINANCIAL BLDG/BANK	C-1
24-23-29-3404-00-048	7-ELEVEN INC	5650 HANSEL AVE	RETAIL CONV STORE	C-1
24-23-29-8040-02-000	SELECT MEDICAL PROPERTY VENTURES LLC	HANSEL AVE	VACANT COMMERCIAL	C-1

24-23-29-6079-00-001	OAK TREE PLAZA CONDOMINIUM ASSN INC	HANSEL AVE	VAC COM ASOC	C-1
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HOFFNER PARCELS

24-23-29-3404-00-042	Ella Grace Inc.	627 Hoffner Ave		C-1
24-23-29-3404-00-046	DCP Edgewood Isle	637 Hoffner Ave		C-1
24-23-29-3404-00-047	DCP Edgewood Isle	645 Hoffner Ave		C-1
24-23-29-3354-00-060	Newman, James and Susan	809 Hoffner Ave		C-1
24-23-29-3354-00-050	Newman, James and Susan	813 Hoffner Ave		R-3



PROPOSED ECD ZONING
ZONING MAP FOR THE CITY OF EDGEWOOD
 ORANGE COUNTY, FLORIDA
 TOWNSHIP 23 SOUTH, RANGE 28 EAST

PROPOSED ZONING

PROPOSED ZONING	DESCRIPTION
C-1	COMMERCIAL GENERAL
C-2	COMMERCIAL GENERAL
C-3	COMMERCIAL GENERAL
R-1A	SINGLE-FAMILY RESIDENTIAL
R-1AA	SINGLE-FAMILY RESIDENTIAL
R-2	SINGLE-FAMILY RESIDENTIAL
R-3	SINGLE-FAMILY RESIDENTIAL
R-12A	SINGLE-FAMILY RESIDENTIAL
R-12B	SINGLE-FAMILY RESIDENTIAL
R-12C	SINGLE-FAMILY RESIDENTIAL
R-12D	SINGLE-FAMILY RESIDENTIAL
R-12E	SINGLE-FAMILY RESIDENTIAL
R-12F	SINGLE-FAMILY RESIDENTIAL
R-12G	SINGLE-FAMILY RESIDENTIAL
R-12H	SINGLE-FAMILY RESIDENTIAL
R-12I	SINGLE-FAMILY RESIDENTIAL
R-12J	SINGLE-FAMILY RESIDENTIAL
R-12K	SINGLE-FAMILY RESIDENTIAL
R-12L	SINGLE-FAMILY RESIDENTIAL
R-12M	SINGLE-FAMILY RESIDENTIAL
R-12N	SINGLE-FAMILY RESIDENTIAL
R-12O	SINGLE-FAMILY RESIDENTIAL
R-12P	SINGLE-FAMILY RESIDENTIAL
R-12Q	SINGLE-FAMILY RESIDENTIAL
R-12R	SINGLE-FAMILY RESIDENTIAL
R-12S	SINGLE-FAMILY RESIDENTIAL
R-12T	SINGLE-FAMILY RESIDENTIAL
R-12U	SINGLE-FAMILY RESIDENTIAL
R-12V	SINGLE-FAMILY RESIDENTIAL
R-12W	SINGLE-FAMILY RESIDENTIAL
R-12X	SINGLE-FAMILY RESIDENTIAL
R-12Y	SINGLE-FAMILY RESIDENTIAL
R-12Z	SINGLE-FAMILY RESIDENTIAL

- INDICATED CITY LIMIT LINE
- INDICATED ZONING BOUNDARY
- CENTER OF SECTION
- SEWER AND WATER LINE ALIGNMENT ESTABLISHED BY DEWINE COUNTY

This is to certify that this is the Official Zoning Map of the City of Edgewood, Florida showing all zoning changes through Ordinance 2022-018, dated December 16, 2022. On February 18, 2023, by official action of the Edgewood City Council, the following changes were made to the Official Zoning Map: (insert Ordinance List Below) A Seal of the City of Edgewood, Florida.

This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map dated January 4, 2014.

