

Ray Bagshaw  
Mayor

John Dowless  
Council President

Ben Pierce  
Council Member

**CITY COUNCIL AGENDA**  
**Regular Meeting**  
**City Hall – Council Chamber**  
**405 Larue Avenue, Edgewood, Florida**  
**Tuesday, February 19, 2019**  
**6:30 p.m.**

Lee Chotas  
Council Member

Susan Fortini  
Council Member

Richard Alan Horn  
Council Member

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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.

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**A. CALL TO ORDER**

**B. INVOCATION & PLEDGE OF ALLEGIANCE**

**C. ROLL CALL & DETERMINATION OF QUORUM**

**D. PRESENTATION**

1. Police Chief John Freeburg

**E. CONSENT AGENDA**

1. Review and Approval of Minutes
  - (Pgs. 1-5) January 15, 2019 Minutes

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

**F. ORDINANCES**

None.

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

1. (Pgs. 6-29) **ORDINANCE 2018-13** - AN ORDINANCE BY THE CITY OF EDGEWOOD AMENDING THE CITY OF EDGEWOOD CODE OF ORDINANCES CHAPTER 106 TO MAKE MODIFICATIONS TO BRING THE REGULATIONS INTO AGREEMENT WITH THE MOST CURRENT FEMA-APPROVED, CODE-COMPANION FLOODPLAIN MANAGEMENT ORDINANCE FOR FLORIDA COMMUNITIES; TO ADOPT NEW FLOOD HAZARD MAPS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
  
2. (Pgs. 30-31) **ORDINANCE 2018-16** - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, FLORIDA, ADOPTING THE 2018/2019 FIVE YEAR CAPITAL IMPROVEMENT PROGRAM ANNUAL UPDATE; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**H. UNFINISHED BUSINESS**

1. (Pgs. 32-33) Planning & Zoning Board Appointment/Reappointment – Mayor Bagshaw
  - a. Recommendation/Approval for appointment of Ryan Santurri
  - b. Recommendation/Approval for re-appointment of David Gragg

**I. NEW BUSINESS**

None.

**J. GENERAL INFORMATION (No action required)**

**K. CITIZEN COMMENTS**

**L. BOARDS & COMMITTEES**

1. (Pgs. 34-68) Waterfront, 4201 S. Orange Avenue – Variance Request

**M. STAFF REPORTS**

City Attorney Smith:

Police Chief Freeburg:

- (Pgs. 69-70) Monthly Report

City Clerk Meeks:

**N. MAYOR & COUNCIL REPORTS**

- Mayor Bagshaw

- Council President Dowless
  - a. (Pg. 71-78) Orlando Urban Area FY 2023/24-2039/40 Prioritized Project List *(Draft)*
- Council Member Chotas
- Council Member Fortini
- Council Member Horn
- Council Member Pierce

**O. ADJOURNMENT**

**UPCOMING MEETINGS:**

Monday, March 11, 2019.....Planning & Zoning Meeting (6:30 p.m.)  
 Tuesday, March 19, 2019.....Regular City Council Meeting (6:30 p.m.)

**UPCOMING EVENTS**

Friday, March 15, 2019 .....Edgewood Eats (3<sup>rd</sup> Friday Food Truck)

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 MINUTES**  
**Tuesday, January 15, 2019**

**CALL TO ORDER**

Council President Dowless called the January 15, 2019 City Council meeting to order at 6:30 p.m. Council President Dowless asked for a moment of silence and then led everyone in the Pledge of Allegiance.

City Clerk Meeks announced that all Council members were present however, Mayor Bagshaw was not in attendance.

The following attendance is noted:

**Attendees:**

John Dowless, Council President  
Richard Alan Horn, Council Member  
Ben Pierce, Council Member  
Lee Chotas, Council Member  
Susan Fortini, Council Member

**Absent:**

Ray Bagshaw, Mayor

**Staff:**

Bea Meeks, City Clerk  
John Freeburg, Police Chief  
Shannon Patterson, PD Manager  
Drew Smith, City Attorney

**PRESENTATION**

1. Mayoral Proclamation – “School Choice Week”

City Clerk Meeks announced that there is no one in attendance to receive the Proclamation and that it would be mailed to the person who requested the Proclamation.

**CONSENT AGENDA**

1. Review and Approval of Minutes
  - December 18, 2018 City Council Meeting Minutes

*Council Member Horn moved to approve the minutes as presented; second by Council Member Chotas. Approved (5/0)*

<b>ORDINANCES</b>
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None.

<b>PUBLIC HEARINGS (ORDINANCES – SECOND READINGS &amp; RELATED ACTION)</b>
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1. **ORDINANCE 2018-13** - AN ORDINANCE BY THE CITY OF EDGEWOOD AMENDING THE CITY OF EDGEWOOD CODE OF ORDINANCES CHAPTER 106 TO MAKE MODIFICATIONS TO BRING THE REGULATIONS INTO AGREEMENT WITH THE MOST CURRENT FEMA-APPROVED, CODE-COMPANION FLOODPLAIN MANAGEMENT ORDINANCE FOR FLORIDA COMMUNITIES; TO ADOPT NEW FLOOD HAZARD MAPS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
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City Clerk Meeks explained that the Orlando Sentinel's system went down and they were unable to advertise Ordinances 2018-13 and 2018-16. For this reason, City Clerk Meeks requested Council move the two Ordinances for public reading in the February City Council meeting. *It was the consensus of Council to move both Ordinances to the February 19, 2019 agenda. City Clerk Meeks said the request would be made to publish the Ordinances, as required by Statute.*

<b>UNFINISHED BUSINESS</b>
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None.

<b>NEW BUSINESS</b>
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1. Review & Consideration of Code Enforcement Magistrate and Red Light Hearing Officer

City Attorney Smith explained that Attorney Bill Reischmann has a conflict and can no longer serve as the City's Special Magistrate before code enforcement hearings. He said Attorney Reischmann recommended that Attorney Debra Natcher move from being the City's Red Light Hearing Officer to the Special Magistrate. Additionally, Attorney Reischmann recommended Attorney Kate T. Hollis serve as the Red Light Hearing Officer. City Attorney Smith said he agrees with the recommendation and recommended Council approve.

*Council Member Chotas made the Motion for Attorney Debra Natcher to serve as the City's Special Magistrate; Second by Council Member Horn. Approved (5/0).*

*Council Member Chotas made the Motion for Attorney Kate T. Hollis to serve as the City's Red Light Hearing Officer; Second by Council Member Fortini. Approved (5/0).*

2. Appointment(s) to Planning & Zoning Board

City Clerk Meeks reported that Planning & Zoning Board member Regina Dunay sent an email to staff confirming the end of her 3-year term and said she did not wish to continue serving on the board. City Clerk Meeks said that in addition to Ms. Dunay, Planning & Zoning Board Member Chris Rader’s term was also up on December 31, 2018. City Clerk Meeks said Mayor Bagshaw is recommending the reappointment of Chris Rader to the Board. Additionally, she said the Mayor will be reviewing appointment forms from those wishing to serve on the Planning & Zoning Board. He plans to make a recommendation for the final appointment in the February meeting.

*Council Member Fortini made the Motion to approve Mayor Bagshaw’s recommendation to reappoint Chris Rader to the Planning & Zoning board; Second by Council Member Horn. Approved (5/0).*

3. 2019 Vote Processing Equipment Use Agreement and Elections Services Contract for Municipal Elections

City Clerk Meeks reported that the election Agreement is essentially the same Agreement that Council approves annually. City Clerk Meeks recommended that Council agree to marking “yes” in the boxes on page nine of the agreement.

*Council President Dowless made the Motion to approve the agreement with City Clerk Meeks recommendation; Second by Council Member Fortini. Approved (5).*

**GENERAL INFORMATION**

None.

**CITIZEN COMMENTS**

Ralph Rocheford, HOA President of Camelot by the Lake, spoke regarding Waste Management’s service fees. Mr. Rocheford said he contacted other companies and their fees for the same service was lower.

City Attorney Smith explained the City’s Franchise Fee Agreement with Waste Management.

City Clerk Meeks asked that before Council gives any consideration in the matter, they allow her an opportunity to talk to Ron Prium from Waste Management. City Clerk Meeks asked Mr. Rocheford to provide her with a copy of the Waste Management Agreement and quotes for services from other solid waste companies that he referenced in his comments. Mr. Rocheford agreed to provide her with copies.

**BOARDS & COMMITTEES**

None.

**STAFF REPORTS****Police Chief Freeburg:**

- **Monthly Report**

Chief Freeburg referred to his monthly report and asked if there were any questions; there were none.

**City Attorney Smith:**

No report.

**City Clerk Meeks:**

City Clerk Meeks reported on the following:

- Confirmed that the Mayor is working with Commissioner Uribe and Orange County on getting the “No Trucks” signage on Holden Avenue.
- Reported on concerns regarding trees on Glen Grove Lane. City Clerk Meeks said the Mayor is aware of the concerns and is working jointly with staff, tree arborist and the City Engineer.
- Confirmed renewal registration for the City’s SAM (U.S. Government’s System for Award Management) has been submitted. City Clerk Meeks said this is tied into the City’s DUNS number and the updated registration is necessary to receive federal funding, i.e. police grants and FEMA funds.

**MAYOR & COUNCIL REPORTS****Mayor Bagshaw -**

Absent.

**Council President Dowless --**

Council President Dowless said he would like for Council to revisit the City’s tree Ordinance. He said he wants to make sure that the trees being allowed to be placed in the City will not cause problems twenty-five years from now, like the problems the City has been having.

**Council Member Chotas --**

Council Member Chotas asked about the status of the work on Orange Avenue and Harbour Island Road. Council President Dowless said he is following up on the status of the work.

**Council Member Fortini --**

Council Member Fortini reminded everyone about the upcoming Edgewood Eats event on Friday, January 18, 2019.

**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 Chotas. The City Council meeting adjourned at 7:06 p.m.

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John Dowless  
Council President

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

*Approved on*

ORDINANCE NO. 2018-13

AN ORDINANCE BY THE CITY OF EDGEWOOD AMENDING THE CITY OF EDGEWOOD CODE OF ORDINANCES CHAPTER 106 TO MAKE MODIFICATIONS TO BRING THE REGULATIONS INTO AGREEMENT WITH THE MOST CURRENT FEMA-APPROVED, CODE-COMPANION FLOODPLAIN MANAGEMENT ORDINANCE FOR FLORIDA COMMUNITIES; TO ADOPT NEW FLOOD HAZARD MAPS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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**WHEREAS**, the Legislature of the State of Florida has, in Chapter 166, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

**WHEREAS**, the City of Edgewood participates in the National Flood Insurance Program and the City of Edgewood desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60, necessary for such participation; and

**WHEREAS**, the Federal Emergency Management Agency has revised and reissued the Flood Insurance Study for Orange County, Florida and Incorporated Areas, with an effective date of June 20, 2018; and

**WHEREAS**, the City Council determined that it is in the public interest to amend the Code of Ordinances Chapter 106, to make modifications to bring the regulations into agreement with the most current Model Floodplain Management Ordinance approved by FEMA for Florida communities.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Edgewood that Chapter 106 of the Edgewood Code of Ordinances is amended as set forth in the following amendments, as shown in strikethrough and underline format in Section 2.

**SECTION 1. RECITALS.**

The foregoing whereas clauses are incorporated herein by reference and made a part hereof.

**SECTION 2.** This ordinance amends Chapter 106 of the Code of Ordinances of the City of Edgewood as follows:

**CHAPTER 106. FLOOD DAMAGE PREVENTION AND PROTECTION.**

**ARTICLE 1 ADMINISTRATION**

**DIVISION 1 GENERAL**

**106-1 Title.** These regulations shall be known as the *Floodplain Management Ordinance* of the City of Edgewood, hereinafter referred to as "this ordinance."

**106-2 Scope.** The provisions of this ordinance shall apply to all development that is wholly within

or partially within any flood hazard area, including but not limited to the subdivision of land; filling, grading, and other site improvements and utility installations; construction, alteration, remodeling, enlargement, improvement, replacement, repair, relocation or demolition of buildings, structures, and facilities that are exempt from the *Florida Building Code*; placement, installation, or replacement of manufactured homes and manufactured buildings; installation or replacement of tanks; placement of recreational vehicles; installation of swimming pools; and any other development.

**106-3 Intent.** The purposes of this ordinance and the flood load and flood resistant construction requirements of the *Florida Building Code* are to establish minimum requirements to safeguard the public health, safety, and general welfare and to minimize public and private losses due to flooding through regulation of development in flood hazard areas to:

- (1) Minimize unnecessary disruption of commerce, access and public service during times of flooding;
- (2) Require the use of appropriate construction practices in order to prevent or minimize future flood damage;
- (3) Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development which may increase flood damage or erosion potential;
- (4) Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;
- (5) Minimize damage to public and private facilities and utilities;
- (6) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas;
- (7) Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events; and
- (8) Meet the requirements of the National Flood Insurance Program for community participation as set forth in the Title 44 Code of Federal Regulations, Section 59.22.

**106-4 Coordination with the *Florida Building Code*.** This ordinance is intended to be administered and enforced in conjunction with the *Florida Building Code*. Where cited, ASCE 24 refers to the edition of the standard that is referenced by the *Florida Building Code*.

**106-5 Warning.** The degree of flood protection required by this ordinance and the *Florida Building Code*, as amended by this community, is considered the minimum reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside of mapped special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage. The flood hazard areas and base flood elevations contained in the Flood Insurance Study and shown on Flood Insurance Rate Maps and the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60 may be revised by the Federal Emergency Management Agency, requiring this community to revise these regulations to remain eligible for participation in the National Flood Insurance Program. No guaranty of vested use, existing use, or future use is implied or expressed by compliance with this ordinance.

**106-6 Disclaimer of Liability.** This ordinance shall not create liability on the part of the City of

Edgewood or by any officer or employee thereof for any flood damage that results from reliance on this ordinance or any administrative decision lawfully made thereunder.

**Secs. 106-7—106-20. - Reserved.**

## DIVISION 2 APPLICABILITY

**106-21 General.** Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

**106-22 Areas to which this ordinance applies.** This ordinance shall apply to all flood hazard areas within the City of Edgewood, as established in Section 106-23 of this ordinance.

**106-23 Basis for establishing flood hazard areas.**

(a) The areas of special flood hazard identified by the Federal Emergency Management Agency in the Flood Insurance Study for Orange County, Florida and Incorporated Areas City of Edgewood, dated September 25, 2009, dated June 20, 2018, with the accompanying maps and other supporting data, and any subsequent amendments and revisions thereto, and the accompanying Flood Insurance Rate Maps (FIRM), and all subsequent amendments and revisions to such maps, are adopted by reference and declared to be a part of this ordinance. The Flood Insurance Study and Flood Insurance Rate Map are on file at the City of Edgewood City Hall, 405 Larue Avenue, Edgewood, Florida 32809.

(b) Submission of additional data to establish flood hazard areas. To establish flood hazard areas and base flood elevations, pursuant to Article 1, Division 5 of this ordinance the Floodplain Administrator may require submission of additional data. Where field surveyed topography prepared by a Florida licensed professional surveyor or digital topography accepted by the community indicates that ground elevations:

- (1) Are below the closest applicable base flood elevation, even in areas not delineated as a special flood hazard area on a FIRM, the area shall be considered as flood hazard area and subject to the requirements of this ordinance and, as applicable, the requirements of the *Florida Building Code*.
- (2) Are above the **closest** applicable base flood elevation, the area shall be regulated as special flood hazard area unless the applicant obtains a Letter of Map Change that removes the area from the special flood hazard area.

**106-24 Other laws.** The provisions of this ordinance shall not be deemed to nullify any provisions of local, state or federal law.

**106-25 Abrogation and greater restrictions.** This ordinance supersedes any ordinance in effect for management of development in flood hazard areas. However, it is not intended to repeal or abrogate any existing ordinances including but not limited to land development regulations, zoning ordinances, stormwater management regulations, or the *Florida Building Code*. In the event of a conflict between this ordinance and any other ordinance, the more restrictive shall govern. This ordinance shall not impair any deed restriction, covenant or easement, but any land that is subject to such interests shall also be governed by this ordinance.

**10626 Interpretation.** In the interpretation and application of this ordinance, all provisions shall be:

- (1) Considered as minimum requirements;
- (2) Liberally construed in favor of the governing body; and
- (3) Deemed neither to limit nor repeal any other powers granted under state statutes.

Secs. 106-27—106-50. - Reserved.

### DIVISION 3 DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR

**106-51 Designation.** The Mayor of the City of Edgewood is designated as the Floodplain Administrator. The Floodplain Administrator may delegate performance of certain duties to other employees.

**106-52 General.** The Floodplain Administrator is authorized and directed to administer and enforce the provisions of this ordinance. The Floodplain Administrator shall have the authority to render interpretations of this ordinance consistent with the intent and purpose of this ordinance and may establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall not have the effect of waiving requirements specifically provided in this ordinance without the granting of a variance pursuant to Article I, Division 7 of this ordinance.

**106-53 Applications and permits.** The Floodplain Administrator, in coordination with other pertinent offices of the community, shall:

- (1) Review applications and plans to determine whether proposed new development will be located in flood hazard areas;
- (2) Review applications for modification of any existing development in flood hazard areas for compliance with the requirements of this ordinance;
- (3) Interpret flood hazard area boundaries where such interpretation is necessary to determine the exact location of boundaries; a person contesting the determination shall have the opportunity to appeal the interpretation;
- (4) Provide available flood elevation and flood hazard information;
- (5) Determine whether additional flood hazard data shall be obtained from other sources or shall be developed by an applicant;
- (6) Review applications to determine whether proposed development will be reasonably safe from flooding;
- (7) Issue floodplain development permits or approvals for development other than buildings and structures that are subject to the *Florida Building Code*, including buildings, structures and facilities exempt from the *Florida Building Code*, when compliance with this ordinance is demonstrated, or disapprove the same in the event of noncompliance; and
- (8) Coordinate with and provide comments to the Building Official to assure that applications, plan reviews, and inspections for buildings and structures in flood hazard areas comply with the applicable provisions of this ordinance.

**106-54 Substantial improvement and substantial damage determinations Determinations for existing buildings and structures.** For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair,

change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Building Official, shall:

- (1) Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;
- (2) Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure;
- (3) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; and
- (4) Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the *Florida Building Code* and this ordinance is required.

