

Mayor
John Dowless

Richard Alan Horn
Council President

Ben Pierce
Council President
Pro Tem

CITY COUNCIL AGENDA
Regular Meeting
City Hall – Council Chamber
405 Bagshaw Way , Edgewood, Florida
Tuesday, February 18, 2020
6:30 p.m.

Lee Chotas
Council Member

Susan Fortini
Council Member

Chris Rader
Council Member

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

A. CALL TO ORDER

B. INVOCATION & PLEDGE OF ALLEGIANCE

C. ROLL CALL & DETERMINATION OF QUORUM

D. PRESENTATION

Beth Watson, Orange County Property Appraiser

E. CONSENT AGENDA

1. Review and Consideration of City Council Meeting Minutes

(Pgs. 1-6) January 21, 2020

(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)

None.

H. UNFINISHED BUSINESS

I. NEW BUSINESS

J. GENERAL INFORMATION (No action required)

None

K. CITIZEN COMMENTS

L. BOARDS & COMMITTEES

1. **(Pgs. 7-18)** 5156 S. Orange Avenue, Bailey’s Medical – Waivers, Variances and Commercial Review
2. **(Pgs. 1-22)** 5565 S. Orange Avenue, Cornerstone Pace Commercial – Site Review
3. **(Pgs. 23-50)** 5501 S. Orange Avenue, Boozehounds Bar & Dog Park – Waiver and Variance Requests

M. STAFF REPORTS

City Attorney Smith:

Police Chief Freeburg:

- **(Pg. 51)** Chief’s Report

City Clerk Meeks:

N. MAYOR & COUNCIL REPORTS

- **Mayor Dowless**
- **Council President Horn**

- Council Member Chotas
- Council Member Fortini
- Council Member Pierce
- Council Member Rader

O. ADJOURNMENT

UPCOMING EVENTS:

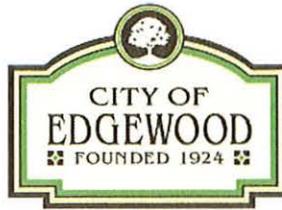
Friday, February 21, 2020.....Mardi Gras/Pet Parade in Bagshaw Park
 Tuesday, March 17, 2020Presidential Preference Primary (PPP)

UPCOMING MEETINGS:

Monday, March 9, 2020.....Planning & Zoning Meeting (6:30 p.m.)
 *Tuesday, March 24, 2020.....Regular City Council Meeting (6:30 p.m.)

City Council Meeting changed to accommodate the PPP due to Council Chamber is a Polling Precinct

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 REGULAR MEETING MINUTES
Tuesday, January 21, 2020
6:30 p.m.

CALL TO ORDER

Council President Horn called the Edgewood City Council meeting to Order at 6:30 p.m. Council President Horn asked for a moment of silence, followed by leading everyone in the Pledge of Allegiance.

ROLL CALL & DETERMINATION OF QUORUM

Deputy City Clerk Riffle announced a quorum, with four Council Members present. She announced that Council Member Pierce gave advance notice of his absence, and she requested a motion to excuse his absence.

Council Member Fortini made the Motion to excuse Council Member Pierce's absence; Second by Council Member Rader. Approved (4/0)

Attendees

John Dowless, Mayor
Richard Alan Horn, Council President
Chris Rader, Council Member
Lee Chotas, Council Member
Susan Fortini, Council Member

Absent

Ben Pierce, Council President Pro-Tem

Staff

Sandy Riffle, Deputy City Clerk
John Freeburg, Police Chief
Drew Smith, City Attorney

Absent

Bea L. Meeks, City Clerk

PRESENTATION

None.

CONSENT AGENDA

1. Review and Consideration of City Council Meeting Minutes
 - December 17, 2019 Regular City Council Meeting

Council Member Rader made the Motion to approve the December 17, 2019 minutes as presented; Second by Council President Horn. Approved (4/0)

ORDINANCES

None.