 Mayor

 City Clerk

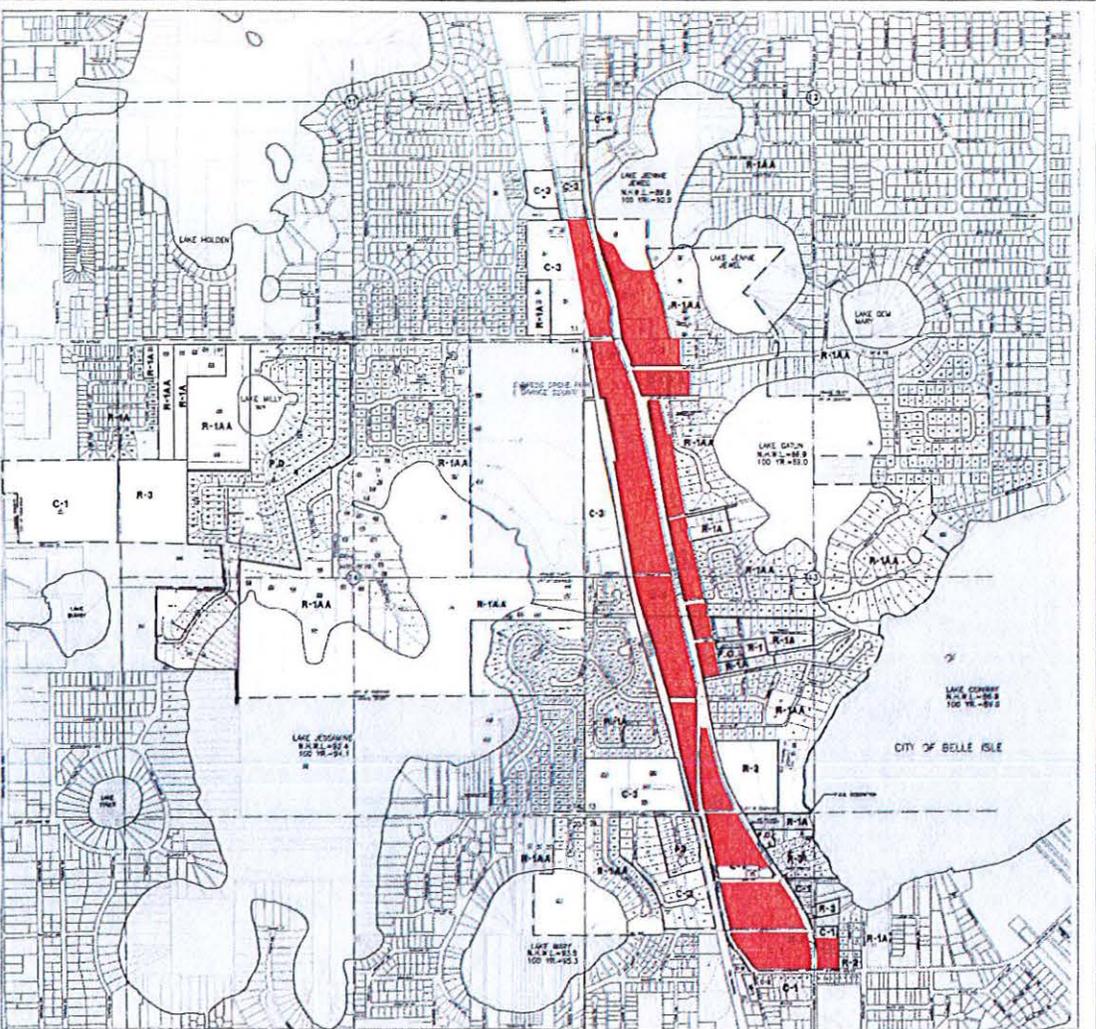


EXHIBIT "B"

RESOLUTION NO. 2018-07

RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF EDGEWOOD FOR THE
ADOPTION OF THE CITY OF EDGEWOOD'S CAFETERIA PLAN

WHEREAS, on this date, the City Council for the City of Edgewood did meet to discuss the implementation of City of Edgewood Flexible Benefits Plan to be effective, October 1, 2018.