**106-55 Modifications of the strict application of the requirements of the *Florida Building Code*.** The Floodplain Administrator shall review requests submitted to the Building Official that seek approval to modify the strict application of the flood load and flood resistant construction requirements of the *Florida Building Code* to determine whether such requests require the granting of a variance pursuant to Article I, Division 7 of this ordinance.

**106-56 Notices and orders.** The Floodplain Administrator shall coordinate with appropriate local agencies for the issuance of all necessary notices or orders to ensure compliance with this ordinance.

**106-57 Inspections.** The Floodplain Administrator shall make the required inspections as specified in Article I, Division 6 of this ordinance for development that is not subject to the *Florida Building Code*, including buildings, structures and facilities exempt from the *Florida Building Code*. The Floodplain Administrator shall inspect flood hazard areas to determine if development is undertaken without issuance of a permit.

**106-58 Other duties of the Floodplain Administrator.** The Floodplain Administrator shall have other duties, including but not limited to:

- (1) Establish, in coordination with the Building Official, procedures for administering and documenting determinations of substantial improvement and substantial damage made pursuant to Section 106-54 of this ordinance;
- (2) Require that applicants proposing alteration of a watercourse notify adjacent communities and the Florida Division of Emergency Management, State Floodplain Management Office, and submit copies of such notifications to the Federal Emergency Management Agency (FEMA);
- (3) Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the Flood Insurance Rate Maps if the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within 6 months of such data becoming available;

- (4) Review required design certifications and documentation of elevations specified by this ordinance and the *Florida Building Code* and this ordinance to determine that such certifications and documentations are complete; and
- (5) Notify the Federal Emergency Management Agency when the corporate boundaries of the City of Edgewood are modified.

**106-59 Floodplain management records.** Regardless of any limitation on the period required for retention of public records, the Floodplain Administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of this ordinance and the flood resistant construction requirements of the *Florida Building Code*, including Flood Insurance Rate Maps; Letters of Map Change; records of issuance of permits and denial of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required design certifications and documentation of elevations specified by the *Florida Building Code* and this ordinance; notifications to adjacent communities, FEMA, and the state related to alterations of watercourses; assurances that the flood carrying capacity of altered watercourses will be maintained; documentation related to appeals and variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to this ordinance and the flood resistant construction requirements of the *Florida Building Code*. These records shall be available for public inspection at City of Edgewood City Hall, 405 Larue Avenue, Edgewood, Florida 32809

**Secs. 106-60—106-80. - Reserved.**

#### DIVISION 4 PERMITS

**106-81 Permits required.** Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this ordinance, including buildings, structures and facilities exempt from the *Florida Building Code*, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this ordinance and all other applicable codes and regulations has been satisfied.

**106-82 Floodplain development permits or approvals.**

(a) Floodplain development permits or approvals shall be issued pursuant to this ordinance for any development activities not subject to the requirements of the *Florida Building Code*, including buildings, structures and facilities exempt from the *Florida Building Code*. Depending on the nature and extent of proposed development that includes a building or structure, the Floodplain Administrator may determine that a floodplain development permit or approval is required in addition to a building permit.

(b) *Buildings, structures and facilities exempt from the Florida Building Code.* Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Sections 59 and 60), floodplain development permits or approvals shall be required for the following buildings, structures and facilities that are exempt from the *Florida Building Code* and any further exemptions provided by law, which are subject to the requirements of this ordinance:

- (1) Railroads and ancillary facilities associated with the railroad.
- (2) Nonresidential farm buildings on farms, as provided in section 604.50, F.S.

- (3) Temporary buildings or sheds used exclusively for construction purposes.
- (4) Mobile or modular structures used as temporary offices.
- (5) Those structures or facilities of electric utilities, as defined in section 366.02, F.S., which are directly involved in the generation, transmission, or distribution of electricity.
- (6) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features.
- (7) Family mausoleums not exceeding 250 square feet in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.
- (8) Temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.
- (9) Structures identified in section 553.73(10)(k), F.S., are not exempt from the *Florida Building Code* if such structures are located in flood hazard areas established on Flood Insurance Rate Maps

**106-83 Application for a permit or approval.** To obtain a floodplain development permit or approval the applicant shall first file an application in writing on a form furnished by the community. The information provided shall:

- (1) Identify and describe the development to be covered by the permit or approval.
- (2) Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.
- (3) Indicate the use and occupancy for which the proposed development is intended.
- (4) Be accompanied by a site plan or construction documents as specified in Article I, Division 5 of this ordinance.
- (5) State the valuation of the proposed work.
- (6) Be signed by the applicant or the applicant's authorized agent.
- (7) Give such other data and information as required by the Floodplain Administrator.

**106-84 Validity of permit or approval.** The issuance of a floodplain development permit or approval pursuant to this ordinance shall not be construed to be a permit for, or approval of, any violation of this ordinance, the *Florida Building Codes*, or any other ordinance of this community. The issuance of permits based on submitted applications, construction documents, and information shall not prevent the Floodplain Administrator from requiring the correction of errors and omissions.

**106-85 Expiration.** A floodplain development permit or approval shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the work commences. Extensions for periods of not more than 180 days each shall be requested in writing and justifiable cause shall be demonstrated.

**106-86 Suspension or revocation.** The Floodplain Administrator is authorized to suspend or revoke a floodplain development permit or approval if the permit was issued in error, on the basis of incorrect, inaccurate or incomplete information, or in violation of this ordinance or any other ordinance, regulation or requirement of this community.

**106-87 Other permits required.** Floodplain development permits and building permits shall include a condition that all other applicable state or federal permits be obtained before commencement of the permitted development, including but not limited to the following:

- (1) The St. Johns River Water Management District; section 373.036, F.S.
- (2) Florida Department of Health for onsite sewage treatment and disposal systems; section 381.0065, F.S. and Chapter 64E-6, F.A.C.
- (3) Florida Department of Environmental Protection for activities subject to the Joint Coastal Permit; section 161.055, F.S.
- (4) Florida Department of Environmental Protection for activities that affect wetlands and alter surface water flows, in conjunction with the U.S. Army Corps of Engineers; Section 404 of the Clean Water Act.
- (5) Federal permits and approvals.

**Secs. 106-88—106-110. - Reserved.**

#### **DIVISION 5 SITE PLANS AND CONSTRUCTION DOCUMENTS**

**106-111 Information for development in flood hazard areas.** The site plan or construction documents for any development subject to the requirements of this ordinance shall be drawn to scale and shall include, as applicable to the proposed development:

- (1) Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development.
- (2) Where ~~flood hazard areas~~, base flood elevations, or floodway data are not included on the FIRM or in the Flood Insurance Study, they shall be established in accordance with Section 106-112(2) or (3) of this ordinance.
- (3) Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than 5 acres and the base flood elevations are not included on the FIRM or in the Flood Insurance Study, such elevations shall be established in accordance with Section 106-112(1) ~~or (2)~~ of this ordinance.
- (4) Location of the proposed activity and proposed structures, and locations of existing buildings and structures.
- (5) Location, extent, amount, and proposed final grades of any filling, grading, or excavation.
- (6) Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose.
- (7) Existing and proposed alignment of any proposed alteration of a watercourse.

The Floodplain Administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by this ordinance but that are not required to be prepared by a registered design professional if it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance with this ordinance.

**106-112 Information in flood hazard areas without base flood elevations (approximate Zone A).** Where flood hazard areas are delineated on the FIRM and base flood elevation data have not been provided, the Floodplain Administrator shall:

- (1) Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices.
- (2) Obtain, review, and provide to applicants base flood elevation and floodway data available from a federal or state agency or other source or require the applicant to obtain and use base flood elevation and floodway data available from a federal or state agency or other source; or.
- (3) Where base flood elevation and floodway data are not available from another source, where the available data are deemed by the Floodplain Administrator to not reasonably reflect flooding conditions, or where the available data are known to be scientifically or technically incorrect or otherwise inadequate:
  - (a) Require the applicant to include develop base flood elevation data prepared in accordance with currently accepted engineering practices; or
  - (b) Specify that the base flood elevation is two (2) feet above the highest adjacent grade at the location of the development, provided there is no evidence indicating flood depths have been or may be greater than two (2) feet.
- (4) Where the base flood elevation data are to be used to support a Letter of Map Change from FEMA, advise the applicant that the analyses shall be prepared by a Florida licensed engineer in a format required by FEMA, and that it shall be the responsibility of the applicant to satisfy the submittal requirements and pay the processing fees.

**106-113 Additional analyses and certifications.** As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses signed and sealed by a Florida licensed engineer for submission with the site plan and construction documents:

- (1) For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in Section 106-114 of this ordinance and shall submit the Conditional Letter of Map Revision, if issued by FEMA, with the site plan and construction documents.
- (2) For development activities proposed to be located in a riverine flood hazard area for which base flood elevations are included in the Flood Insurance Study or on the FIRM and floodways have not been designated, hydrologic and hydraulic analyses that a floodway encroachment analysis which demonstrates that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood

hazard area encroachments, will not increase the base flood elevation more than one (1) foot at any point within the community. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.

- (3) For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained in a manner which preserves the channel's flood-carrying capacity; the applicant shall submit the analysis to FEMA as specified in Section 106-114 of this ordinance.

**106-114 Submission of additional data.** When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a Letter of Map Change from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a Florida licensed engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant.

**Secs. 106-115—106-130. - Reserved.**

## DIVISION 6 INSPECTIONS

**106-131** Development for which a floodplain development permit or approval is required shall be subject to inspection.

**(1) *Development other than buildings and structures.*** The Floodplain Administrator shall inspect all development to determine compliance with the requirements of this ordinance and the conditions of issued floodplain development permits or approvals.

**(2) *Buildings, structures and facilities exempt from the Florida Building Code.*** The Floodplain Administrator shall inspect buildings, structures and facilities exempt from the *Florida Building Code* to determine compliance with the requirements of this ordinance and the conditions of issued floodplain development permits or approvals.

**a. *Buildings, structures and facilities exempt from the Florida Building Code, lowest floor inspection.*** Upon placement of the lowest floor, including basement, and prior to further vertical construction, the owner of a building, structure or facility exempt from the *Florida Building Code*, or the owner's authorized agent, shall submit to the Floodplain Administrator:

(1) If a design flood elevation was used to determine the required elevation of the lowest floor, the certification of elevation of the lowest floor prepared and sealed by a Florida licensed professional surveyor; or

(2) If the elevation used to determine the required elevation of the lowest floor was determined in accordance with Section 106-112(3)(b)-(2)~~b~~. of this ordinance, the documentation of height of the lowest floor above highest adjacent grade, prepared by the owner or the owner's authorized agent.

**b. *Buildings, structures and facilities exempt from the Florida Building Code, final inspection.*** As part of the final inspection, the owner or owner's authorized agent shall submit to the

Floodplain Administrator a final certification of elevation of the lowest floor or final documentation of the height of the lowest floor above the highest adjacent grade; such certifications and documentations shall be prepared as specified in Section 106-131(2)(a) of this ordinance.

**(3) Manufactured homes.** The Building Official shall inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of this ordinance and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor shall be submitted to the Building Official.

**Secs. 106-132—106-150. - Reserved.**

## DIVISION 7 VARIANCES AND APPEALS

**106-151 General.** The Planning and Zoning Commission shall hear and decide on requests for appeals and requests for variances from the strict application of this ordinance. Pursuant to section 553.73(5), F.S., the Planning and Zoning Commission shall hear and decide on requests for appeals and requests for variances from the strict application of the flood resistant construction requirements of the *Florida Building Code*.

**106-152 Appeals.** The Planning and Zoning Commission shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the administration and enforcement of this ordinance. Any person aggrieved by the decision of the Planning and Zoning Commission may appeal such decision to the Circuit Court, as provided by Florida Statutes.

**106-153 Limitations on authority to grant variances.**

(a) The Planning and Zoning Commission shall base its decisions on variances on technical justifications submitted by applicants, the considerations for issuance in Section 106-156 of this ordinance, the conditions of issuance set forth in Section 106-157 of this ordinance, and the comments and recommendations of the Floodplain Administrator and the Building Official. The Planning and Zoning Commission has the right to attach such conditions as it deems necessary to further the purposes and objectives of this ordinance.

(b) *Restrictions in floodways.* A variance shall not be issued for any proposed development in a floodway if any increase in base flood elevations would result, as evidenced by the applicable analyses and certifications required in Section 106-113 of this ordinance.

**106-154 Historic buildings.** A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the *Florida Building Code, Existing Building*, Chapter 11 Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the *Florida Building Code*.

**106-155 Functionally dependent uses.** A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use, as defined in this ordinance, provided the variance meets the requirements of Section 106-

153(b), is the minimum necessary considering the flood hazard, and all due consideration has been given to use of methods and materials that minimize flood damage during occurrence of the base flood.

**106-156 Considerations for issuance of variances.** In reviewing requests for variances, the Planning and Zoning Commission shall consider all technical evaluations, all relevant factors, all other applicable provisions of the *Florida Building Code*, this ordinance, and the following:

- (1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage;
- (2) The danger to life and property due to flooding or erosion damage;
- (3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;
- (4) The importance of the services provided by the proposed development to the community;
- (5) The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;
- (6) The compatibility of the proposed development with existing and anticipated development;
- (7) The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;
- (8) The safety of access to the property in times of flooding for ordinary and emergency vehicles;
- (9) The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
- (10) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

**106-157 Conditions for issuance of variances.** Variances shall be issued only upon:

- (1) Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site limit compliance with any provision of this ordinance or the required elevation standards;
- (2) Determination by the Planning and Zoning Commission that:
  - (a) Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;
  - (b) The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and
  - (c) The variance is the minimum necessary, considering the flood hazard, to afford relief;
- (3) Receipt of a signed statement by the applicant that the variance, if granted, shall be

recorded in the Office of the Clerk of the Court in such a manner that it appears in the chain of title of the affected parcel of land; and

- (4) If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice from the Floodplain Administrator to the applicant for the variance, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as \$25 for \$100 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

**Secs. 106-158—106-180. - Reserved.**

## SECTION 108 VIOLATIONS

**106-181 Violations.** Any development that is not within the scope of the *Florida Building Code* but that is regulated by this ordinance that is performed without an issued permit, that is in conflict with an issued permit, or that does not fully comply with this ordinance, shall be deemed a violation of this ordinance. A building or structure without the documentation of elevation of the lowest floor, other required design certifications, or other evidence of compliance required by this ordinance or the *Florida Building Code* is presumed to be a violation until such time as that documentation is provided.

**106-182 Authority.** For development that is not within the scope of the *Florida Building Code* but that is regulated by this ordinance and that is determined to be a violation, the Floodplain Administrator is authorized to serve notices of violation or stop work orders to owners of the property involved, to the owner's agent, or to the person or persons performing the work.

**106-183 Unlawful continuance.** Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by law.

**Secs. 106-184—106-200. - Reserved.**

## ARTICLE 2 DEFINITIONS

### DIVISION 1 GENERAL

**106-201 Scope.** Unless otherwise expressly stated, the following words and terms shall, for the purposes of this ordinance, have the meanings shown in this section.

**106-202 Terms defined in the *Florida Building Code*.** Where terms are not defined in this ordinance and are defined in the *Florida Building Code*, such terms shall have the meanings ascribed to them in that code.

**106-203 Terms not defined.** Where terms are not defined in this ordinance or the *Florida Building Code*, such terms shall have ordinarily accepted meanings such as the context implies.

## DIVISION 2 DEFINITIONS

### 106-221 Terms defined.

**Alteration of a watercourse.** A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

**Appeal.** A request for a review of the Floodplain Administrator's interpretation of any provision of this ordinance ~~or a request for a variance.~~

**ASCE 24.** A standard titled *Flood Resistant Design and Construction* that is referenced by the *Florida Building Code*. ASCE 24 is developed and published by the American Society of Civil Engineers, Reston, VA.

**Base flood.** A flood having a 1-percent chance of being equaled or exceeded in any given year. [Also defined in FBC, B, Section 1612.2.] The base flood is commonly referred to as the "100-year flood" or the "1-percent-annual chance flood."

**Base flood elevation.** The elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the Flood Insurance Rate Map (FIRM). [Also defined in FBC, B, Section 1612.2.]

**Basement.** The portion of a building having its floor subgrade (below ground level) on all sides. [Also defined in FBC, B, Section 1612.2.]

**Design flood.** The flood associated with the greater of the following two areas: [Also defined in FBC, B, Section 1612.2.]

- (1) Area with a floodplain subject to a 1-percent or greater chance of flooding in any year; or
- (2) Area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

**Design flood elevation.** The elevation of the "design flood," including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as Zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where the depth number is not specified on the map, the depth number shall be taken as being equal to 2 feet. [Also defined in FBC, B, Section 1612.2.]

**Development.** Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling operations or any other land disturbing activities.

**Encroachment.** The placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine

flood hazard areas.

**Existing building and existing structure.** Any buildings and structures for which the “start of construction” commenced before **January 16, 1988**. [Also defined in FBC, B, Section 1612.2.]

**Existing manufactured home park or subdivision.** A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before January 16, 1988.

**Expansion to an existing manufactured home park or subdivision.** The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

**Federal Emergency Management Agency (FEMA).** The federal agency that, in addition to carrying out other functions, administers the National Flood Insurance Program.

**Flood or flooding.** A general and temporary condition of partial or complete inundation of normally dry land from: [Also defined in FBC, B, Section 1612.2.]

- (1) The overflow of inland or tidal waters.
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.

**Flood damage-resistant materials.** Any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair. [Also defined in FBC, B, Section 1612.2.]

**Flood hazard area.** The greater of the following two areas: [Also defined in FBC, B, Section 1612.2.]

- (1) The area within a floodplain subject to a 1-percent or greater chance of flooding in any year.
- (2) The area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

**Flood Insurance Rate Map (FIRM).** The official map of the community on which the Federal Emergency Management Agency has delineated both special flood hazard areas and the risk premium zones applicable to the community. [Also defined in FBC, B, Section 1612.2.]

**Flood Insurance Study (FIS).** The official report provided by the Federal Emergency Management Agency that contains the Flood Insurance Rate Map, the Flood Boundary and Floodway Map (if applicable), the water surface elevations of the base flood, and supporting technical data. [Also defined in FBC, B, Section 1612.2.]

**Floodplain Administrator.** The office or position designated and charged with the administration and enforcement of this ordinance (may be referred to as the Floodplain Manager).