PUBLIC HEARINGS (ORDINANCES – SECOND READINGS & RELATED ACTION)
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1. **ORDINANCE 2019-11** - AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, RELATING TO ILLICIT STORMWATER CONNECTIONS AND DISCHARGES; AMENDING THE CODE OF ORDINANCES: CREATING CHAPTER 30, "HEALTH AND SANITATION," ARTICLE V, "ILLICIT DISCHARGE PREVENTION"; PROVIDING FOR CONFLICTS; CODIFICATION; SEVERABILITY; AND AN EFFECTIVE DATE.

City Attorney Smith gave the second and final reading of Ordinance 2019-11 in title only. He explained that during an audit with the Florida Department of Environmental Protection (FDEP), FDEP wanted the City to increase code enforcement's ability to go onto a property. City Attorney Smith said it is a state regulation and this would make Edgewood the lead in enforcement. He said there is some limitation and FDEP would be called to help with more serious issues.

Council Member Chotas made the Motion to approve the Second/Final Reading of Ordinance 2019-11; Second by Council Member Rader.

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

<i>The Motion was approved by the following roll call vote (4/0):</i>

<i>Council President Horn</i>	-	<i>Yes</i>
<i>Council Member Chotas</i>	-	<i>Yes</i>
<i>Council Member Rader</i>	-	<i>Yes</i>
<i>Council Member Fortini</i>	-	<i>Yes</i>
<i>Council Member Pierce</i>	-	<i>Absent</i>

2. **ORDINANCE 2019-12** - AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA AMENDING SECTION I34-L "DEFINITIONS," OF THE CODE OF ORDINANCES TO CREATE A DEFINITION FOR THE TERM BEAUTY SALON; PROVIDING THAT PERMANENT MAKEUP APPLICATION AND LASER HAIR REMOVAL ARE SERVICES THAT MAY BE PROVIDED AT A BEAUTY SALON; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE.

City Attorney Smith gave the second and final reading of Ordinance 2019-12 in title only. City Attorney Smith explained that the Ordinance was driven by a request from a local business to perform microblading. He said the Ordinance distinguishes between microblading and tattoo parlors. City Attorney Smith confirmed that the Ordinance changes nothing regarding tattoo parlors, as they continue to be a prohibited use.

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

Council Member Rader made the Motion to approve the Second/Final Reading of Ordinance 2019-12; Second by Council Member Fortini.

The Motion was approved by the following roll call vote (4/0):

<i>Council Member Fortini</i>	-	<i>Yes</i>
<i>Council Member Chotas</i>	-	<i>Yes</i>
<i>Council President Horn</i>	-	<i>Yes</i>
<i>Council Member Rader</i>	-	<i>Yes</i>
<i>Council Member Pierce</i>	-	<i>Absent</i>

UNFINISHED BUSINESS

None.

I. NEW BUSINESS

1. **Discussion Only**- AN ORDINANCE OF THE CITY OF MAITLAND, FLORIDA RELATING TO ESTABLISHING SHORT-TERM RENTAL STANDARDS AND PROVIDING FOR A PROCESS FOR GRANTING SHORT-TERM RENTAL CERTIFICATES IN CHAPTER 21-5 'SUPPLEMENTAL DISTRICT REGULATIONS' OF THE CODE OF ORDINANCES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Smith introduced a proposed Ordinance (no assigned number) regarding short-term rentals for discussion. He said an Ordinance might be moot after the legislative session if they take this away from municipalities. He said the proposed Ordinance allows jurisdictions that have had prohibitions on the books, as of 2011, to keep prohibitions. City Attorney Smith noted there could be some regulations but jurisdictions could not prohibit if a prohibition was not already in place. He said there is a possibility that the industry is lobbying, and it could be a matter of time before the State takes over with this.

City Attorney Smith confirmed for Mayor Dowless that Edgewood prohibits boarding houses. Mayor Dowless replied that he believes that the City needs to be upfront about whether or not short-term rentals are allowed or not, and make it clear they would be hosted stays only so that the house would not just be a rental. Does not want to involve the City with all the regulations, but making sure that people are living in their home.