WHEREAS, let it be known that the following were duly adopted by the City Council for the City of Edgewood that such resolutions have not been modified or rescinded as of the date hereof;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EDGEWOOD, FLORIDA, as follows:

Section 1. The form of the Cafeteria Plan, as authorized under Section 125 of the Internal Revenue Code of 1986, presented to this meeting is hereby adopted and approved and that the proper officers of the Employer are hereby authorized and directed to execute and deliver to the Plan Administrator one or more copies of the Plan.

Section 2. The Plan Year shall be for a period beginning on October 1, 2018 and ending September 30, 2019.

Section 3. The Employer shall contribute to the Plan amounts sufficient to meet its obligation under the Cafeteria Plan, in accordance with the terms of the Plan Document and shall notify the Plan Administrator to which periods said contributions shall be applied.

Section 4. The proper officers of the Employer shall act as soon as possible to notify employees of the adoption of the Cafeteria Plan by delivering to each Employee a copy of the Summary Plan Description presented to this meeting, which form is hereby approved. The undersigned certifies that true copies of the Plan Document and Summary Plan Description for the City of Edgewood's Flexible Benefits Plan are on file in the Office of the City Clerk and available for review upon request.

Section 5. Conflicts. All resolutions or parts of resolutions in conflict with this Resolution be and the same are hereby repealed.

Section 6. Severability. If any portion of this Resolution is for any reason held or declared to be unconstitutional, inoperative, or void, such holding shall not affect the remaining portions of this Resolution.

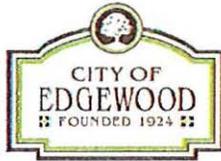
Section 7. Effective Date. This Resolution shall become effective upon passage and adoption.

PASSED AND ADOPTED by the City Council of the City of Edgewood, Florida, this 20th day of November, 2018.

John Dowless, Council President

ATTEST:

Bea Meeks, MMC, CPM
City Clerk



From the desk of the City Clerk....

Bea L. Meeks, MMC, CPM, CBTO

TO: Mayor Bagshaw, Council President Dowless, Council Members Chotas, Pierce, Fortini and Horn

DATE: November 13, 2018

RE: FY 17/18 Final Budget Amendment

The City's accounting firm McDirmit Davis & Company has prepared the final budget amendment for the City. A transfer of revenues in the amount of \$145,000 was made from the General Fund [01] into the Roads & Streets Fund [02]. Most of the transferred funds were due to debris management related to Hurricane Irma. In expenditures, the City Hall budget for the 2017/2018 fiscal year is over \$10,000, and the Police Department's budget shows that it is under budget by \$57,500. Also, the Capital Outlay is over \$47,500. The Capital Outlay line item was requested by our Auditors, Holland & Reilly, to be added to the City's budget. McDirmit Davis prepared the Schedule "A" to Resolution 2018-08 and provided their budget amendment recommendation. Lastly, the budget amendment proposed does not change the original appropriation from fund balance.

RECOMMENDATION: Approve the final budget amendment as recommended by the City's accounting firm McDirmit/Davis.

F.S 166.241

(4) The governing body of each municipality at any time within a fiscal year or within 60 days following the end of the fiscal year may amend a budget for that year as follows:

(a) Appropriations for expenditures within a fund may be decreased or increased by motion recorded in the minutes if the total appropriations of the fund is not changed.

(b) The governing body may establish procedures by which the designated budget officer may authorize budget amendments if the total appropriations of the fund is not changed.

(c) If a budget amendment is required for a purpose not specifically authorized in paragraph (a) or paragraph (b), the budget amendment must be adopted in the same manner as the original budget unless otherwise specified in the municipality's charter.

RESOLUTION NO. 2018-08

A RESOLUTION OF THE CITY OF EDGEWOOD, FLORIDA AMENDING THE CITY'S BUDGET FOR THE 2017-2018 FISCAL YEAR; AUTHORIZING THE MAYOR AND/OR HIS DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THE TERMS AND CONDITIONS OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, at its regular meeting on September 18, 2018, the City Council of the City of Edgewood, Florida adopted Resolution No. 2018-06 approving the annual budget for Fiscal Year 2017/2018; and

WHEREAS, it is appropriate to provide for certain transfers, appropriations and authorizations based upon previous and anticipated expenditures and revenues,

WHEREAS, the City Council has determined that it is necessary to amend the budget to reflect these changes,

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

SECTION 1. BUDGET AMENDMENT: The City Council of the City of Edgewood, Florida amends the Fiscal Year 2017/2018 budget as shown on Schedule "A", which is attached hereto and incorporated by reference herein.