**Floodplain development permit or approval.** An official document or certificate issued by the

community, or other evidence of approval or concurrence, which authorizes performance of specific development activities that are located in flood hazard areas and that are determined to be compliant with this ordinance.

**Floodway.** The channel of a river or other riverine watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. [Also defined in FBC, B, Section 1612.2.]

**Floodway encroachment analysis.** An engineering analysis of the impact that a proposed encroachment into a floodway is expected to have on the floodway boundaries and base flood elevations; the evaluation shall be prepared by a qualified Florida licensed engineer using standard engineering methods and models.

**Florida Building Code.** The family of codes adopted by the Florida Building Commission, including: *Florida Building Code, Building*; *Florida Building Code, Residential*; *Florida Building Code, Existing Building*; *Florida Building Code, Mechanical*; *Florida Building Code, Plumbing*; *Florida Building Code, Fuel Gas*.

**Functionally dependent use.** A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities; the term does not include long-term storage or related manufacturing facilities.

**Highest adjacent grade.** The highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure.

**Historic structure.** Any structure that is determined eligible for the exception to the flood hazard area requirements of the *Florida Building Code, Existing Building*, Chapter 41~~12~~ Historic Buildings.

**Letter of Map Change (LOMC).** An official determination issued by FEMA that amends or revises an effective Flood Insurance Rate Map or Flood Insurance Study. Letters of Map Change include:

Letter of Map Amendment (LOMA): An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.

Letter of Map Revision (LOMR): A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.

Letter of Map Revision Based on Fill (LOMR-F): A determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.

Conditional Letter of Map Revision (CLOMR): A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective Flood Insurance Rate Map or Flood

Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by FEMA to revise the effective FIRM.

**Light-duty truck.** As defined in 40 C.F.R. 86.082-2, any motor vehicle rated at 8,500 pounds Gross Vehicular Weight Rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less, which is:

- (1) Designed primarily for purposes of transportation of property or is a derivation of such a vehicle, or
- (2) Designed primarily for transportation of persons and has a capacity of more than 12 persons; or
- (3) Available with special features enabling off-street or off-highway operation and use.

**Lowest floor.** The lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the Florida Building Code or ASCE 24. [Also defined in FBC, B, Section 1612.2.]

**Manufactured home.** A structure, transportable in one or more sections, which is eight (8) feet or more in width and greater than four hundred (400) square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle" or "park trailer." [Also defined in 15C-1.0101, F.A.C.]

**Manufactured home park or subdivision.** A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

**Market value.** The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this ordinance, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by a qualified independent appraiser, Actual Cash Value (replacement cost depreciated for age and quality of construction), or tax assessment value adjusted to approximate market value by a factor provided by the Property Appraiser.

**New construction.** For the purposes of administration of this ordinance and the flood resistant construction requirements of the *Florida Building Code*, structures for which the "start of construction" commenced on or after January 16, 1988 and includes any subsequent improvements to such structures.

**New manufactured home park or subdivision.** A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after January 16, 1988}.

**Park trailer.** A transportable unit which has a body width not exceeding fourteen (14) feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. [Defined in section 320.01, F.S. 45C-1.0101 F.A.C.]

**Recreational vehicle.** A vehicle, including a park trailer, which is: [~~Defined in~~ See section 320.01(b), F.S.)

- (1) Built on a single chassis;
- (2) Four hundred (400) square feet or less when measured at the largest horizontal projection;
- (3) Designed to be self-propelled or permanently towable by a light-duty truck; and
- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**Special flood hazard area.** An area in the floodplain subject to a 1 percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as Zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V. [Also defined in FBC, B Section 1612.2.]

**Start of construction.** The date of issuance of permits for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns.

Permanent construction does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Also defined in FBC, B Section 1612.2.]

**Substantial damage.** Damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred. [Also defined in FBC, B Section 1612.2.]

**Substantial improvement.** Any repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either: [Also defined in FBC, B, Section 1612.2.]

- (1) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
- (2) Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure. [See *Instructions and Notes*]

**Variance.** A grant of relief from the requirements of this ordinance, or the flood resistant construction requirements of the *Florida Building Code*, which permits construction in a manner that would not otherwise be permitted by this ordinance or the *Florida Building Code*.

**Watercourse.** A river, creek, stream, channel or other topographic feature in, on, through, or over which water flows at least periodically.

Secs. 106-222—106-240. - Reserved.

## ARTICLE 3 FLOOD RESISTANT DEVELOPMENT

### DIVISION 1 BUILDINGS AND STRUCTURES

**106-241 Design and construction of buildings, structures and facilities exempt from the *Florida Building Code*.** Pursuant to Section 106-82(b) of this ordinance, buildings, structures, and facilities that are exempt from the *Florida Building Code*, including substantial improvement or repair of substantial damage of such buildings, structures and facilities, shall be designed and constructed in accordance with the flood load and flood resistant construction requirements of ASCE 24. Structures exempt from the *Florida Building Code* that are not walled and roofed buildings shall comply with the requirements of ~~Section 307~~ Article III, Division 7 of this ordinance.

Secs. 106-242—106-260. - Reserved.

### DIVISION 2 SUBDIVISIONS

**106-261 Minimum requirements.** Subdivision proposals, including proposals for manufactured home parks and subdivisions, shall be reviewed to determine that:

- (1) Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;
- (2) All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and
- (3) Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

**106-262 Subdivision plats.** Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:

- (1) Delineation of flood hazard areas, floodway boundaries and flood zones, and design flood elevations, as appropriate, shall be shown on preliminary plats and final plats;
- (2) Where the subdivision has more than 50 lots or is larger than 5 acres and base flood elevations are not included on the FIRM, the base flood elevations determined in accordance with Section 106-112(1) ~~or (2)~~ of this ordinance; and
- (3) Compliance with the site improvement and utilities requirements of Article 3, Division 3 of this ordinance.

Secs. 106-263—106-290. - Reserved.

### DIVISION 3 SITE IMPROVEMENTS, UTILITIES AND LIMITATIONS

**106-291 Minimum requirements.** All proposed new development shall be reviewed to determine that:

- (1) Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;
- (2) All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and
- (3) Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

**106-292 Sanitary sewage facilities.** All new and replacement sanitary sewage facilities, private sewage treatment plants (including all pumping stations and collector systems), and on-site waste disposal systems shall be designed in accordance with the standards for onsite sewage treatment and disposal systems in Chapter 64E-6, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into flood waters, and impairment of the facilities and systems.

**106-293 Water supply facilities.** All new and replacement water supply facilities shall be designed in accordance with the water well construction standards in Chapter 62-532.500, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the systems.

**106-294 Limitations on sites in regulatory floodways.** No development, including but not limited to site improvements, and land disturbing activity involving fill or regrading, shall be authorized in the regulatory floodway unless the floodway encroachment analysis required in Section 106-113(1) of this ordinance demonstrates that the proposed development or land disturbing activity will not result in any increase in the base flood elevation.

**106-295 Limitations on placement of fill.** Subject to the limitations of this ordinance, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, if intended to support buildings and structures (Zone A only), fill shall comply with the requirements of the *Florida Building Code*.

**Secs. 106-296—106-310. - Reserved.**

#### **DIVISION 4 MANUFACTURED HOMES**

**106-311 General.** All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to section 320.8249, F.S., and shall comply with the requirements of Chapter 15C-1, F.A.C. and the requirements of this ordinance. If located seaward of the coastal construction control line, all manufactured homes shall comply with the more restrictive of the applicable requirements.

**106-312 Foundations.** All new manufactured homes and replacement manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that are designed in accordance with the foundation requirements of the *Florida Building Code Residential* Section R322.2 and this ordinance. Foundations for manufactured homes subject to Section 106-314(2) of this ordinance are permitted to be reinforced piers or other foundation elements of at least equivalent strength.

**106-313 Anchoring.** All new manufactured homes and replacement manufactured homes shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring include, but are not limited to, use of over-the-top or frame ties to ground anchors. This anchoring requirement is in addition to applicable state and local anchoring requirements for wind resistance.

**106-314 Elevation.** Manufactured homes that are placed, replaced, or substantially improved shall comply with Section 106-314(1) or (2) or of this ordinance, as applicable.

(1) *General elevation requirement.* Unless subject to the requirements of subsection (2) of this section, all manufactured homes that are placed, replaced, or substantially improved on sites located: (a) outside of a manufactured home park or subdivision; (b) in a new manufactured home park or subdivision; (c) in an expansion to an existing manufactured home park or subdivision; or (d) in an existing manufactured home park or subdivision upon which a manufactured home has incurred "substantial damage" as the result of a flood, shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the *Florida Building Code, Residential Section R322.2 (Zone A)*.

(2) *Elevation requirement for certain existing manufactured home parks and subdivisions.* Manufactured homes that are not subject to subsection (1) of this section, including manufactured homes that are placed, replaced, or substantially improved on sites located in an existing manufactured home park or subdivision, unless on a site where substantial damage as result of flooding has occurred, shall be elevated such that either the:

- a. Bottom of the frame of the manufactured home is at or above the elevation required in the *Florida Building Code, Residential Section R322.2 (Zone A)*; or
- b. Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 36 inches in height above grade.

**106-315 Enclosures.** Fully enclosed areas below elevated manufactured homes shall comply with the requirements of the *Florida Building Code, Residential Section R322.2* for such enclosed areas.

**106-316 Utility equipment.** Utility equipment that serves manufactured homes, including electric, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, shall comply with the requirements of the *Florida Building Code, Residential Section R322*.

**Secs. 106-317—106-330. - Reserved.**

## DIVISION 5 RECREATIONAL VEHICLES AND PARK TRAILERS

**106-331 Temporary placement.** Recreational vehicles and park trailers placed temporarily in flood hazard areas shall:

- (1) Be on the site for fewer than 180 consecutive days; or
- (2) Be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks and porches.

**106-332 Permanent placement.** Recreational vehicles and park trailers that do not meet the limitations in Section 106-331 of this ordinance for temporary placement shall meet the requirements of Article III, Division 4 of this ordinance for manufactured homes.

**Secs. 106-333—106-350. - Reserved.**

#### **DIVISION 6 TANKS**

**106-351 Underground tanks.** Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty.

**106-352 Above-ground tanks, not elevated.** Above-ground tanks that do not meet the elevation requirements of Section 106-353 of this ordinance shall be permitted in flood hazard areas provided the tanks are anchored or otherwise designed and constructed to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty and the effects of flood-borne debris.

**106-353 Above-ground tanks, elevated.** Above-ground tanks in flood hazard areas shall be attached to and elevated to or above the design flood elevation on a supporting structure that is designed to prevent flotation, collapse or lateral movement during conditions of the design flood. Tank-supporting structures shall meet the foundation requirements of the applicable flood hazard area.

**106-354 Tank inlets and vents.** Tank inlets, fill openings, outlets and vents shall be:

- (1) At or above the design flood elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the design flood; and
- (2) Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the design flood.

**Secs. 106-355—106-370. - Reserved.**

#### **DIVISION 7 OTHER DEVELOPMENT**

**106-371 General requirements for other development.** All development, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in this ordinance or the *Florida Building Code*, shall:

- (1) Be located and constructed to minimize flood damage;
- (2) Meet the limitations of Section 106-294 of this ordinance if located in a regulated floodway;
- (3) Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;
- (4) Be constructed of flood damage-resistant materials; and
- (5) Have mechanical, plumbing, and electrical systems above the design flood elevation or

meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.

**106-372 Fences in regulated floodways.** Fences in regulated floodways that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, shall meet the limitations of Section 106-294 of this ordinance.

**106-373 Retaining walls, sidewalks and driveways in regulated floodways.** Retaining walls and sidewalks and driveways that involve the placement of fill in regulated floodways shall meet the limitations of Section 106-294 of this ordinance.

**106-374 Roads and watercourse crossings in regulated floodways.** Roads and watercourse crossings, including roads, bridges, culverts, low-water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, that encroach into regulated floodways shall meet the limitations of Section 106-294 of this ordinance. Alteration of a watercourse that is part of a road or watercourse crossing shall meet the requirements of Section 106-113(3) of this ordinance.

**Secs. 106-375—106-400. - Reserved.**

### **SECTION 3. FISCAL IMPACT STATEMENT.**

In terms of design, plan application review, construction and inspection of buildings and structures, the cost impact as an overall average is negligible in regard to the local technical amendments because all development has been subject to the requirements of the local floodplain management ordinance adopted for participation in the National Flood Insurance Program. In terms of lower potential for flood damage, there will be continued savings and benefits to consumers.

### **SECTION 4. APPLICABILITY.**

For the purposes of jurisdictional applicability, this ordinance shall apply in the City of Edgewood. This ordinance shall apply to all applications for development, including building permit applications and subdivision proposals, submitted on or after the effective date of this ordinance.

### **SECTION 5. REPEALER.**

Any and all ordinances and regulations in conflict herewith are hereby repealed to the extent of any conflict. This ordinance specifically repeals and replaces Chapter 106 of the City of Edgewood Code of Ordinances.

### **SECTION 6. INCLUSION INTO THE CODE OF ORDINANCES.**

It is the intent of the City Council of the City of Edgewood that the provisions of this ordinance shall become and be made a part of the City of Edgewood Code of Ordinances, and that the sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," "regulation," or such other appropriate word or phrase in order to accomplish such intentions.

### **SECTION 7. SEVERABILITY.**

If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity

of the ordinance as a whole, or any part thereof, other than the part so declared.

**SECTION 8. EFFECTIVE DATE.**

This ordinance shall take effect on \_\_\_\_\_.

**PASSED** on first reading December 20, 2018.

**PASSED and ADOPTED** in regular session, with a quorum present and voting, by the **City Council of the City of Edgewood**, upon second and final reading this \_\_\_\_\_.

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

*ATTEST:*

\_\_\_\_\_  
Bea L. Meeks  
City Clerk

Approved as to form:

\_\_\_\_\_  
D. Andrew Smith, III  
City Attorney



39 PASSED ON FIRST READING THIS 20th DAY OF December, 2018.

40

41 PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

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CITY OF EDGEWOOD, FLORIDA

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CITY COUNCIL

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

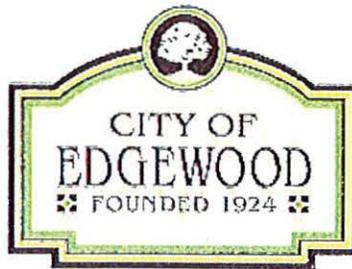
49 ATTEST:

50

51

52

\_\_\_\_\_  
Bea Meeks, City Clerk



**CITY OF EDGEWOOD**  
Appointment Information Form

This Appointment Information Form, when completed and filed with the City Clerk, is a PUBLIC RECORD under Chapter 119, F.S. and therefore, is open to public inspection by any person.

You are responsible to keep the information on this form current. Please call or write the City Clerk to advise of any changes.

In submitting this application for a City of Edgewood Board, I understand and acknowledge that if appointed, I will serve at the pleasure of City Council and may be removed from service in accordance with the City Code.

Name:	Ryan Santurri		
Address:	1270 Harbour Island Rd., Edgewood FL 32809		
Email:	rsanturri@allendyer.com		
Phone:		Cell:	407-459-0879
Occupation:	Attorney		
Employer:	Allen, Dyer, Doppelt & Gilchrist, P.A.		
Position:	Shareholder	How long:	14 years

Education-Post Secondary educational institutions attended:		
Name & Location	Dates Attended	Degrees Earned
University of Georgia	1998-2001	MS in Microbiology
University of Florida	2002-2005	JD

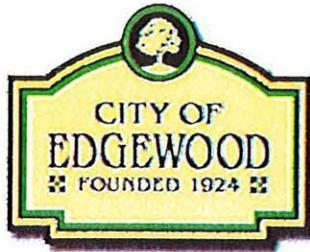
Have you ever held a professional or business license or certificate		
Yes: Law license; Florida Bar	No:	
If yes, please provide the title, issue date and issuing authority. If any disciplinary action has been taken, please state the type and date of the action taken.		

License/certificate title	Issue Date	Issuing Discipline Authority	Action/Dates

Please prioritize Board (s) preferred:			
Planning & Zoning:		Other:	

Are you a City of Edgewood resident?	Yes: <input checked="" type="checkbox"/>		No: <input type="checkbox"/>	
Are you a registered voter?	Yes: <input checked="" type="checkbox"/>		No: <input type="checkbox"/>	
Do you own property in Edgewood?	Yes: <input checked="" type="checkbox"/>		No: <input type="checkbox"/>	
Are you currently serving on a City Board?	Yes: <input type="checkbox"/>		No: <input checked="" type="checkbox"/>	
If yes, which Board and since when:	Yes: <input type="checkbox"/>		No: N/A	
Have you ever served on a City Board?	Yes: <input type="checkbox"/>		No: <input checked="" type="checkbox"/>	
Are you currently serving on a Board, Authority, or Commission for another governmental agency?	Yes: <input type="checkbox"/>		No: <input checked="" type="checkbox"/>	
If yes, what Board, etc and since when?	N/A			

Additional comments:



TO: Bea Meeks, City Clerk  
CC: City Council  
FROM: Sandy Riffle, Deputy City Clerk  
Date: February 1, 2019  
SUBJECT: The Waterfront - Variance 2018-07, 2018-08, 2018-09 and 2018-10

---

The following information is provided regarding proposed Variances 2018-07, 2018-08, 2018-09 and 2018-10 for The Waterfront located at 4201 S. Orange Avenue. Included for your review is the following information received by City Hall.

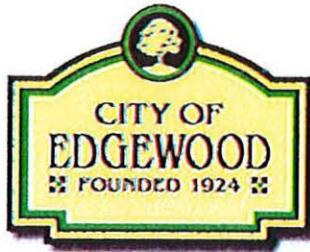
- Staff report from Planner Ellen Hardgrove dated January 24, 2019 for Variance applications 2018-07, 2018-08, 2018-09, and 2018-10.
- Staff report from CPH dated August 31, 2019 (pertaining to Variances 2018-07, 08 and 09).
- Variance applications 2018-07, 2018-08, 2018-09 and 2018-10 with corresponding letters from Civil Corp Engineering.
- Plans dated December 3, 2018
- Notice of Public Hearing dated August 24, 2018 for Variance applications 2018-07, 2018-08, and 2018-09.
- Notice of Public Hearing dated December 26, 2018 for Variance application 2018-10.