Council Member Rader said some of the premise in Maitland was health and life safety. They have the structure to conduct these inspections on a regular basis. City Attorney Smith said the State's move towards pre-emption does not affect HOA's and they would not be forced to allow short term rentals. However, if an HOA has not yet addressed this, it might be a challenge for them.

Council Member Fortini said she would not stay at a rental when the host is there.

Council President Horn asked for public comments. Deputy City Clerk Riffle announced that Resident Regina Dunay sent an email before the meeting stating why she opposes the use.

Mayor Dowless said the City needs to watch out for residents from homes that are being used as an investment. He said he does not have an issue and wants to respect the neighborhoods.

Council President Horn said he could understand how this could be a possibility for large homes to offer hosted stays. He noted that if the state will pre-empt jurisdictions, there is nothing the City should do until then.

City Attorney Smith agreed with Council President Horn. He suggested that perhaps Council should wait to draft an ordinance until after the legislative session and the issue gains momentum.

Steve Kreidt – Edgewood resident, said he favors the ordinance. He said host stays are a big trend in larger homes and with millennials. He said this is a way to maintain property value and he has favorable experiences with Airbnb’s. He believes it is forward-looking. Resident Kreidt said the City of Edgewood is moving towards this with redevelopment along Orange Avenue and the City needs to continue trending as a good place to live. He believes the owner-occupied option is a great way to have it adopted.

City Attorney Smith said there is a trend to pre-empt by the State. Council Member Rader said that it might be a waste of money to craft this ordinance if the pre-emption occurs. Council Member Rader said there are reasons why you do not want short-term rentals, including the burden on staff and the Police Department. Council Member Rader suggested Council wait for the State.

Mayor Dowless asked about parking. City Attorney Smith said there are parking calculations and no regulations about who can park in the driveway. Mayor Dowless said that this could be a problem if people do not pay attention. Council President Horn noted short driveways and cars potentially blocking pedestrian sidewalk use. *No action was taken.*

GENERAL INFORMATION (No action required)

None

CITIZEN COMMENTS

None.

BOARDS & COMMITTEES

None.

STAFF REPORTS

City Attorney Smith:

City Attorney Smith said he will be attending legislative action days in Tallahassee. He noted the following proposed legislation that he is monitoring:

1. Proposed legislation regarding home occupation bill - Legislators are proposing to pre-empt home occupations.
2. Bert Harris/Growth Management – Proposed legislation regarding the remediation process, which raises the question of how to identify similarly affected persons. The proposed legislation will put a lot on the City and undermines the resolution to avoid years of litigation in a land use case.

3. Sovereign Immunity – Proposed legislation to consider changing sovereign immunity. In its current form, legislators are looking to eliminate caps to \$1,000,000 a year, which would have a significant impact on Edgewood’s insurance.

Chief Freeburg:

Chief Freeburg said officers went to active shooter training. He said his department participated with the federal government. Chief Freeburg said this was excellent training for his officers.

City Clerk Meeks:

It was noted that City Clerk Meeks was attending the International Institute of Municipal Clerks, Region III conference

MAYOR & COUNCIL REPORTS

Mayor Dowless-

Mayor Dowless reported that Edgewood, with the help of Planner Hardgrove, Engineer Lane, and himself, made a list of priorities for transportation in case the penny sales tax passes. He said the list ranged from realignment of Holden/Gatlin to landscaped median, bike safety, and pedestrian safety.

Mayor Dowless said there are some train horns still sounding in the City’s quiet zones. He said the continuing train horns could be because Orange County has not activated their quiet zones. Mayor Dowless said Deputy City Clerk Riffle is contacting residents near crossings to log times of the horns.

Council President Horn-

Council President Horn expressed condolences to Mayor Dowless on the passing of his mother.

Council Member Chotas-

Council Member Chotas announced that he would be out of the Country and requested absence for April and May Council meetings.