SECTION 2. EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and adoption.

PASSED and ADOPTED by the City Council of the City of Edgewood, Florida on the **20th** day of **November**, 2018.

JOHN DOWLESS, COUNCIL PRESIDENT

ATTEST:

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

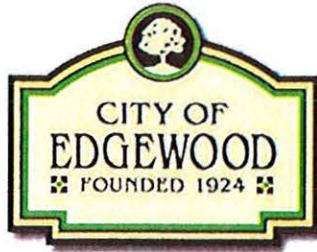
CITY OF EWOOD
 STATEMENT OF REVENUE AND EXPENDITURES
 FOR THE ONE MONTH AND TWELVE MONTHS ENDING SEPTEMBER 30, 2018

	YTD Actual Activity	Total Budget	Budget Variance	Total Amendment	Final budget	Final Var
GENERAL FUND						
REVENUES						
* TOTAL TAX REVENUE	\$ 2,057,539.86	\$ 1,975,777.00	\$ (81,762.86)	\$ 84,000.00	\$ 2,059,777.00	\$ 2,237.14
* TOTAL LICENSES AND PERMITS	235,858.31	218,350.00	(17,508.31)	-	218,350.00	(17,508.31)
* TOTAL GRANT FUNDING	-	-	-	-	-	-
* TOTAL INTER-GOVERNMENTAL REVENUE	572,596.47	494,351.00	(78,245.47)	61,000.00	555,351.00	(17,245.47)
* TOTAL CHARGES FOR SERVICE	393,347.00	372,258.00	(21,089.00)	-	372,258.00	(21,089.00)
* TOTAL FINES	401,335.75	554,977.00	153,641.25	-	554,977.00	153,641.25
* TOTAL MISCELLANEOUS REVENUE	50,729.20	19,043.00	(31,686.20)	-	19,043.00	(31,686.20)
* TOTAL TRANSFERS OUT	(99,750.00)	-	(250.00)	(145,000.00)	(145,000.00)	(45,250.00)
* TOTAL REVENUES	<u>\$ 3,611,656.59</u>	<u>\$ 3,634,756.00</u>	<u>\$ 23,099.41</u>	<u>\$ -</u>	<u>\$ 3,634,756.00</u>	<u>\$ 23,099.41</u>
EXPENDITURES						
* TOTAL CITY HALL	\$ 1,075,373.88	\$ 1,065,436.00	\$ (9,937.88)	\$ 10,000.00	\$ 1,075,436.00	\$ 62.12
* TOTAL POLICE DEPARTMENT	1,771,154.72	1,879,943.00	108,788.28	(57,500.00)	1,822,443.00	51,288.28
* TOTAL CAPITAL OUTLAY	45,423.21	17,500.00	(27,923.21)	47,500.00	65,000.00	19,576.79
* TOTAL FIRE CONTROL	624,554.37	627,239.00	2,684.63	-	627,239.00	2,684.63
* TOTAL PHYSICAL ENVIRONMENT	256,668.27	255,598.00	(1,070.27)	-	255,598.00	(1,070.27)
* TOTAL EXPENDITURES	<u>\$ 3,773,174.45</u>	<u>\$ 3,845,716.00</u>	<u>\$ 72,541.55</u>	<u>\$ -</u>	<u>\$ 3,845,716.00</u>	<u>\$ 72,541.55</u>
* EXCESS RECEIPTS OVER DISBURSEMENTS	<u>\$ (161,517.86)</u>	<u>\$ (210,960.00)</u>	<u>\$ (49,442.14)</u>	<u>\$ -</u>	<u>\$ (210,960.00)</u>	<u>\$ (49,442.14)</u>
Beginning Fund Balance	\$ 2,945,784.00				\$ 2,945,784.00	
Calculated Ending Fund Balance	<u>\$ 2,784,266.14</u>				<u>\$ 2,734,824.00</u>	