Notices of Public Hearing letters were sent to those property owners within 500 feet of the subject property. There were 21 Notices provided by U.S. Mail. No objections or comments were received at City Hall as of the date of this memo.

**Variance 2018-08 was withdrawn and Variance 2018-10 was given a continuance. With the stated conditions, P&Z found the Code criteria for approving variances (included below) have been met for the Parking/Road Buffer Width Variance (Variance 2018-07) and the Setback from Normal High Water Elevation Variance (Variance 2018-09).**

1. **Variance 2018-07** was submitted to allow a minimum buffer of 2.38 feet in lieu of the required 7 feet [Sec 114-4(1)(a)(1)].

The Board Members agreed that the applicant is able to meet the standards of the Edgewood Central District (ECD) as the partial wall already exists, and that with the site plan, the applicant can capture the intent of the landscape plans that was presented.



*Board Member Rayburn moved to recommend approval of Variance 2014-07 with the recommendations of approval from the Planner's staff report; second by Board Member Gragg. The Motion passed (3/0).*

2. **Variance 2018-08** was submitted to allow one (1) shade tree for every 120 linear feet in lieu of one (1) shade tree for each 40 linear feet, or fraction thereof. Sec 114-4(1)(a)(2).

This application was withdrawn as the applicant is able to meet the requirements; however, the application was advertised and appears on the agenda for housekeeping purposes. *Application withdrawn; no vote.*

3. **Variance 2018-09** was submitted to allow a building setback of 20 feet from the Normal High Water Elevation (NHWE) in lieu of the required 50 feet [Sec 134-348(e)].

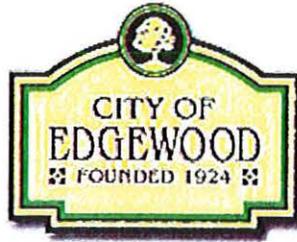
Out of concerns for the quality and protection of Lake Jennie Jewel, the Board decided to recommend approval of Variance 2018-09, with conditions.

*Board Member Rayburn moved to recommend approval of Variance 2018-09 with three conditions. 1. Any runoff caused by the construction must be captured and treated by stormwater management on site. 2. The site plan must include an additional layer of protection, such as curbing, to the north and east side of the parking lot. 3. The applicant must present a plan for containing and cleaning waste deposited by patrons into the lake. Second by Board Member Gragg. The Motion passed (3/0).*

4. **Variance 2018-10** was submitted to allow for 1 parking space for each 4 seats in lieu of 1 parking space for each 4 seats plus one space for each 75 square feet of floor area to provide for patron use which does not contain fixed seats [Sec 134-605 (a) (19)].

The applicant requested to come back to continue the discussion of this application.

*Board Member Gragg moved that Variance 2018-10 be continued to a future date, to be determined; Second by Board Member Rayburn. The Motion passed (3/0)*

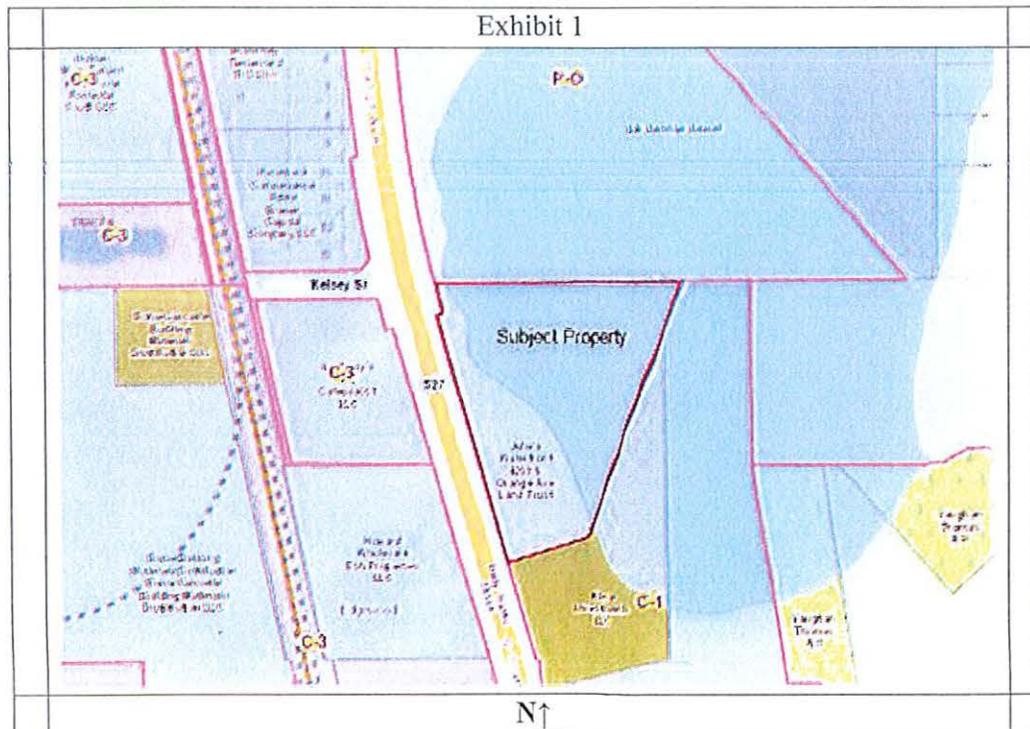


405 Larue Avenue - Edgewood, Florida 32809-3406  
(407) 851-2920

**TO:** City Council  
**XC:** Bea Meeks, City Clerk  
Sandy Riffle, Assistant City Clerk  
Drew Smith, City Attorney  
David Mahler, P.E., City Engineering Consultant  
Allen C. Lane, Jr., P.E., CPH Engineering  
**FROM:** Ellen Hardgrove, AICP, City Planning Consultant  
**DATE:** January 24, 2019  
**SUBJECT:** Waterfront Variance Request Scheduled on February 19, 2019 Council Agenda

## INTRODUCTION

Property Location: Waterfront, 4201 South Orange Avenue (see Exhibit 1)



Request: The applicant is requesting Council's consideration of two variances to allow for the expansion of the existing restaurant.

Variance 2018-07 – Parking/Road Buffer Width  
Variance 2018-09 – Setback from Normal High Water Elevation

Property Owner: Loch Investments LLC

Agent: Stephen Allen, PE CivilCorp Engineering, Inc.

Tax Parcel: 12-23-29-0000-00-037

Existing Zoning: C1

Minimum C1 Setbacks: Front – 25 feet  
Side – 0 feet  
Rear – 50 feet from Normal High Water

Existing on site: Restaurant and billboard

Surrounding uses: North - Office  
South - Undeveloped  
West - Vanbarry's restaurant, across Orange Ave.  
East - Lake Jennie Jewel, single family residential along the east shore

Surrounding Zoning: North - PO  
South - C1  
West - C3  
East - R1AA

Future Land Use: Commercial

## **BACKGROUND/REQUEST DESCRIPTION**

At their meeting January 14, 2019, the Planning and Zoning Board (P&Z) acted on a request for two variances for the Waterfront property. The text below summarizes the requested variances and P&Z's recommendation to Council.

### **Variance 2018-07 – Parking/Road Buffer Width**

The applicant is requesting a variance in Section 114-4(1)(a)(1) to provide a minimum two (2) feet wide landscape buffer between a vehicular use area and public right-of-way in lieu of a minimum of 7 feet.

#### **P&Z recommends approval of this request with the following conditions:**

- A wall shall be constructed along the perimeter of the parking lot within the parking/road buffer.
- The height of the wall shall be 4 feet above the road grade, opaque, and with a brick façade facing Orange Avenue.
- Brick columns spaced at a maximum of 20 feet on center shall be incorporated into the wall design, with the maximum height of the columns being 4 feet 9 inches.
- The location of the wall shall meet the standards outlined in the most current FDOT Florida Green Book.
- The pedestrian access sidewalk through the wall, connecting to the public sidewalk, shall be ADA compliant.
- The understory/small trees in the buffer as required by Code shall be a minimum of seven feet in height and have at least a three-inch caliper at planting.
- 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. The minimum height that the hedge shall be maintained is 36 inches, with the maximum equal to the height of the wall.
- In addition to the required hedge and trees, low-maintenance, drought tolerant ground cover shall be used for buffer areas without hedges and trees or pavement.

### **Variance 2018-09 – Setback from Normal High Water Elevation**

The applicant is requesting the building setback distance from the normal water elevation of the adjacent water body be reduced from 50 feet to 20 feet.

#### **P&Z recommends approval of this request with the following conditions.**

- Any runoff caused by onsite development must be captured and treated by the onsite stormwater management system.
- The site plan must show an additional layer of lake protection, such as curbing the parking lot along its north and east sides.
- The applicant must present a plan to prevent patron trash and debris from getting into the lake.

## CONCLUSION

With the stated conditions, P&Z found the Code criteria for approving variances (included below) have been met for the Parking/Road Buffer Width Variance (Variance 2018-07) and the Setback from Normal High Water Elevation Variance (Variance 2018-09).

## CRITERIA FOR APPROVAL

Variances are allowed where there are practical difficulties or unnecessary hardships in complying with the strict letter of the land development regulations. Per Section 134-104(3), prior to recommending approval of any variance, P&Z and City Council shall find:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
2. That the special conditions and circumstances do not result from the actions of the applicant;
3. That approval of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district;
4. That literal interpretation of the provisions contained in this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant;
5. That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure; and,
6. That approval of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



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

August 31, 2018

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

RE: 4201 S Orange Avenue – Variance review letter  
 CPH project number E7601

Dear Ms. Repp;

We are in receipt of the revised City of Edgewood Application for Variance's and the Site Plan for the Waterfront Restaurant located at the above address. The plan and applications are dated August 17, 2018. This application is in response to our previous letter dated August 6, 2018. The applicant is submitting three variance applications to address the following items:

- Landscape buffer – Sec 114-4(1)(a)(1)
- Tree placement – Sec 114-4(1)(a)(2)
- Building setback from the NHWE – Sec 134-348

The applicant has provided narrative for three different requests. We have reviewed the plan sheet and Variance Applications and compared the information provided to the Town Code Ordinance for conformance to the requirements for variance approval, Sec 134-104(3)(b), numbers 1 through 6 and offer our comments below:

Landscape buffer variance request:

The applicant is requesting a reduction in the landscape buffer width from 7 feet (minimum) to a width of less than 7 feet. Per the plans, the buffer will be between 3.98 feet and 2.38 feet in width along the entire frontage of the site. We have reviewed the narrative and the submitted plan sheet as well as visited the site previously. The narrative addresses the variance requirement items from section 134-104. Based on the existing conditions, the submitted plan sheet and the response to the narrative criteria, we do not have an objection to the variance request.

Landscape tree and landscape planting requirement variance request:

The applicant is requesting a reduction in the shade tree planting from one shade tree every 40 feet to one shade tree every 120 feet adjacent to the public street right-of-way. Per the plans, the designed landscape buffer along the frontage of the site will vary between 3.98 feet and 2.38 feet in width. We have reviewed the narrative and the submitted plan sheet. The narrative addresses the variance requirement items from section 134-104.

Based on the existing conditions, the layout for the additional parking, the entrance drive to the site and the remaining open space, we do not have an objection to the variance request.

The applicant will need to provide a plan sheet depicting the proposed location of the shade trees, and the locations of the existing trees on site, with the variance request. Based on the plan sheet, approximately 8 shade trees will be required, if all were planted along the frontage of the site as called for in the City code.

Setback from normal water elevation of adjacent water body variance request:

The applicant is requesting the building setback distance from the normal water elevation of the adjacent water body be reduced from 50 feet to 20 feet. The existing building on site is less than 50 feet from the normal high water line shown on the plan.

We received a copy of a topographic survey showing the location of the NHWE and the 100-year flood lines. Per the survey, the existing building and the proposed parking lot and building improvements are



outside the 100-year flood line. Based on the copy of the plan sheet, we do not have an objection to the variance request. A copy of the survey will be required to be provided to the City for their records. We also require including the survey information on the Site Plan for clarity.

Based on conversations with the Engineer and the Town, the site meets the minimum parking requirements for the number of proposed seats for the restaurant property. We have no objections to approving the plans. We do recommend the City require the Owner to provide an Affidavit stating the patrons are allowed to be seated or occupy the designated seating (patron use) areas. The plans need to specifically identify the patron use areas and identify areas that do not include fixed seating areas. As noted above, the parking count is based only on the fixed seating areas and a small portion of the open area. The parking count does not include all the open space on the property. The affidavit also needs to state that the Owner will apply for a Special Exception Permit for any special events or activities hosted by the restaurant.

Finally, we reviewed the proposed location of the parking lot and the City Land Development Code to verify the allowable setback distance from the Normal High Water Elevation to the edge of the parking lot. We specifically looked at Section 134 of the code for setback requirements. There is no specific language for setbacks for parking lots from the NHWE. In other sections of the code, there is a required setback for swimming pool decks from the NHWE. If we applied the rules for pool deck setback, the minimum distance the parking lot may be constructed is 15 feet from the NHWE. The plans show the proposed parking to be 10 feet from the NHWE. This may be a decision the City will need to address during construction plan review. At a minimum, during construction plan design, we recommend the design engineer design the parking lot to slope from the edge of the paved surface and towards the center of the parking lot or provide curbing along the edge of the parking lot and a curb inlet to catch the runoff. Either option will allow the runoff to be captured in lieu of sheet flowing off the parking area and directly into the lake, which is not to be allowed. This can be addressed during the design plan submittal.

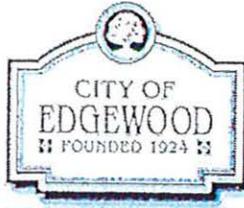
As noted above, we do not have any objections to approving the requested variances, as submitted.

Sincerely,  
CPH, Inc.

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

CC: David Mahler, P.E., CPH  
File

JJ:\E7601\Civil\Documents\Letter\4201 S Orange Avenue - Waterfront Variance Application approval letter 8-31-18.docx



Revised  
RECEIVED

AUG 17 2018

CITY OF EDGEWOOD

2018-VAR-07

# APPLICATION FOR VARIANCE

Reference: City of Edgewood Code of Ordinances, Section 126-588

REQUIRED FEE: \$350 RESIDENTIAL \$750 COMMERCIAL

(+Applicable Pass-Through Fees - Ordinance 2013-01)

Please note this fee is non-refundable

PLANNING AND ZONING MEETING DATE:	Sept 15, 2018
CITY COUNCIL MEETING DATE:	Oct 1, 2018

**IMPORTANT:** A COMPLETE application with all required attachments and ten (10) copies must be submitted to the City Clerk \_\_\_\_ days before the next Planning & Zoning meetings. No application shall be deemed accepted unless it is complete and paid for.

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

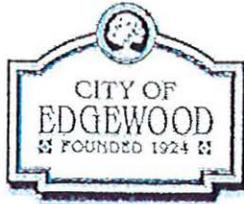
Please type or print. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

Applicant's Name:	Stephen Allen, P.E.	Owner's Name:	Loch Investments, LLC
Address:	630 N. Wymore Rd, #310, Maitland FL 32751	Address:	
Phone Number:	407-516-0437	Phone Number:	407-963-6978
Fax:		Fax:	
Email:	sallen@civilcorpeng.com	Email:	ryan.stepup@gmail.com
Legal Description:	See attached.		
Zoned:	C-1		
Location:	4201 S. Orange Avenue, Orlando FL 32806		
Tract Size:	3.37 Acre		
City section of the Zoning Code from which Variance is requested:	Sec 114-4(1)(a)(1)		
Request:	2.38 feet in lieu of 7 feet		
Existing on Site:	2.38 feet		

The applicant hereby states that this request for Variance does not violate any deed restrictions on the property. Application must be signed by the legal owner, not agent, unless copy of power of attorney is attached.

Page 2 of 4

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



To justify this variance, applicant must demonstrate the following:

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

Applicant must agree that:

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

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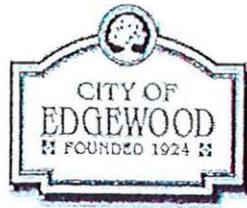
2. The variance recommended by the Planning and Zoning Board and approved by the City Council shall expire in 12 months in accordance with Chapter 134-104 (3)(e).

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

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

Applicant's Signature:		Date:	8/16/2018
Applicant's Printed Name:	STEPHEN ALLEN, PE		
Owner's Signature:		Date:	
Owner's Printed Name:			

Page 3 of 4



Please submit your completed application to City Hall via email at [bmeeke@edgewood-fl.gov](mailto:bmeeke@edgewood-fl.gov) or [srepp@edgewood-fl.gov](mailto:srepp@edgewood-fl.gov), via facsimile to 407-851-7361, or hand deliver to City Hall located at 405 Larue Ave. For additional questions, please contact City Hall at 407-851-2920.

Office Use Only:	
Received Date	8/17/2015
Received By:	[Signature]
Forwarded To:	Ch H. Ellen Handgrove
Notes:	

Revised 06/13/2016

Page 4 of 4

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

August 16, 2018

City of Edgewood  
Planning and Zoning Board  
405 Larue Ave  
Edgewood, FL 32809

Re: The Waterfront  
4201 S Orange Ave

### Landscape Buffer - Sec 114-4(1)(a)(1)

The following narrative addresses the six standards of approval for a Zoning Variance to Sec 114-4(1)(a)(1) to allow 2.38' in lieu of 7', pursuant to City Code Section 134-104(3)(b). The criteria are as follows:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district. That the special conditions and circumstances do not result from the actions of the applicant.  
*The site was built in 1956, prior to today's codes and expansion of Orange Ave. Due to this, the parking lot at its closest point is 2.38' from the right-of-way line and currently allows for safe circulation through the site. The existing conditions of the property and the expansion of South Orange Ave have resulted in the reduced buffer adjacent to the parking and compliance to the 7' would result in reduced parking lengths and/or driveway widths, thus impacting safe circulation on the property.*
2. That the special conditions and circumstances do not result from the actions of the applicant.  
**As stated above, the widening and right-of-way taking of Orange Ave have created this buffer reduction.**
3. That approval of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.  
*Due to changes in the area since the building was built in 1956, a reduction in the landscape buffer from 7' to 2.38' would not confer on the applicant any special privileges. This request is a result of existing conditions unique to this property and should not be looked at as a special privilege.*
4. That literal interpretation of the provisions contained in this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

*Literal interpretation of the code would result in the reduction the drive aisle width, and/or the parking lengths set forth in other portions of the code due to proximity of the existing building to the right-of-way line. Those sections pertaining to drive aisle widths and parking lengths are meant to allow for safe circulation throughout the site.*

5. That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.

*Due to the location of the existing structure, the variance requested is the minimum required to provide safe circulation of vehicles and pedestrians as set forth in other portions of the Land Development Code.*

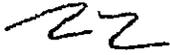
6. That approval of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

*As stated above, the conformance to other portion of the Land Development Code (such as drive aisle widths and parking depths) will allow for the safety and welfare of the public where the buffer reduction will not.*

*Since we are making a request based on existing conditions, we feel that this variance will be in harmony with the general intent and purpose the code.*

Should you have any questions or comments, please give me a call.