Council Member Fortini-

No report.

Council Member Pierce-

Absent.

Council Member Rader-

Council Member Rader, in reference to the Mayor’s comments about the ECD, said that some tweaks are needed. However, the first two applicants in the ECD are requesting a lot of changes to code. He said this could set a precedent.

Referred to the Mayor’s mention of the list for sales tax and he attended the listening session hosted by Orange County Mayor Demings. Commends the effort from Orange County and agrees with the need for

an infrastructure sales tax, but he was disappointed with some of the messaging during the presentation about funding.

Mayor Dowless added that he liked the idea of shifting the burden away from homeowners. Mayor Dowless added that we are trying to build transportation on ad valorem and gas tax and gas taxes continually goes down. If this passes, the City could lower property tax to benefit our residents.

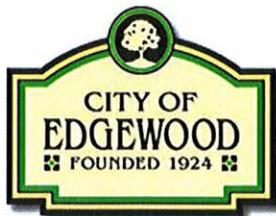
ADJOURNMENT

Having no further business, the City Council meeting adjourned at 7:10 p.m. on the Motion of Council Member Chotas; Second by Council Member Fortini.

Richard A. Horn
Council President

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

Approved in



Memo

To: Bea Meeks, City Clerk
CC: City Council
From: Sandy Riffle, Deputy City Clerk
Date: February 11, 2020
Re: 5156 S Orange Avenue Bailey's Medical Waivers, Variances and Commercial Review

During the February 10, 2020 Planning and Zoning Board meeting, the Board considered commercial plans, waivers and variances for the proposed Bailey's Pharmacy at 5156 S. Orange Avenue. The property is located in the Edgewood Central District (ECD).

The following information has been included for your review:

- Variance applications 2020-03 - a request for a variance in Code Section 134-608(a) to allow two grassed parking spaces on either side of an historic tree adjacent to the north property line in lieu of the required durable all-weather surface (a total of 4 grass spaces).
- Staff Report from CPH Engineer, Allen Lane, dated January 29, 2020
- Staff Report from Planner Ellen Hardgrove, dated January 31, 2020.
- Full sized plans are provided in the back of binders due to their large size.

The Notice of Public Hearing letters was sent on January 30, 2020 to those property owners within 500 feet of the subject property. There were 160 notices provided by U.S. Mail. No objections or comments were received at City Hall as of the date of this memo.

A legal advertisement was placed in the Orlando Sentinel on Friday, January 31, 2020 and February 11, 2020 to advertise the requested waivers, as required by City Code.

The City Planner is prepared to respond to any questions you may have regarding the variance and waiver requests. The applicant/representative for Bailey's Medical will also be in attendance.

Recommendations from Planning and Zoning are as follows:

Waivers:

- Waiver in ECD Ordinance Section 134-461(b)(4) (Specific Design Standards for Drive Up Windows) to allow the queuing distance for a drive-up window to accommodate 2 cars (40 feet) before the first stopping point in lieu of 6 cars (120 feet).

Staff recommends the approval is specifically for the use of a drive-up window accessory to a pharmacy; a change in use that will use the drive-up window shall be conditioned upon documentation of adequate queue length for such user approved by City Council.

Board Member Kreidt made the motion to recommend approval with staff recommendations; second by Board Member Gragg. The motion passed (4/0).

- Waiver in ECD Ordinance Section 134-458(h)(2) b. (Site Design-Tree Location) to allow the trees in the Tree/Furnishing/Sign Area to be located on the property line in lieu of a 12.5 feet offset.

Chair Rayburn moved to recommend approval; second by Board Member Kreidt. The motion passed (4/0).

- Modification of conditions for previously approved waiver to ECD Ordinance Section 134-460(f)(3) related to driveway design.

Board Member Kreidt made a motion to recommend approval; second by Board Member Gragg. The motion passed (4/0).