CITY OF JEWELWOOD
 STATEMENT OF REVENUE AND EXPENDITURES
 FOR THE ONE MONTH AND TWELVE MONTHS ENDING SEPTEMBER 30, 2018

	YTD Actual Activity	Total Budget	Budget Variance	Total Amendment	Final budget	Final Var
FUND 02						
TOTAL REVENUES	\$ 160,009.84	\$ 116,817.00	\$ (43,192.84)	\$ 32,000.00	\$ 148,817.00	\$ (11,192.84)
TRANS FROM GEN. FUND	100,000.00	-	-	145,000.00	145,000.00	45,000.00
Total Revenues & Transfers in	<u>\$ 260,009.84</u>	<u>\$ 116,817.00</u>	<u>\$ (43,192.84)</u>	<u>\$ 177,000.00</u>	<u>\$ 293,817.00</u>	<u>\$ 33,807.16</u>
* TOTAL ROADS & STREETS EXPENDITURES	<u>\$ 408,027.65</u>	<u>\$ 237,450.00</u>	<u>\$ (170,577.65)</u>	<u>\$ 177,000.00</u>	<u>\$ 414,450.00</u>	<u>\$ 6,422.35</u>
* EXCESS RECEIPTS OVER DISBURSEMENTS	\$ (148,017.81)	\$ (120,633.00)	\$ 127,384.81	\$ -	\$ (120,633.00)	\$ 27,384.81
Beginning Fund Balance	\$ 170,409.00				\$ 170,409.00	
Calculated Ending Fund Balance	<u>\$ 22,391.19</u>				<u>\$ 49,776.00</u>	

SCHEDULE "A"



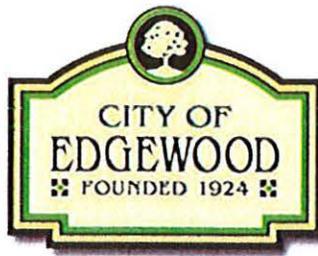
TO: City Council
CC: Bea Meeks, City Clerk
FROM: Sandy Riffle, Deputy City Clerk 
Date: October 19, 2018
SUBJECT: Suncoast Building Materials Commercial Review

The Planning and Zoning Board met on October 8, 2018 to review the commercial plans for Suncoast Building Materials at 101 Mary Jess Road. Suncoast Building Materials was granted a Special Exception on August 16, 2016 for outdoor storage of merchandise, parts of other equipment.

The plans were reviewed by City Planner and by CPH who both recommended approval of the commercial plans on their staff reports. After review, Planning and Zoning also recommended approval but asked for the applicant to clearly illustrate the setbacks on the site plan as this information was not specifically mentioned when Suncoast received the Special Exception.

The motion to recommend approval of the commercial plans was as follows:

Board Member Rader made the motion to recommend approval with the condition that the setbacks for storage area be marked on the site plan before it goes to City Council on November 20th; Second by Board Member Trivedi. The motion was unanimously passed (5/0).

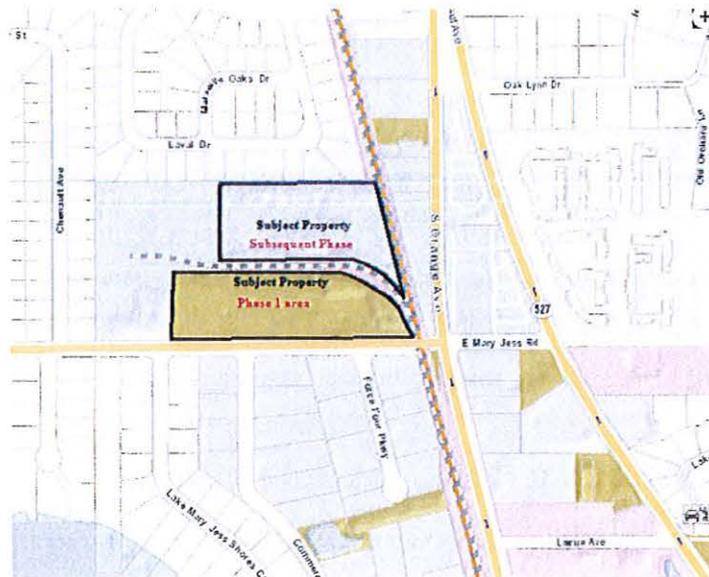


405 Larue Avenue - Edgewood, Florida 32809-3406
(407) 851-2920

To: City Council
XC: Bea Meeks, City Clerk
Sandy Riffle, Deputy City Clerk
David Mahler, PE, City Engineering Consultant
Allen Lane, PE, CPH
Drew Smith, City Attorney
From: Ellen Hardgrove, AICP, City Planning Consultant
Date: October 18, 2018
Re: Suncoast Building Materials Site Plan Approval