Sincerely,  
CivilCorp Engineering, Inc.



Stephen Allen, PE #59994  
President

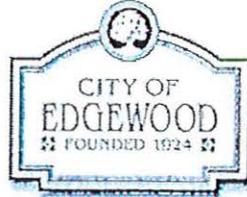
(Revised)

RECEIVED

Aug 17 2018

CITY OF EDGEWOOD

2018-VAR-08



# APPLICATION FOR VARIANCE

Reference: City of Edgewood Code of Ordinances, Section 126-588  
REQUIRED FEE: \$350 RESIDENTIAL \$750 COMMERCIAL  
(+Applicable Pass-Through Fees - Ordinance 2013-01)  
Please note this fee is non-refundable

PLANNING AND ZONING MEETING DATE:	Sept 10, 2018
CITY COUNCIL MEETING DATE:	Oct 16, 2018

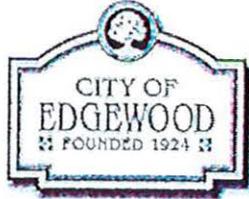
**IMPORTANT:** A COMPLETE application with all required attachments and ten (10) copies must be submitted to the City Clerk \_\_\_ days before the next Planning & Zoning meetings. No application shall be deemed accepted unless it is complete and paid for.

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

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

Applicant's Name:	Stephen Allen, P.E.	Owner's Name:	Loch Investments, LLC
Address:	630 N. Wymore Rd. #310, Maitland FL 32751	Address:	
Phone Number:	407-516-0437	Phone Number:	407-963-6978
Fax:		Fax:	
Email:	sallen@civilcorpeng.com	Email:	ryan.stepup@gmail.com
Legal Description:	See attached.		
Zoned:	C-1		
Location:	4201 S. Orange Avenue, Orlando FL 32806		
Tract Size:	3.37 Acre		
City section of the Zoning Code from which Variance is requested:	Sec 114-4(1)(a)(2)		
Request:	One (1) shade tree for every 120 linear feet.		
Existing on Site:	No shade trees currently on site.		

The applicant hereby states that this request for Variance does not violate any deed restrictions on the property. Application must be signed by the legal owner, not agent, unless copy of power of attorney is attached.



To justify this variance, applicant must demonstrate the following:

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

Applicant must agree that:

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

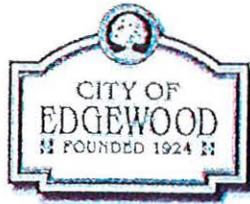
AGREE:	<i>32</i>	DISAGREE:	
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2. The variance recommended by the Planning and Zoning Board and approved by the City Council shall expire in 12 months in accordance with Chapter 134-104 (3) (e).

AGREE:	<i>32</i>	DISAGREE:	
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The applicant hereby states that the above request for Variance does not violate any deed restrictions on the property.

Applicant's Signature:	<i>32</i>	Date:	<i>8/16/2018</i>
Applicant's Printed Name:	<i>STEPHEN ALLEN, PE</i>		
Owner's Signature:		Date:	
Owner's Printed Name:			



Please submit your completed application to City Hall via email at [bmeeks@edgewood-fl.gov](mailto:bmeeks@edgewood-fl.gov) or [srepp@edgewood-fl.gov](mailto:srepp@edgewood-fl.gov), via facsimile to 407-851-7361, or hand deliver to City Hall located at 405 Larue Ave. For additional questions, please contact City Hall at 407-851-2920.

Office Use Only:	
Received Date	5/17/2013
Received By:	A. R. P.
Forwarded To:	CPH / Ellen Hodgson
Notes:	

Revised 06/13/2016

Page 4 of 4

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

August 16, 2018

City of Edgewood  
Planning and Zoning Board  
405 Larue Ave  
Edgewood, FL 32809

Re: The Waterfront  
4201 S Orange Ave

### Tree placement along the frontage – Sec 114-4(1)(a)(2)

The following narrative addresses the six standards of approval for a Zoning Variance to Sec 114-4(1)(a)(2) from 1 shade tree for each 40 linear feet to 1 shade tree for each 120 linear feet, pursuant to City Code Section 134-104(3)(b). The criteria are as follows:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district. That the special conditions and circumstances do not result from the actions of the applicant.  
*The site was built in 1956, prior to today's codes and expansion of Orange Ave. Due to this, the parking lot at its closest point is 2.38' from the right-of-way line as it stands today. This existing condition is not wide enough to place a tree therefore we are requesting a shade tree every 120 linear feet, which will be placed in close proximity to the right-of-way line within the landscape island required by Section 114-4(1)(c)(4).*
2. That the special conditions and circumstances do not result from the actions of the applicant.  
**As noted above, the widening and right-of-way taking of Orange Ave have created this buffer reduction.**
3. That approval of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.  
*Due to the unique conditions of the property and the narrow landscape buffer that exists, distributing the trees in area that are more likely to thrive should not be looked as a special privilege.*
4. That literal interpretation of the provisions contained in this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.  
*Because of existing conditions, the literal interpretation of the code would not allow for the shade trees to be have adequate planting room between the parking and the right-of-way line.*

5. That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.

*Because of the existing conditions and taking the maximum number of parking before needing a landscape island required by Section 114-4(1)(c)(4), the 120' requested is the minimum variance possible for reasonable use.*

6. That approval of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

*Reducing the requirements of shade trees from 1 for every 40 linear feet to 1 for every 120' will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In fact, current conditions do not show shade trees so the variance would offer improvements.*

*Since we are making a request based on existing conditions, we feel that this variance will be in harmony with the general intent and purpose the code.*

Should you have any questions or comments, please give me a call.

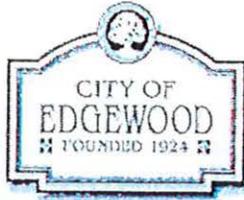
Sincerely,

CivilCorp Engineering, Inc.



Stephen Allen, PE #59994

President



Received  
RECEIVED  
AUG 17 2018  
CITY OF EDGEWOOD

2018-FAR-09

# APPLICATION FOR VARIANCE

Reference: City of Edgewood Code of Ordinances, Section 126-588  
REQUIRED FEE: \$350 RESIDENTIAL \$750 COMMERCIAL  
(+Applicable Pass-Through Fees - Ordinance 2013-01)  
Please note this fee is non-refundable

PLANNING AND ZONING MEETING DATE:	Sept. 10, 2018
CITY COUNCIL MEETING DATE:	Sept. 12, 2018

**IMPORTANT:** A COMPLETE application with all required attachments and ten (10) copies must be submitted to the City Clerk \_\_\_ days before the next Planning & Zoning meetings. No application shall be deemed accepted unless it is complete and paid for.

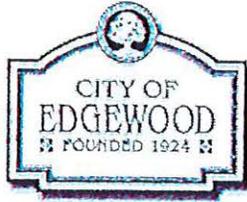
Notarized letter of authorization from Owner MUST be submitted if application is filed by anyone other than property owner.

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

Applicant's Name:	Stephen Allen, P.E.	Owner's Name:	Loch Investments, LLC
Address:	630 N. Wymore Rd. #310, Maitland FL 32751	Address:	
Phone Number:	407-516-0437	Phone Number:	407-963-6978
Fax:		Fax:	
Email:	sallen@civilcorpeng.com	Email:	ryan.stepup@gmail.com
Legal Description:	See Attached.		
Zoned:	C-1		
Location:	4201 S. Orange Avenue, Orlando FL 32806		
Tract Size:	3.37 Acre		
City section of the Zoning Code from which Variance is requested:	Section 134-348(e)		
Request:	Setback is 20 feet in lieu of 50 feet		
Existing on Site:	Setback is 20.31 feet		

The applicant hereby states that this request for Variance does not violate any deed restrictions on the property. Application must be signed by the legal owner, not agent, unless copy of power of attorney is attached.

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



**To justify this variance, applicant must demonstrate the following:**

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

**Applicant must agree that:**

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

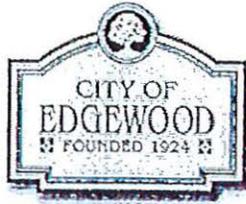
<b>AGREE:</b>	<i>SA</i>	<b>DISAGREE:</b>	
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2. The variance recommended by the Planning and Zoning Board and approved by the City Council shall expire in 12 months in accordance with Chapter 134-104 (3) (e).

<b>AGREE:</b>	<i>SA</i>	<b>DISAGREE:</b>	
---------------	-----------	------------------	--

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

Applicant's Signature:	<i>SA</i>	Date:	<i>8/16/2018</i>
Applicant's Printed Name:	<i>STEPHEN ALLEN, PE</i>		
Owner's Signature:		Date:	
Owner's Printed Name:			



Please submit your completed application to City Hall via email at [bmeeks@edgewood-fl.gov](mailto:bmeeks@edgewood-fl.gov) or [srepp@edgewood-fl.gov](mailto:srepp@edgewood-fl.gov), via facsimile to 407-851-7361, or hand deliver to City Hall located at 405 Larue Ave. For additional questions, please contact City Hall at 407-851-2920.

Office Use Only:	
Received Date	8/17/2018
Received By:	JF Ropp
Forwarded To:	CPH L. Ellen Hardgrove
Notes:	

Revised 06/13/2016

Page 4 of 4

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

August 16, 2018

City of Edgewood  
Planning and Zoning Board  
405 Larue Ave  
Edgewood, FL 32809

Re: The Waterfront  
4201 S Orange Ave

### Building Setback from The NHWE – Sec 134-348(e)

The following narrative addresses the six standards of approval for a Zoning Variance to Sec 134-348(e) from 50' to 20', pursuant to City Code Section 134-104(3)(b):

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district. That the special conditions and circumstances do not result from the actions of the applicant.  
*The building was built in 1956 to its current location of 20.31' from today's normal high water elevation of Lake Jennie Jewel, prior to current 50' setback requirements.*
2. That the special conditions and circumstances do not result from the actions of the applicant.  
*As noted above, the building was built in its current location of 1956, prior to current owner's purchase of the property.*
3. That approval of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.  
*This request is a result of existing conditions unique to this property and should not be looked at as a special privilege.*
4. That literal interpretation of the provisions contained in this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.  
*The literal interpretation of the code would deprive the applicant rights commonly enjoyed by the applicant because of the existing conditions. Literal interpretation of the code would require the owner to relocate the building entirely an additional 30', thus resulting in changes to the safe driveway and parking circulation as well as front setback encroachment.*
5. That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.

*Due to existing conditions, we are requesting the 20' setback because that's the approximate location of the existing building to the normal water elevation.*

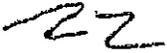
6. That approval of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

*As stated above, the relocation of the building would impact more areas of the code (e.g., drive aisle width, parking lot length, front setback, etc.) which could be injurious to the neighborhood.*

*Since we are making a request based on existing conditions, we feel that this variance will be in harmony with the general intent and purpose the code.*

Should you have any questions or comments, please give me a call.

Sincerely,  
Civil Corp Engineering, Inc.



Stephen Allen, PE #59994  
President



## APPLICATION FOR VARIANCE

Reference: City of Edgewood Code of Ordinances, Section 126-588

**REQUIRED FEE: \$350 RESIDENTIAL    \$750 COMMERCIAL**  
 (+Applicable Pass-Through Fees - Ordinance 2013-01)

Please note this fee is non-refundable

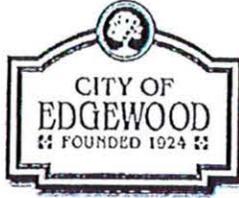
VARIANCE APPLICATION #:	2018-Var-10
PLANNING AND ZONING MEETING DATE:	1/14/2019
CITY COUNCIL MEETING DATE:	2/19/2018

**IMPORTANT:** A COMPLETE application with all required attachments and ten (10) copies must be submitted to the City Clerk 10 days before the next Planning & Zoning meetings. No application shall be deemed accepted unless it is complete and paid for. Notarized letter of authorization from Owner MUST be submitted if application is filed by anyone other than property owner.

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

Applicant's Name:	Stephen Allen, P.E.	Owner's Name:	Loch Investments, LLC
Address:	630 N. Wymore Rd #310 Maitland, FL 32751	Address:	4201 S. Orange Avenue Edgewood, FL 32806
Phone Number:	407-516-0437	Phone Number:	407-963-6978
Fax:		Fax:	
Email:	sallen@civilcorpeng.com	Email:	Ryan.stepup@gmail.com
Legal Description:	COMM SW COR OF SEC RUN N 852.61 FT S 89 DEG E 330 FT S 74 DEG W 60.74 FT TO E R/W ST RD 527 & POB TH N 74 DEG E 154.54 FT N 22 DEG E 480 FT M/L TO N LINE OF SW1/4 OF SW1/4 W TO E R/W ST RD 527 S 16 DEG E TO POB IN SEC 12-23-29		
Zoned:	C-1		
Location:	4201 S. Orange Avenue Edgewood, FL 32806		
Tract Size:	3.37 acre		
City section of the Zoning Code from which Variance is requested:	Sec 134-605 (a)(19)		
Request:	to allow for 1 parking space for each 4 seats in lieu of 1 parking space for each 4 seats plus one space for each 74 square feet of floor area to provide for patron use which does not contain fixed seats		
Existing on Site:			

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



The applicant hereby states that this request for Variance does not violate any deed restrictions on the property. Application must be signed by the legal owner, not agent, unless copy of power of attorney is attached.

Page 2 of 4

<p><b>To justify this variance, applicant must demonstrate the following:</b></p> <ol style="list-style-type: none"> <li>1. That special condition and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or building in the same zoning classification</li> <li>2. the special conditions and circumstances do no result from the action of the applicant</li> <li>3. liberal interpretation or enforcement of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification under the terms of the Ordinance</li> <li>4. the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible for the regulation at issue</li> <li>5. the variance sought will not authorize or extend any non-conforming use or other non-conformity with respect to the land or structures in questions</li> <li>6. the granting of the variance will be in harmony with the general intent and purpose of this Ordinance, will not be injurious to the area involved, or surrounding properties, and will no authorize a use of the property not permitted by its zoning classification</li> <li>7. the variance sought will be consistent with the Edgewood Comprehensive Plan</li> </ol>			
<p><b>Applicant must agree that:</b></p> <ol style="list-style-type: none"> <li>1. In granting any variance, the City may prescribe appropriate conditions and safeguards in conformity with the Ordinances, and any regulations enacted under its authority. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted shall be deemed a violation of Edgewood ordinances.</li> </ol>			
<p>AGREE:</p>		<p>DISAGREE:</p>	
<p>2. The variance recommended by the Planning and Zoning Board and approved by the City Council shall expire in 12 months in accordance with Chapter 134-104 (3) (e).</p>			
<p>AGREE:</p>		<p>DISAGREE:</p>	
<p>The applicant hereby states that the above request for Variance does not violate any deed restrictions on the property.</p>			
<p>Applicant's Signature:</p>		<p>Date:</p>	<p>12/11/2018</p>
<p>Applicant's Printed Name:</p>	<p>STEPHEN ALLEN</p>		
<p>Owner's Signature:</p>		<p>Date:</p>	
<p>Owner's Printed Name:</p>			

Page 3 of 4



Please submit your completed application to City Hall via email at [bmeeks@edgewood-fl.gov](mailto:bmeeks@edgewood-fl.gov) or [srepp@edgewood-fl.gov](mailto:srepp@edgewood-fl.gov), via facsimile to 407-851-7361, or hand deliver to City Hall located at 405 Larue Ave. For additional questions, please contact City Hall at 407-851-2920.

Office Use Only:	
Variance #:	2018-10
Received Date:	10/11/2018
Received By:	S. Ruppel
Forwarded To:	
Notes:	

Revised 06/13/2016

Page 4 of 4

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

December 3, 2018

City of Edgewood  
Planning and Zoning Board  
405 Larue Ave  
Edgewood, FL 32809

Re: The Waterfront  
4201 S Orange Ave

### Offsite Parking

The following narrative addresses the six standards of approval for a Zoning Variance to Sec 134-605 (a)(19) to allow for 1 parking space for each 4 seats in lieu of 1 parking space for each 4 seats plus on space for each 75 square feet of floor area provided for patron us which does not contain fixed seats, pursuant to City Code Section 134-104(3)(b):

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district. That the special conditions and circumstances do not result from the actions of the applicant.  
*Existing conditions, built in 1956, have only 12 parking stalls and 19 are required per the parking per code for the existing Occupant load of 75 people. The Applicant is asking to increase occupant code to 150 and plan to increase parking to 42 stalls, which includes 2 handicapped stalls. The applicant understands this is not fully going to fulfill the large crowds during special events, holidays, etc. The existing conditions and unique circumstances limit the use of the land for parking. The site has the Lake on the East side that has the existing building 20' from the highwater line and a very distance to Orange Avenue right-of-way line. There is currently an agreement with the Car Bar to allow for an additional 40 spaces to be provided for staff and valet parking.*
2. That the special conditions and circumstances do not result from the actions of the applicant.  
*As noted above, the site was built in 1956 with very unique circumstances surrounding the property. The applicant is improving the site in other areas, such as replacing the septic tank with a lift station, to maximize the parking with what land is available.*
3. That approval of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.  
*Under the unique shape and circumstances of the land, the variance requested would not confer on the applicant any special privileges that is denied to other lands in the same zoning district.*

*The applicant would gladly add the additional parking required by Sec 134-605 (a)(19) if it were physically possible.*

4. That literal interpretation of the provisions contained in this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

*The literal interpretation of the code would deprive the applicant rights commonly enjoyed by the applicant because of the existing conditions of the land. By taking out a portion of the code, 1 space per 75 square feet of floor area provided for patron us which does not contain fixed seats, the applicant will be able to provide 1 space per every 4 seats.*

5. That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.

*The requested variance is the minimum variance that would allow the reasonable use of the land due to the unique conditions. The applicant would gladly add the additional parking required by Sec 134-605 (a)(19) if it were physically possible.*

6. That approval of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

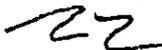
*Since we are making a request based on existing conditions, we feel that this variance will be in harmony with the general intent and purpose the code.*

*The applicant has an agreement with the Car Bar at 3862 S Orange Ave to allow for 40 parking spaces to be used for staff and valet parking. This would allow the applicant to double their current parking offsite.*

Should you have any questions or comments, please give me a call.

Sincerely,

CivilCorp Engineering, Inc.



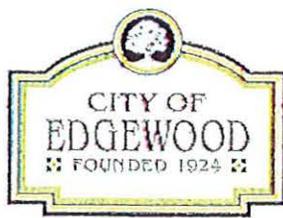
Stephen Allen, PE #59994

President









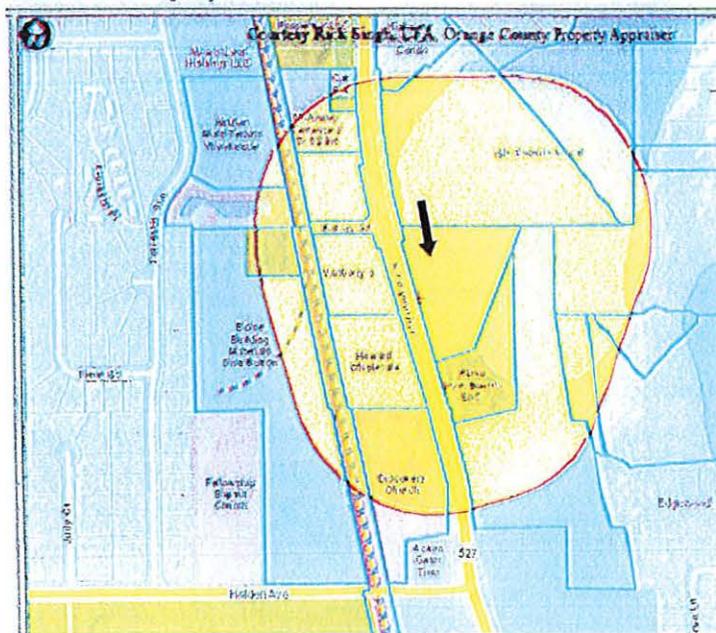
## NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that at its **Planning & Zoning meeting on Monday, September 10, 2018** the Planning and Zoning Board of the City of Edgewood, will consider the following Variances for the property located at 4201 South Orange Avenue in C-1 zoning district (City of Edgewood Resolution 2005-R002 City Code of Ordinances, Reference Section 134-104 [Variance]):

- **Variance 2018-07** - The applicant is requesting a reduction in the landscape buffer width from 7 feet (minimum) to a width between 3.98 feet and 2.38 feet along the entire frontage of the site. Sec 114-4(1)(a)(1)
- **Variance 2018-08** - The applicant is requesting a reduction from one shade tree every 40 feet to one shade tree every 120 feet adjacent to the public street right-of-way. Sec 114-4(1)(a)(2)
- **Variance 2018-09** - The applicant is requesting the building setback distance from the normal water elevation of the adjacent water body be reduced from 50 feet to 20 feet. Sec 134-348

The application was submitted by Stephen Allen, P.E. on behalf of property owner Loch Investments, LLC. The meeting will be held in the Council Chambers of City Hall, 405 Larue Avenue, Edgewood, Florida beginning at **6:30 p.m. or as soon thereafter as the matter may be heard**. The Planning and Zoning Board's recommendation will be forwarded to **City Council on Tuesday, October 16, 2018 at 6:30 p.m.** for final action.

The subject property for variance is legally described as COMM SW COR OF SEC RUN N 852.61 FT S 89 DEG E 330 FT S 74 DEG W 60.74 FT TO E R/W ST RD 527 & POB TH N 74 DEG E 154.54 FT N 22 DEG E 480 FT M/L TO N LINE OF SW $\frac{1}{4}$  OF SW $\frac{1}{4}$  W TO E R/W ST RD 527 S 16 DEG E TO POB IN SEC 12-23-29



405 Larue Avenue • Tel: 407-851-2920 • Fax: 407-851-7361 • [www.edgewood-fl.gov](http://www.edgewood-fl.gov)

Interested parties may attend this meeting and be heard with respect to this variance application. In addition, the application(s) may be inspected by the public at the City Clerk's Office, 405 Larue Avenue, Edgewood, Florida.

**You may reach City Hall at 407-851-2920; City Hall is open Monday – Thursday 8 a.m. to 4 p.m. and Friday 8 a.m. to noon. Should you have any questions or concerns please do not hesitate to come to City Hall to review the file.**

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

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

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

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

Should you desire additional information, regarding this application, please feel free to contact Edgewood City Hall at 407-851-2920, or e-mail at [srepp@edgewood-fl.gov](mailto:srepp@edgewood-fl.gov).

Sandy Repp  
Deputy City Clerk  
Dated: August 24, 2018

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

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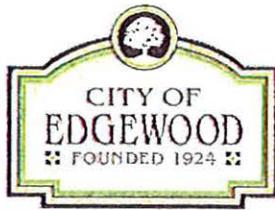
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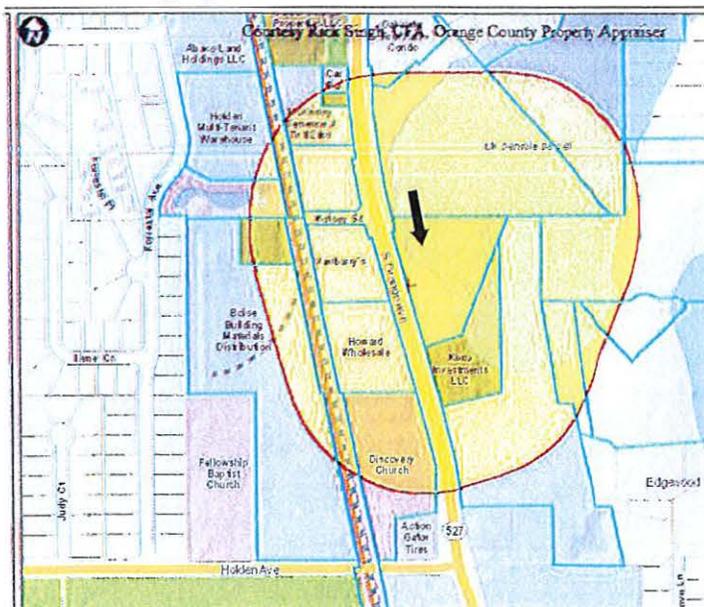
## NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that at its **Planning & Zoning meeting on Monday, January 14, 2019** the Planning and Zoning Board of the City of Edgewood, will consider the following Variance for the property located at 4201 South Orange Avenue in C-1 zoning district (City of Edgewood Resolution 2005-R002 City Code of Ordinances, Reference Section 134-104 [Variance]):

- **Variance 2018-10** - The applicant is requesting to allow for 1 parking space for each 4 seats in lieu of one (1) space for each four fixed seats provided for patron use, plus one space for each 75 square feet of floor area provided for patron use which does not contain fixed seats. [Section 134-605 (a)(19)]

The application was submitted by Stephen Allen, P.E. on behalf of property owner Loch Investments, LLC. The meeting will be held in the Council Chambers of City Hall, 405 Larue Avenue, Edgewood, Florida beginning at **6:30 p.m. or as soon thereafter as the matter may be heard**. The Planning and Zoning Board's recommendation will be forwarded to **City Council on Tuesday, February 19, 2018 at 6:30 p.m.** for final action.

The subject property for variance is legally described as COMM SW COR OF SEC RUN N 852.61 FTS 89 DEG E 330 FT S 74 DEG W 60.74 FT TO E R/W ST RD 527 & POB TH N 74 DEG E 154.54 FT N 22 DEG E 480 FT M/L TO N LINE OF SW1/4 OF SW1/4 W TO E R/W ST RD 527 S 16 DEG E TO POB IN SEC 12-23-29



Interested parties may attend this meeting and be heard with respect to this variance application. In addition, the application(s) may be inspected by the public at the City Clerk's Office, 405 Larue Avenue, Edgewood, Florida.

**You may reach City Hall at 407-851-2920; City Hall is open Monday – Thursday 8 a.m. to 4 p.m. and Friday 8 a.m. to noon. Should you have any questions or concerns please do not hesitate to come to City Hall to review the file.**

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

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

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

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

Should you desire additional information, regarding this application, please feel free to contact Edgewood City Hall at 407-851-2920, or e-mail at [sriffle@edgewood-fl.gov](mailto:sriffle@edgewood-fl.gov).

Sandy Riffle  
Deputy City Clerk  
Dated: December 26, 2018

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

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# Edgewood Police Department

## City Council Report

	January	February
Residential Burglaries	1	0
Commercial Burglaries	0	3
Auto Burglaries	1	1
Theft	2	3
Assault/Battery	0	1
Sexual Battery	0	0
Homicides	0	0
Robbery	0	0
Traffic Accident	6	11
Traffic Citations	114	200
Red Light Citations	539	548
Traffic Warnings	163	252
Felony Arrests	3	7
Misdemeanor Arrests	3	7
Warrant Arrests	0	1
Traffic Arrests	2	4
DUI Arrests	2	1

### Department Highlights:

- The Edgewood Police Department conducted a MOVE OVER campaign this month. The purpose of this campaign is to inform the public about the move over law and how it works. Officers have been focused on pulling over drivers who are not obeying this law and placing emergency personnel in danger.
- Officer Crock has been taking on some additional responsibilities in the Criminal Investigations Division of the department. In doing so, Officer Crock filed charges on multiple suspects that closed open cases.
- From January 29 to January 31<sup>st</sup>, the Edgewood Police Department had its mock accreditation. Three accreditation managers from outside agencies reviewed policies, training, equipment, reports, and security. The mock accreditation found that the agency will be ready for its re-accredited in April.
- On February 1<sup>st</sup>, 2019 numerous officers participated in a DUI detail hosted by UCF Police. During this detail Officers Crock and Officer Meade made multiple arrest which included; a warrant, a violation of probation, felony drug possession, and took a gun off the street that was in position of a felony suspect.
- On February 6, 2019 the Edgewood Police Department held a departmental meeting. Our annual awards were presented to officers and staff for all of their hard work throughout 2018. Attached is a list of some of the highlighted awards.

If you have any additional questions

Contact Chief John Freeburg

[jfreeburg@edgewood-fl.gov](mailto:jfreeburg@edgewood-fl.gov)

## 2018 EDGEWOOD POLICE DEPARTMENT AWARDS

- **Officer Amy Schlopy-Officer of the Year**
- Officer Crock (Chief Special Award)-most proactive in the area of traffic enforcement
- Sergeant Cardinal and Analyst Salemi (Unit Citation)-Dedication to investigations and gathering intelligence in order to solve multiple crimes throughout the year.
- Officer Lafan (Police Commendation)-Efforts for accreditation and participation in multiple accreditation mocks across the central Florida region.
- Officer Meade (Chief Special Award)-Most proactive overall and commitment to the training program
- Officer Kane, Officer Crock, Police Clerk Debbie Cabales, and Analyst Stacey Salemi (Unit Citation)-Participation in the Special Olympics Torch Run
- Officer Meade, Sergeant Cardinal, Officer Lafan, Officer Brahm, and Officer Schlopy (Training Unit Citation)-Training Unit's dedication to ensuring the training of the agency is complete and organized.
- Officer Meade, Officer Lafan, and Officer Schlopy- Awarded Officer First Class



metroplan orlando  
*A REGIONAL TRANSPORTATION PARTNERSHIP*

**Orlando Urban Area  
FY 2023/24 – 2039/40  
Prioritized Project List**

Draft for Approval  
by the MetroPlan Orlando Board  
on February 13, 2019

Draft: 02/13/2019

**FY 2023/24 - 2039/40  
Prioritized Project List  
Executive Summary**

**Introduction**

Each year, MetroPlan Orlando prepares a Transportation Improvement Program (TIP), which contains the highway, bicycle/pedestrian, transit, aviation and other transportation-related projects in the MetroPlan Orlando region (Orange, Osceola and Seminole Counties) that are programmed for funding over the next five years. This process begins in the summer of the previous year with the development of a Prioritized Project List (PPL). This document contains a list of unfunded projects on the National Highway System, State Roads, Multimodal System, Regional Trails and Transit that have been prioritized for funding and are described in more detail in the following section. This list of projects is scheduled to cover the period that follows the final fiscal year of the FY 2018/19 - 2022/23 TIP through the target year of MetroPlan Orlando's currently adopted Long Range Transportation Plan. Therefore, this PPL covers the FY 2023/24 through FY 2039/40 time period.

After this document is approved by the MetroPlan Orlando Board, it will be submitted to the Florida Department of Transportation (FDOT). FDOT will use the PPL to select projects for funding in their FY 2019/10 - 2023/24 Tentative Five Year Work Program based on the projects' priorities in the PPL. This Five Year Work Program will then be used by the MetroPlan Orlando staff in preparing the FY 2019/20 - 2023/24 TIP in the spring of 2019. The process will begin again in the summer of 2019 with the development of the FY 2024/25 - 2039/40 PPL. Once a project in the PPL has been fully funded through construction in the TIP, it is taken off the list. The projects remaining on the PPL can then be advanced to a higher priority, and new projects can eventually be added to the list. In addition, the ranking of a project on the PPL can be advanced more quickly if additional funds from local governments or other sources are applied to that project.

### Regional Trail & Safe Route to School Projects

The list of Regional Trail projects in the PPL is shown on pages 26 - 27. These include local and regional trail projects that can be used by cyclists and pedestrians for recreational and/or commuting purposes, on-street bicycle lanes, sidewalk improvements, particularly for safety purposes around elementary schools, and other projects that will improve overall bicycle and pedestrian mobility.

### Transit Projects

The list of transit projects shown in the PPL on pages 30 - 31 includes what are known as “premium transit” projects. These projects are defined by the Federal Transit Administration as “transit modes that provide higher comfort, capacity, speed and frequency than typical local bus operations or create a positive perception to users.” Projects meeting this definition include commuter rail, light rail, bus rapid transit (BRT), streetcars, etc. The PPL transit section also includes ongoing federal formula transit projects pertaining to the fixed-route bus service operated by LYNX, the local transit provider. Fixed-route bus service is not considered to be premium transit.

MetroPlan Orlando has adopted a policy of using up to 30% of its state DDR funds for the operation of premium transit projects beginning in FY 2020/21. In order to qualify for the DDR funds, the projects must be identified as cost feasible in the 2040 LRTP, and must have gone through either an Alternatives Analysis or similar analysis to evaluate measures of effectiveness, costs and benefits with study results being incorporated in the LRTP. The transit projects in the PPL are divided into four categories and ranked separately based on the types of the projects and the status of the planning/feasibility studies for the projects. The four transit project categories include:

- Category A:** Projects identified as premium transit in the 2040 LRTP with adopted transit planning/feasibility studies; eligible for DDR operating funds
- Category B:** Projects requiring planning/feasibility studies; premium transit status and eligibility for DDR operating funds to be determined
- Category C:** Enhancements to LYNX’s fixed route bus system; not premium transit and not eligible for DDR operating funds
- Category D:** Unranked ongoing federal formula transit projects; not premium transit and not eligible for DDR operating funds

## Estimated Funding Allocations

There are four categories of funds that the projects in the PPL are candidates for. The main funding category is the federal Surface Transportation Program funds, which are shown by the funding code SU. The SU funds are flexible and can be used for various types of surface transportation projects, including the highway, TSMO, bicycle and pedestrian and transit projects in the PPL.

Due to this flexibility, MetroPlan Orlando has a policy in place to divide the SU funds into percentages for these different types of projects. The policy for the SU funds in the FY 2023/24 - 2039/40 PPL is that these funds be allocated based on a percentage split of 32% for Multimodal Roadway & Complete Street projects, 30% for transit projects, 21% for TSMO projects and 17% for bicycle and pedestrian projects (including safe routes to schools).

The other three categories of funds include District Dedicated Revenue (DDR) funds, National Highway System (NHS) funds and Transportation Regional Incentive Program (TRIP) funds. DDR funds are state funds, of which up to 30% can be used for the operation of premium transit projects as described on page 3. The remaining DDR funds are to be used to implement the priorities in the State Road project list in the PPL.

The NHS funds are federal funds primarily used for projects on the interstate highway system, so the I-4 projects in the PPL are candidates for these funds. TRIP funds are state funds provided for the purpose of improving growth management planning and increasing available funding for regionally significant transportation facilities in regional transportation areas. Under this program, FDOT will provide up to 50% of the total cost of selected regional transportation projects, with the balance coming from local match funds.

The funding allocations shown in the PPL are only for the first fiscal year of the document. Thus, the estimated SU, DDR, NHS and TRIP funding allocations shown below are for FY 2023/24. *(These FY 2023/24 allocations were estimated by averaging the amounts of funding in these categories that were programmed during the previous five fiscal years. The actual allocations will vary from year to year.)*

The SU funding percentage split, the funding allocations, and the prioritization methodology described above, will be subject to revision in developing future Prioritized Project Lists.