This public hearing is for City Council to consider approval of a site plan for the construction of a Suncoast Building Materials warehouse/distribution building located on north side Lake Mary Jess Road, 100 feet west of South Orange Avenue (Exhibit 1). The proposal is for phase one of the operation, i.e., on the portion of the property south of the railroad spur. Per Section 134-138 of the City Code, approval is dependent upon a finding that the site development plan is compatible with the City Code.

Exhibit 1: Subject Property Location



The plan for consideration is date-stamped "Received City of Edgewood September 7, 2018" and also includes a revision to sheet C-5 "Site Geometry Plan" dated October 18, 2018. The noted revised sheet was at the recommendation of the Planning and Zoning Board, which recommended approval of the site plan conditioned on the site plan being revised to identify the outside storage location consistent with the special exception approved by Council on August 16, 2016.

12) In addition to painted, the wall shall be restored to good repair.

13) Limited to one vehicular access curb cut from the public right-of-way.

The submitted plan is compatible with the City Code, meets the conditions of the special exception, and the Planning and Zoning Board's condition of approval. The staff recommendation is for Council to approve the site plan with the revised C-5 sheet.

ESH



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

September 12, 2018

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

**RE: Suncoast Building Materials-Landscape/Site Plan Review per City Staff Comments
CPH project number E7601**

Dear Ms. Repp;

We are in receipt of the revised construction plans and response letter from the engineer, dated September 7, 2018, for the above project.

We have reviewed the submittal and have no objections to the revisions made to the plans. All of the City's previous comments have been addressed.

We have no objections to approving the plans and application. Please be reminded, approval of this application by the City of Edgewood does not grant authority to alter other portions of this property, nor does it waive any permits that may be required by Federal, State, or County agencies which may have jurisdiction.

Sincerely,
CPH, Inc.

A handwritten signature in blue ink, appearing to read 'Allen C. Lane, Jr.', is written over a horizontal yellow line.

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

J:\E7601\Civil\Documents\Letter\101 Mary Jess Road - Sunshine Building Materials plan review 9-12-18.docx

Edgewood Police Department

City Council Report

October 8, 2018 – November 7, 2018

Residential Burglaries	1
Commercial Burglaries	0
Auto Burglaries	0
Theft	5
Assault/Battery	2
Sexual Battery	0
Homicides	0
Robbery	0
Traffic Accident	15
Traffic Citations	166
Red Light Citations	460
Traffic Warnings	224
Felony Arrests	4
Misdemeanor Arrests	3
Warrant Arrests	4
Traffic Arrests	3
DUI Arrests	1

Department Highlights:

- This month Officer Adam Lafan and Sergeant David Ireland participated in training to become Peer Support Officers to help assist other Officers who are in need of mental help.
- This month Detective Tim Cardinal was promoted to Sergeant.
- Sergeant Cardinal and Evidence Custodian Stacey Salemi attended the Florida Law Enforcement Property Recovery Unit conference.
- On October 19th, the Edgewood Police Department participated in the annual Halloween Festival held at Bagshaw Park where we provided candy, hot dogs, and drinks to the children in attendance. Officer Adam Lafan created 25 hand carved pumpkins that were sold for charity.
- On October 27th, Edgewood Police Department stayed open for 4 hours to collect all unused prescription drugs that were dropped off for disposal. We collected 48 lbs of drugs that the DEA picked up for disposal.
- Between Sergeant Cardinal and Officer Nicolle Crock, the department issued 3 warrants for arrest. These warrants were for Felony Grand Theft Auto (2) and for Theft from the elderly and pawning of stolen goods.

If you have any additional questions

Contact Chief John Freeburg

jfreeburg@edgewood-fl.gov

Cell phone: 407-467-2433