## **Abbreviations and Acronyms**

### Funding Categories

DDR	District Dedicated Revenue funds (State)
FTA	Federal Transit Administration funds
NHS	National Highway System funds (Federal) - used for interstate highway projects
SU	Surface Transportation Program funds (Federal) - may be used for highway, transit, or enhancement (bicycle/pedestrian, beautification, etc.) projects in urban areas of greater than 200,000 population
TALU	Transportation Alternative funds (Federal) - used for bicycle and pedestrian projects
TRIP	Transportation Regional Incentive Program funds (State) – used for regionally significant projects with a minimum of 50% in local matching funds required

### Project Phases

CST	Construction
PD&E	Project Development and Environmental Study
PE	Preliminary Engineering (Design)
ROW	Right-of-Way Acquisition

**MetroPlan Orlando  
Prioritized Project List  
Interstate Roadway Projects**

FDOT FM #	MPO Priority #	Performance Measure(s)	Project Jurisdiction(s)	Responsible Agency	Project Type	Project Name/ Designation	From	To	Length (MI)	Work Description	Phase(s) Funded in TIP	Phases(s) Unfunded	Est. Cost of Next Phase	Est. Year of Next Phase
<b>Phases funded in TIP</b>														
2424848 & 4314561	1	Travel Time/ Safety/ Freight	Orange Co./ Osceola Co.	FDOT	Widening	I-4	W of CR 532 (Polk/Osceola Line)	W of SR 528/Beachline Expy.	16.45	Ultimate Configuration for General Use & Managed Lanes	ROW 2017/18-2021/22	CST	\$ 1,731,919,000	
2425924	2	Travel Time/ Safety/ Freight	Seminole Co.	FDOT	Widening	I-4	E of SR 434	Seminole/Volusia Co. Line	10.30	Ultimate Configuration for General Use & Managed Lanes	Partial ROW 2021/22	Remaining ROW / CST	\$ 472,061,000	
4084642*	3	Travel Time/ Safety/ Freight	Volusia Co.	FDOT	Widening	I-4	Seminole/Volusia Co. Line	SR 472 in Volusia Co.		Ultimate Configuration for General Use & Managed Lanes	PE 2016/17	ROW/CST	\$ 528,000,000	
2012103*	4	Travel Time/ Safety/ Freight	Polk Co.	FDOT	Widening	I-4	W of US 27 in Polk Co.	W of CR 532 (Polk/Osceola Line)		Ultimate Configuration for General Use & Managed Lanes	PE 2016/17	ROW/CST	\$ 436,000,000	
<b>New Projects for Next 5th Year</b>														
**	5	Travel Time/ Safety/ Freight	FDOT Dist. 5	FDOT	Freight/ Safety	I-4	Polk/Osceola Co. Line	Seminole/Volusia Co. Line		Construct Truck Rest Stops	—	PD&E / PE / ROW / CST	TBD	

\*Although outside the MetroPlan Orlando region, the I-4 Beyond the Ultimate projects from the Seminole/Volusia Co. line to SR 472 in Volusia County and from west of US 27 to the Polk/Osceola County Line in Polk County are included in MetroPlan Orlando's PPL for information purposes in order to show the entire length of the I-4 Beyond the Ultimate Improvements.

\*\*This project would involve providing truck rest stop areas with adequate capacity in suitable locations, either on I-4 or in close proximity to I-4 with convenient access. Location(s) to be determined in coordination with FDOT and local governments.

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**MetroPlan Orlando  
Prioritized Project List  
State Roadway Projects - Widening & Complete Streets**

FDOT EM #	MPO Priority #	Performance Measure(s)	Project Jurisdiction(s)	Responsible Agency	Project Type	Project Name / Designation	From	To	Length (MI.)	Work Description	Phase(s) Funded in TIP	Phase(s) Unfunded	Est. Cost of Next Phase	Est. Year of Next Phase
<b>Phases Funded in TIP</b>														
239203-8	*	Travel Time/ Freight	Orange Co.	FTE / FDOT	Widening	SR 50	Chuluota Rd.	SR 520	3.11	Widen to 6 Lanes	PD&E - FY 2018/19 PE - FY 2020/21	ROW CST	\$ 7,805,000 \$ 14,495,000 \$ 22,300,000	
437901-1	1	System Performance	Seminole Co.	FDOT	TSMO	SR 434	at Ronald Reagan Blvd.	—	—	Intersection Improvements	PE - FY 2017/18	ROW CST	\$ 1,000,000 \$ 5,000,000 \$ 6,000,000	FY2023/24
418403-3	2	Safety/ System Performance	Osceola Co./ Kissimmee	FDOT	Widening	John Young Pkwy.	Pleasant Hill Rd.	Portage St	2.36	Widen to 6 Lanes & Flyover at Pleasant Hill Rd.	ROW - FY 2021/22	CST	\$ 39,500,000	FY2023/24
435731-1	3a	Safety	Orange Co.	Orange	Complete Street	SR 434/Alafaya Tr.	Research Pkwy.	McCulloch Rd.	1.67	Context Sensitive Improvements	PE - FY 2018/19	CST	\$ 6,680,000	FY2023/24
435731-1	3b	Safety	Orange Co.	Orange	Complete Street	SR 434/Alafaya Tr.	Challenger Pkwy.	Research Pkwy	0.99	Context Sensitive Improvements	Planning - FY 2016/17	PE ROW / CST	\$ 5,500,000 \$ 16,500,000 \$ 22,000,000	FY2023/24
—	4	Safety/ System Performance	Winter Park	FDOT	Complete Street	SR 15/600 & US 17/92	Norfolk Ave.	Monroe St.	2.20	Construct medians/improve Bike & Ped	PE - FY 2018/19	ROW CST	\$ 2,700,000 \$ 3,000,000 \$ 6,100,000	FY2023/24
437174-1 & 437175-1	5a	Safety/ System Performance	Orange Co./ Osceola Co.	FDOT	Widening	SR 535	US 192	SR 536/World Center Dr.	3.06	Widen to 6 Lanes	PD&E - FY 2019/20	PE ROW / CST	\$ 2,700,000 \$ 3,400,000 \$ 6,100,000	FY2023/24
437174-1 & 437175-1	5b	Safety/ System Performance	Orange Co./ Osceola Co.	FDOT	Complete Street	SR 535	SR 536/World Center Dr.	I-4	1.50	Context Sensitive Improvements	PD&E - FY 2019/20	PE ROW / CST	\$ 2,700,000 \$ 3,400,000 \$ 6,100,000	FY2023/24
437200-1	6	System Performance	Osceola Co.	FDOT	Widening	US 17/92	Polk/Osceola Co. Line	1,900' W of Poinciana Blvd.	4.53	Widen to 4 Lanes	PD&E - FY 2019/20	PE ROW / CST	\$ 2,700,000 \$ 3,400,000 \$ 6,100,000	FY2023/24
—	7	Safety	Orange Co.	FDOT	Widening	US 441 / Orange Blossom Tr. Pedestrian Enhancement Phase 2a	Gore St.	30th St.	1.32	Pedestrian Improvements	PE - FY 2018/19	ROW CST	\$ 324,000 \$ 4,578,000 \$ 5,402,000	FY2020/21 FY2023/24

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**MetroPlan Orlando  
Prioritized Project List  
State Roadway Projects - Widening and Complete Streets**

FDOT FM #	MPO Priority #	Performance Measure(s)	Project Jurisdiction(s)	Responsible Agency	Project Type	Project Name / Designation	From	To	Length (Mi.)	Work Description	Phase(s) Funded in TIP	Phases(s) Unfunded	Est. Cost of Next Phase	Est. Year of Next Phase
<b>New Projects for Next 5th Year, Continued</b>														
—	24	Safety/ System Performance	Seminole Co. Orange Co.	FDOT	TSMO ITS - Mplan	Active Arterial Management - SR 436 / Semoran Blvd.	Orlando International Airport	I-4	18.02	Active Arterial Management for a significantly congested corridor in the MetroPlan Region	—	CST	\$ 1,000,000	FY2023/24
—	25	Safety/ System Performance	Seminole Co. Orange Co. Osceola Co.	FDOT	TSMO ITS - Mplan	Active Arterial Management - US 17/92	US 192	SR 46	36.50	Active Arterial Management for a significantly congested corridor in the MetroPlan Region	—	CST	\$ 1,300,000	FY2023/24
—	26	Safety/ System Performance	Seminole Co. Longwood	FDOT	Complete Street	SR 434	Range Line Rd.	Myrtle St	2.10	Context Sensitive Improvements	Planning - FY 2016/17	PE CST	\$ 2,000,000 \$ 12,000,000 \$ 14,000,000	FY2023/24
—	27	Safety/ System Performance	Seminole Co.	Seminole Co. FDOT	Widening	SR 434	SR 417	Mitchell Hammock Rd.	3.60	Widen to 4 Lanes	Planning - FY 2018/19	PE ROW + CST	\$ 1,000,000 \$ 30,000,000 \$ 35,000,000	FY2023/24
—	28	Safety/ System Performance	Ocoee	MetroPlan FDOT	Complete Street	SR 438/Silver Star Rd.	SR 429	Bluford Ave.	1.30	Context Sensitive Improvements	Planning - FY 2018/19	PE CST	\$ 975,000 \$ 5,200,000 \$ 6,175,000	FY2023/24
Total to Complete TIP Projects and Next 5th Year =													\$82,301,110	

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**MetroPlan Orlando  
Prioritized Project List  
State Roadway Projects - Widening and Complete Streets**

FDOT FM #	MPO Priority #	Performance Measure(s)	Project Jurisdiction(s)	Responsible Agency	Project Type	Project Name / Designation	From	To	Length (Mi.)	Work Description	Phase(s) Funded in TIP	Phases(s) Unfunded	Est. Cost of Next Phase	Est. Year of Next Phase
<b>Other State Road Needs, Continued</b>														
—	31k	—	Orange Co./ Orlando	FDOT LYNX	Complete Street Transit	SR 436	SR 50	OIA	7.28	Context Sensitive Improvements  Premium Transit Operations:	Planning - FY 2018/19	PE CST  annual operating ->	\$ 4,100,000 TRD \$ 4,100,000 \$ 2,100,000	
—	32	—	Orlando	FDOT	Roadway	SR 526 / Robinson St.	Rosalind Ave.	Maguire Blvd.	1.89	Context Sensitive Improvements	Planning - FY 2016/17	PE CST	\$ 1,417,500 TRD \$ 1,417,500	
—	33	—	Osceola Co. Orange Co.	FDOT	TSMO ITS - Mplan	Adaptive Signal System US 192 Phase II	Avalon Rd	Columbia Ave.	16.32	Install an Adaptive Signal System	—	CST	\$ 2,499,000	
—	34	—	Orange Co.	FDOT	TSMO ITS - Mplan	Adaptive Signal System SR 50	Forsyth Rd.	Avalon Park Blvd.	7.85	Install an Adaptive Signal System	—	CST	\$ 1,122,000	
—	35	—	Longwood	FDOT	Complete Street	US 17/92	Dog Track Rd.	Shepard Rd.	2.50	Context Sensitive Improvements	—	PD & E PE / ROW / CST	\$ 1,500,000 \$ 6,000,000 \$ 7,500,000	
—	36	—	Sanford	FDOT	Complete Street	US 17/92	SR 417	SR 46/1st St.	2.80	Context Sensitive Improvements	Planning - FY 2016/17	PE CST	\$ 2,100,000 \$ 11,200,000 \$ 13,300,000	
—	37	—	Orlando	FDOT	Complete Street	SR 527/Orange Ave.	SR 50	Princeton St.	1.30	Context Sensitive Improvements	—	PE CST	\$ 975,000 \$ 5,200,000 \$ 6,175,000	
—	38	—	Orange Co.	FDOT	TSMO	SR 500/US 441.	at Piedmont Wekiva Rd.	—	—	Add Turn Lanes	—	PD & E PE / ROW / CST	\$ 100,000 \$ 400,000 \$ 500,000	
—	39	—	Seminole Co	FDOT	Sidewalk	SR 46	mils post 4.790 mils post 7.412	mile post 5.570 mile post 8.441	0.78 1.02	Fill in Sidewalk Gaps	—	PE CST	\$ 285,000 \$ 1,425,000 \$ 1,710,000	
—	40	—	Orange Co.	FDOT	TSMO	SR 424/Edgewater Dr.	at SR 423/Lee Rd.	—	—	Add Turn Lanes	—	PD & E PE / ROW / CST	\$ 100,000 \$ 400,000 \$ 500,000	
—	41	—	Orange Co.	FDOT	TSMO	SR 438/Silver Star Rd.	at Hawassee Rd.	—	—	Improve intersection	—	PE CST	\$ 100,000 \$ 400,000 \$ 500,000	
—	42	—	Orange Co.	FDOT	TSMO	SR 438/Silver Star Rd.	at Pine Hills Rd.	—	—	Improve intersection	—	PE CST	\$ 100,000 \$ 400,000 \$ 500,000	
—	43	—	Orange Co.	FDOT	Complete Street	SR 426/Aloma Ave.	SR 436	Orange/Seminole Co. Line	1.50	Context Sensitive Improvements	—	PE CST	\$ 1,125,000 \$ 6,000,000 \$ 7,125,000	
—	44	—	Orange Co.	FDOT	Complete Street	SR 482/Sand Lake Rd.	SR 500/US 441	SR 527/Orange Ave.	2.30	Context Sensitive Improvements	—	PE CST	\$ 1,725,000 \$ 9,200,000 \$ 10,925,000	

**MetroPlan Orlando  
Prioritized Project List  
Multimodal System Projects - Roadway & Complete Streets**

FDOT FM #	MPO Priority #	Performance Measure(s)	Project Jurisdiction(s)	4-P Status	Project Type	Project Name / Designation	From	To	Length (MI.)	Work Description	Phase(s) Funded in TIP	Phase(s) Unfunded	Est. Cost of Next Phase	Est. Year of Next Phase
<b>Phases funded in TIP</b>														
4412751	1	Safety/ Multimodal Con.	Orlando	4-P Ready	Roadway	Edgewater Dr. Streetscape	Lakeview St.	Par St.	1.50	Streetscape & bicycle & pedestrian improvements	PE - FY 2021/22	CSI Local Funds	\$ 4,000,000 \$ 6,000,000 \$ 10,000,000	FY2023/24
	2	Safety/ Multimodal Con.	St. Cloud	4-P Ready	Bike / Ped	St. Cloud Sidewalks	Delaware Ave., Vermont Ave. & Columbia Ave.	--	1.45	Sidewalks	PE - FY 2021/22	CSI	\$225,000	FY2023/24
	3	Safety/ Multimodal Con.	St. Cloud	4-P Ready	Bike / Ped	17th St. Sidewalks	Canoe Creek	Missouri Ave.	0.20	Sidewalks	PE - FY 2021/22	CSI	\$225,000	FY2023/24
	4	Safety/ Multimodal Con.	Kissimmee	4-P Ready	Bike / Ped	Downtown Kissimmee Streetscape Emmett / Broadway / Main	John Young Pkwy.	US 192	1.45	Streetscape & bicycle & pedestrian improvements	PE - FY2021/22	CSI Local Funds	\$4,000,000 \$ 1,000,000 \$ 5,000,000	FY2023/24
	5	Safety/ Multimodal Con.	Longwood	4-P Ready	Bike / Ped	Longwood South Pedestrian Corridors Segments 1 & 4	on Church Ave. & Warren Ave.	--	1.00	Sidewalks	PE - FY 2021/22	CSI	\$200,000	FY2023/24

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**MetroPlan Orlando**  
**Prioritized Project List**  
**Multimodal System Projects - Roadway & Complete Streets**

FDOT FM #	MPO Priority #	Performance Measure(s)	Project Jurisdiction(s)	4-P Status	Project Type	Project Name / Designation	From	To	Length (MI.)	Work Description	Phase(s) Funded in TIP	Phase(s) Unfunded	Est. Cost of Next Phase	Est. Year of Next Phase
<b>Other Multimodal System Needs: Roadway / Complete Streets</b>														
	16		Orange Co. Orlando	Need Application	Complete Street	Virginia Dr., Forest Ave. & Corrine Dr.	US 17/92/Mills Ave.	Bennett Rd.	2.10	Context Sensitive Improvements	Planning - FY 2017/18	PE CST	\$ 1,575,000 \$ 8,400,000 \$ 9,975,000	
4379321	17		Kissimmee	Need Application	Complete Street	Central Ave. Bike & Ped	Martin Luther King Blvd.	Donegan Ave.	1.50	Context Sensitive Improvements	Planning - FY 2017/18	PE CST	\$ 1,125,000 \$ 6,000,000 \$ 7,125,000	
	18		Oviedo	Need Application	Bike / Ped	Pine Ave Sidewalks	Connecting to Cross Seminole Trail	--	0.60	Sidewalks	--	PE CST	\$ 58,466 \$ 250,000 \$308,466	
	19		Kissimmee	4-P Ready	Roadway	Columbia Ave. Complete Streets	N. Hoagland Blvd.	Dyer Blvd.	0.55	Bicycle & Pedestrian Improvements	--	PE CST	\$ 412,500 \$ 2,200,000 \$ 2,612,500	
	20		Longwood	Need Application	Complete Street	Warren Ave. Complete Street	St. Laurent St.	S. Milwee St.	0.67	Context Sensitive Improvements Corridor Study	--	Study PE / CST	\$ 300,000 \$ 3,182,500 \$ 3,482,500	
	21		Apopka	Need Application	Complete Street	South Park & Michael Gladden Complete Streets Study	US 441 / Main St. S Park Ave.	Cleveland Rd. Bradshaw Rd.		Context Sensitive Improvements Corridor Study	--	Study PE / CST	\$ 250,000 \$ - \$ 250,000	
	22		Orlando	4-P Ready	Bike / Ped	SW Orlando Bicycle/Pedestrian Study	SR 408	Sand Lake Rd.		Improve Safety & Multimodal Connectivity	--	Study	\$ 300,000	
	23		Seminole Co.	Need Application	Complete Street	Orange Blvd.	SR 46 / 25th St.	Monroe Rd.	3.14	Context Sensitive Improvements	PE - FY 2018/19	ROW CST	TBD \$ 12,000,000 \$ 12,000,000	

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**MetroPlan Orlando**  
**Prioritized Project List**  
**Multimodal System Projects - Transportation Systems Management & Operations**

FDOT FM #	MPO Priority #	Performance Measure(s)	Project Jurisdiction(s)	4-P Status	Project Type	Project Name / Designation	From	To	Length (MI.)	Work Description	Phase(s) Funded in TIP	Phase(s) Unfunded	Est. Cost of Next Phase	Est. Year of Next Phase
<b>Phases funded in TIP</b>														
—	1		Orange Co. Osceola Co. Seminole Co.	Need Application	TSMO	Traffic Signal Coordination	Region wide	—		Coordinate traffic signal timing on various corridors	PE underway	CST	\$3,000,000	FY2023/24
<b>New Projects for Next 5th Year</b>														
	2	Safety	Osceola Co.	Need Application	TSMO	County Adaptive Travel Time System	Countywide	—		ITS Adaptive System Equipment West US 192 PedTrax	—	PE CST	\$ 400,000 \$ 1,000,000 \$ 1,100,000	FY2023/24
	3	Safety	Orange Co.	Need Application	TSMO	Rouse Rd.	at University Blvd.	—		Improve intersection	—	CST	\$ 1,001,017	FY2023/24
	4	Safety	Orange Co.	Need Application	TSMO	Town Center Blvd.	at Town Loop Blvd.	—		Improve intersection	—	CST	\$ 210,393	FY2023/24
	5	Safety	Orange Co.	4-P Ready	TSMO	Winter Garden Vineland Rd.	at Lake Sheen Reserve Blvd.	—		Improve intersection	—	PE CST	\$ 180,000 \$ 320,000 \$ 500,000	FY2023/24
	6	Safety	Orlando	Need Application	TSMO	Pedestrian Traffic Signals	throughout City of Orlando	—		ADA Traffic Signal System	—	PE CST	\$ 1,000,000 \$ 2,000,000 \$ 3,000,000	FY2023/24
	7	Safety	Orlando	Need Application	TSMO	Dowden Rd.	Lake District Ln./ Randal Park Blvd.	—		Install Fiber Optic Cable	—	PE CST	\$ 25,000 \$ 200,000 \$ 225,000	FY2023/24
	8	Safety	Orange Co.	Need Application	TSMO	Curry Ford Rd.	at Ecorlockhatchee Tr.	—		Improve intersection	—	PE CST	\$ 212,939 \$ 602,025 \$ 814,964	FY2023/24
	9	Safety	Orange Co.	4-P Ready	TSMO	Wyndham Lakes Blvd.	at Atherton Dr.	—		Improve Roundabout	—	PE CST	\$ 207,763 \$ 1,573,724 \$ 1,781,487	FY2023/24
	10	Safety	Seminole Co.	Need Application	TSMO	Red Bug Lake Rd.	Dodd Rd.	Tuskavilla Rd.	0.70	Extend Turn lanes	—	CST	\$ 750,000	FY2023/24
	11	Safety	Seminole Co.	Need Application	TSMO	CCTV Expansion	Countywide	—		Install CCTV at Several Intersections	—	PE CST	\$ 50,000 \$ 250,000 \$ 300,000	FY2023/24
	12	Safety	Orange Co.	Need Application	TSMO	CCTV Expansion	Countywide	—		Install CCTV at Several Intersections	—	PE CST	\$ 200,000 \$ 400,000 \$ 600,000	FY2023/24
	13	Safety/ Travel Time	Osceola Co.	Need Application	TSMO	Adaptive Signal System Osceola Parkway	Dyer Blvd.	Florida's Turnpike		Install an Adaptive Signal System	PE - FY 2018/19	CST	\$ 450,000	FY2023/24
	14		Orange Co.	Need Application	TSMO	Signal Cabinet Upgrades	Countywide	—		Upgrade 20 signal cabinets with UPS cabinets	—	CST	\$ 680,000	FY2023/24
Total to Complete TIP Projects and Next 5th Year =													\$ 6,086,712	

**MetroPlan Orlando  
Prioritized Project List  
Multimodal System Projects - Transportation Systems Management & Operations**

FDOT FM #	MPO Priority #	Performance Measure(s)	Project Jurisdiction(s)	4-P Status	Project Type	Project Name / Designation	From	To	Length (MI.)	Work Description	Phase(s) Funded in TIP	Phase(s) Unfunded	Est. Cost of Next Phase	Est. Year of Next Phase
<b>Other Multimodal System Needs: TSMO, Continued</b>														
	30		Orlando	Need Application	TSMO	Adaptive Signal System Lake Nona	Boggy Creek Rd.	SR 417		Install an Adaptive Signal System	—	CST	\$ 300,000	
	31		Orlando	Need Application	TSMO	Adaptive Signal System Universal Blvd.	International Dr.	Vineland Rd.		Install an Adaptive Signal System	—	CST	\$ 459,000	
	32		Orange Co.	Need Application	TSMO	Bicycle & Pedestrian Innovative ITS University of Central Florida	TBD	TBD		Install bicycle and pedestrian ITS technologies	—	Study CST	\$ 100,000 <del>\$ 1,000,000</del> \$ 1,100,000	
	33		Osceola Co.	Need Application	TSMO	Adaptive Signal System Polkiana Pkwy.	US 17	Cypress Pkwy.		Install an Adaptive Signal System	—	CST	\$ 51,000	
	34		Seminole Co.	Need Application	TSMO	Signal Phase and Timing (SPaT) Services	Countywide	—		Development of traveler information systems	—	CST	\$ 100,000	
	35		Orlando	Need Application	TSMO	City of Orlando Parking Management	Citywide	—		Parking Management System	—	Study CST	\$ 100,000 <del>\$ 1,000,000</del> \$ 1,100,000	
	36		Orlando	Need Application	TSMO	TMC & SunRail Coordination	Citywide	—		Automatic emergency / maintenance	—	Study	\$ 100,000	
	37		Orange Co.	Need Application	TSMO	International Dr.	Continental Gateway World Gateway	—		Median modifications and turn lanes	—	PD&E PE / ROW / CST	\$ 35,000 TBD \$ 35,000	

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**MetroPlan Orlando**  
**Prioritized Project List**  
**Multimodal System Projects - Regional Trail & School Mobility Projects**

FDOT FM #	MPO Priority #	Performance Measure(s)	Project Jurisdiction(s)	4-P Status	Project Type	Project Name / Designation	From	To	Length (MI.)	Work Description	Phase(s) Funded in TIP	Phase(s) Unfunded	Est. Cost of Next Phase	Est. Year of Next Phase
<b>Other Regional Trail Projects</b>														
--	9a	--	Kissimmee	Need Application	--	Shingle Creek Trail Phase 2b South	Yates Connector	--		Shared Use Path	PE 2016/17	CST	\$ 7,782,169	
--	9b	--	Kissimmee	Need Application	--	Shingle Creek Trail Phase 2c North	Osceola Pkwy.	--		Shared Use Path	PE 2016/17	CST	\$ 8,000,000	
--	9c	--	Kissimmee	Need Application	--	Shingle Creek Trail Phase 2d North	Bridge over Osceola Pkwy.	--		Shared Use Path	PE 2016/17	CST	\$ 10,599,768	
--	9d	--	Orange Co.	4-P Ready	--	Shingle Creek Trail Phase 4	Alhambra Dr.	Old Winter Garden Rd.	1.25	Shared Use Path	--	PE ROW / CST	\$ 584,664 \$ 3,645,021 \$ 4,229,685	
--	10	Regional Trail Gap	Orange Co.	4-P Ready	--	West Orange Trail Phase 4	Rock Springs Rd. Welch Rd. Intersection	Kelly Park & Welkiva Springs State Park	6.80	Shared Use Path	--	PE CST	\$ 500,000 \$ 3,500,000 \$ 4,000,000	
--	11	--	Orlando	Need Application	--	Orlando Southeast Trail	Medical City Area	--	1.40	Shared Use Path	--	PE CST	\$ 250,000 \$ 2,750,000 \$ 3,000,000	
--	12	--	Casselberry	4-P Ready	--	Central Casselberry Connectivity Improvements	Hibiscus Rd. at SR 436	Marigold Rd. at S. Winter Park Dr.	1.02	Shared Use Path	--	CST	\$ 1,728,900	
--	13	--	Kissimmee	4-P Ready	--	Toho Valencia Trail Bridge	US 192	South side of US 192	0.13	Shared Use Path Bridge	--	PE CST	\$ 290,190 \$ 10,000,000 \$ 10,290,190	
--	14	--	Altamonte Springs	Need Application	--	Altamonte Springs East-West Trail Connector	Seminole Welkiva Trail at Sanlando Park	Altamonte Springs SunRail Station	3.10	Shared Use Path	--	CST	\$ 4,000,000	
--	15	--	Orange Co.	4-P Ready	--	Horizons West Trail	Horizons West Regional Park/Tiny Rd.	West Orange Park/Windermere Rd.	7.44	Shared Use Path	--	PE CST	\$ 1,142,627 \$ 4,500,000 \$ 5,642,627	
--	16	--	Seminole Co.	4-P Ready	--	EE Williamson Rd Trail/ Longwood Hills Sidewalk	Existing Seminole / Welkiva Trail	CR 427 (Ronald Regan Blvd.)	2.44	Shared Use Path & Sidewalk	--	CST	\$ 2,399,168	
--	17	--	Kissimmee	Need Application	--	Downtown Kissimmee Path Connector	US 192	Martin Luther King Blvd.	0.45	Shared Use Path	--	PE CST	\$ 47,500 \$ 100,000 \$ 147,500	
--	18	--	Kissimmee	Need Application	--	Emory Canal Trail South	John Young Pkwy.	Shingle Creek Trail	0.40	Shared Use Path	--	PE CST	\$ 50,000 \$ 150,000 \$ 200,000	
--	19	--	Kissimmee	4-P Ready	--	Carroll St. Bicycle/Pedestrian Improvement Plan	Donegan Ave.	Thacker Ave.	1.50	Shared Use Path	--	PE CST	\$ 500,000 \$ 3,500,000 \$ 4,000,000	
--	20	--	Osceola Co.	4-P Ready	--	NeoCity Trail Loop	Neptune Rd.	US 192	3.80	Shared Use Path/Sidewalk	--	CST	\$ 1,187,300	
--	21	--	Casselberry	Need Application	--	Ascension Trail	Ascension Dr.	Integra Lakes Ln.	0.40	Shared Use Path	--	CST	\$ 540,000	
--	22	--	Altamonte Springs	Need Application	--	SR 436 East Pedestrian Underpass	SR 434	North St.	0.80	Shared Use Path Underpass	--	PE CST	\$ 600,000 \$ 7,000,000 \$ 7,600,000	
--	23	--	Casselberry	Need Application	--	Kewannee Trail Ext.	Cassel Creek Blvd.	Derbyshire Rd.	0.30	Shared Use Path	--	CST	\$ 450,000	
--	24	--	Casselberry	Need Application	--	North Winter Park Drive Trail	N. Triplet Lake Dr.	N. Winter Park Dr.	1.00	Shared Use Path	--	CST	\$ 1,125,000	
--	25	--	Seminole Co.	Need Application	--	Seminole Welkiva Trail Overpasses	SR 434 & SR 436	--	--	Shared Use Path Bridges	--	PE ROW / CST	\$ 2,000,000 \$ 19,500,000 \$ 21,500,000	

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**MetroPlan Orlando**  
**Prioritized Project List**  
**Transit Projects**

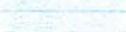
FDOT FM #	MPO Priority #	Performance Measure(s)	Project Jurisdiction(s)	4-P Status	TDP / DDR Consistent	Project Name / Designation	Project Description	Consistent with TDP & DDR Policy	Phase(s) Funded in TIP	Phase(s) Unfunded	Est. Cost of Next Phase	Est. Year of Next Phase
<b>Category A: Premium Transit</b>												
—	1	—	LYNX	Need Application	Yes / Yes	SunRail Phase 3	Project Development, Design & Construction for Rail connection from the SunRail Main Line south of the Sand Lake Road station to OIA.	FTA/FDOT/Local	—	PD / PE / CST Operating	\$225,000,000	
—	2	—	LYNX	Need Application	Yes / TBD	OIA Connector	BRT from Orlando International Airport to the Convention Center. PD&E funded in FY 2017/18.	FTA/FDOT/Local	—	PD / PE / CST Operating	\$227,000,000	
—	3	—	LYNX	Need Application	Yes / Yes	US 192 Corridor	Project Development, Design & Construction for BRT on US 192 from US 27 to US 441. Project development funded in FY 2017/18.	FTA/FDOT/Local	—	PD / PE / CST Operating	\$135,600,000	
—	4	—	LYNX	Need Application	Yes / Yes	State Road 50 Corridor	Project Development, Design & Construction for BRT on SR 50 from Powers Drive to Goldenrod Rd & Express Bus system from Downtown Orlando to UCF. Alternative Analysis with a selected LPA was adopted in March 2015.	FTA, FDOT, LF	—	PD / PE / CST Operating	\$40,860,000	
—	5	—	LYNX	Need Application	Yes / Yes	Downtown Orlando	Project Development, Design & Construction for North/South expansion of the LYMMO system in downtown Orlando. LPA adopted in 2012.	FTA/FDOT/Local	—	Capital / Operating	TBD	
—	6	—	Alt Springs Casselberry Longwood Maitland	Need Application	Yes / Yes	ITS Enhanced Transit	Capital & operation of expansion of ITS enhanced transit service within the 4-city service area.	FTA/FDOT/Local	—	Capital / Operating	TBD	
<b>Category B: Feasibility Studies</b>												
—	1	—	LYNX	Need Application	Yes / TBD	SR 436 Corridor Premium Transit/ Complete Streets	Feasibility study of potential forms of mobility (i.e., BRT, LRT, etc.) in the SR 436 corridor from SR 434 to Orlando International Airport.	FDOT/Local	Planning - FY 2017/18	PD / PE / CST Operating	\$1,250,000	
—	2	—	LYNX	Need Application	Yes / TBD	Innovation Way Corridor	Corridor Study of the proposed leg of an enhanced transit system from International Drive to the Innovation Way/Lake Nona/Medical City/Osceola Co. NE District corridor	FDOT/FTA/Local/Private	—	Study PD / PE / CST Operating	TBD	
—	3	—	Orange Co.	Need Application	Yes / TBD	Circulator System Study	Study to evaluate potential technologies that can be utilized in implementing a circulator transportation system in the vicinity of the Orange Co. Convention Center.	FTA/Local/ Private	—	Study PD / PE / CST Operating	TBD	
—	4	—	Orange Co.	Need Application	Yes / TBD	I-Drive Area Fixed Transit	Study to evaluate potential technologies that can be utilized in implementing a Fixed Route Transit on International Drive.	FTA/Local/ Private	—	Study PD / PE / CST Operating	TBD	
—	5	—	Orange Co.	Need Application	Yes / No	I-Drive Area Intermodal Station	Corridor Study of the proposed leg of an enhanced transit system from International Drive to the Innovation Way/Lake Nona/Medical City/Osceola Co. NE District corridor	FTA/FDOT/Local	—	Study PE / CST	\$500,000 \$15,000,000	
<b>Category C: Enhancements to Existing System &amp; New Service</b>												
—	1	—	Kissimmee	Need Application	Yes / No	Kissimmee Transit Circulator	Local bus circulator connecting major employment centers to Downtown Kissimmee and SunRail.	FDOT/Local	—	Capital / Operating	TBD	
—	2	—	LYNX	Need Application	Yes / No	Bus Expansion Operational COA Enhancements	Capital funds for additional vehicles to improve fixed route transit services as determined by the LYNX Comprehensive Operational Analysis.	FTA/FDOT/Local	—	Capital for Vehicles	\$51,500,000	
—	3	—	LYNX	Need Application	Yes / No	Corridor Express Service	Expanded bus service along major corridors in the region. The corridors to be determined by LYNX Comprehensive Operations Analysis.	FTA/FDOT/Local	—	Capital / Operating	\$1,600,000	

Current PD&E Projects in MetroPlan Orlando Area

FM#	Project Name	County	Agency PM	Consultant	Class of Action	LDCA Anticipated	Design Funded FY	Design Funded Amount	Design Status	ROW Funded FY	ROW Funded Amount	Construction Funded FY	Construction Funded Amount
240216-4	SR 46 from SR 415 to CR 426 (LAP - Oversight)	Seminole	Mary McGehee	AECOM	Type II CE	Jun-18	FY 2023	\$5,175,240	Not started	Not funded	NA	Not funded	NA
438030-1	PD&E - Widen Beachline East (SR 528) from SR 520 to East of Industry Road	Orange & Brevard	Rax Jung	Jacobs (CH2M Hill)	SEIR	Oct-19	Not funded	Not funded		Not funded	NA	Not funded	NA
438537-1	PD&E - Orlando South Ultimate Interchange @ SR 528 (MP 4) and SR 91 (MP 254)	Orange	Rax Jung	Hardesty and Hanover	SEIR	Dec-19	FY 2020 FY 2021	\$12.5M \$12.5M		FY 2023	\$11.0M	Not funded	NA
440314-1	Colonial Parkway from Woodbury Rd. to SR 520 (New Facility)	Orange	Henry Pinzon	Jacobs (CH2M Hill)	SEIR	Aug-19	FY 2020 FY 2021	\$14.0M \$12.0M		FY 2021	\$85.0M	Not funded	NA
441224-1	PD&E - Widen Turnpike Mainline from Kissimmee Park Road to US 192	Osceola	Rax Jung	Dewberry Engineers	SEIR	Mar-20	FY 2019 FY 2020 FY 2021	\$1.5M \$2.0M \$6.6M		FY 2020 FY 2022	\$3.9M \$1.0M	FY 2022	\$53.6M
	Lake/Orange County Connector Feasibility/PD&E Study	Lake & Orange	Glenn Pressimone	Metric Engineering	PEIR	Jun-19	FY 2022	\$15.1M	NA	Not funded	NA	Not Funded	NA
	Poinciana Parkway (SR 538) Extension (Poinciana Parkway to CR 532)	Osceola & Polk	Glenn Pressimone	Kimley-Horn & Associates	PEIR	Oct-19	FY 2022	\$13.3M	NA	Not Funded	NA	Not Funded	NA
	Osceola Parkway Extension (from SR 417 to Sunbridge Parkway)	Osceola & Orange	Glenn Pressimone	RS&H Engineering	PEIR Re-evaluation	Jul-19	FY 2020	\$57.0M	NA	FY 2022	\$29.5M	FY 2023	\$167.0M

Upcoming PD&E Projects in MetroPlan Orlando Area

FM#	Project Name	County	PD&E Funded FY	PD&E Funded Amount	Anticipated Class of Action
437200-1	US 17/92 from Polk County Line to 1,900' West of Poinciana Blvd	Osceola	2021	\$1,900,000	Type II CE
437174-2	SR 535 from US 192 to SR 536/World Center Drive	Osceola	2020	\$1,650,000	Type II CE
444007-1	Widen Turnpike Mainline from SR 408 to SR 50	Orange	2020	\$6,500,000	SEIR
444006-1	Widen Turnpike Mainline from Sand Lake Road to SR 408	Orange	2022	\$4,000,000	SEI/Type II CE
423374-3	Widen Turnpike Mainline from Yeehaw Junction to US 192	Osceola	2022	\$3,000,000	SEIR
440315-1	Colonial Parkway from SR 520 to SR 528 (New Facility)	Orange	2022	\$2,000,000	SEIR
	Northeast Connector Expressway Extension^	Osceola & Orange	2019	\$1,100,000	Concept Feasibility & Mobility Report

	FDOT D5
	FTE
	CFX