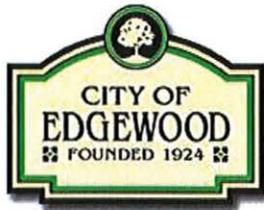
Variance:

A request for a variance in Code Section 134-608(a) to allow two grassed parking spaces on either side of the historic tree adjacent to the north property line in lieu of the required durable all-weather surface (a total of 4 grass spaces).

Board Member Trivedi made the motion to approve Variance 2020-03 with staff recommendations; second by Board Member Gragg. The motion passed (4/0).

Commercial Review:

Board Member Kreidt made the motion to recommend approval of plans, with the addition of lighting in the back parking area as a condition of approval; second by Board Member Gragg. The motion passed (4/0).



APPLICATION FOR VARIANCE

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

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

Please note this fee is non-refundable

Office Use Only:	
VARIANCE APPLICATION #:	2020-03
PLANNING AND ZONING MEETING DATE:	2/10/2020
CITY COUNCIL MEETING DATE:	2/18/2020

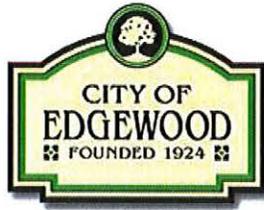
IMPORTANT: A COMPLETE application with all required attachments and ten (10) copies must be submitted to the City Clerk ____ days before the next Planning & Zoning meetings. No application shall be deemed accepted unless it is complete and paid for. Notarized letter of authorization from Owner MUST be 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:	Trisha Bailey-Archie	Owner's Name:	Trisha Bailey-Archie
Address:	2109 Brewster Ct	Address:	Orlando, FL 32833-3725
Phone Number:	407-951-2644	Phone Number:	
Fax:		Fax:	
Email:	keith@comtekconstruction.com	Email:	
Legal Description:	The south 38.7 feet of the north 1/2 of the nw 1/4 of the sw 1/4 of section 13, twp 23s, range 29E, lying b/w the Atlantic Coast Railroad ROW and west bdy of the public road b/w Orlando and Pine Castle. and the north 74.3 ft of the south 1/2 of that part of the nw 1/4 of the sw 1/4 of section 13, twp 23S, r 29E, lying east of the Atlantic Coast line Railroad ROW and public road from Orlando to Pine Castle, Orange County, Florida		
Zoned:	ECD Coast line Railroad ROW and public road from Orlando to Pine Castle, Orange County, Florida		
Location:	5156 South Orange Avenue		
Tract Size:	0.96		
City section of the Zoning Code from which Variance is requested:	134-608(a)		
Request:	To allow grassed parking in lieu of hard surface to save a historic tree		
Existing on Site:	no parking		

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 Bagshaw Way, 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 not 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 not 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.

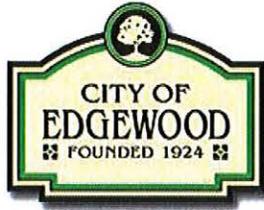
AGREE:		DISAGREE:	
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2. The variance recommended by the Planning and Zoning Board and approved by the City Council shall expire in 12 months in accordance with Chapter 134-104 (3) (e).

AGREE:		DISAGREE:	
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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:		Date:	
Applicant's Printed Name:			
Owner's Signature:		Date:	
Owner's Printed Name:			



Please submit your completed application to City Hall via email at bmeeks@edgewood-fl.gov or sriffle@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 #:	2020-03
Received Date:	
Received By:	Sandra Riffle
Forwarded To:	
Notes:	



January 29, 2020

Ms. Sandy Riffle
Deputy City Clerk
City of Edgewood
405 Bagshaw Way
Edgewood, FL 32809-3406

**RE: 5156 S Orange Ave – Pharmacy Building
Revised plan review
CPH project number E7601**

Dear Ms. Riffle;

We are in receipt of the revised site plan, via e-mail from the engineer, received January 29, 2020. We also received an updated set of storm water calculations and lift station calculations. We understand a copy of these plans shall be submitted to the City for your records. We are reviewing the plans and our previous comment letter dated January 22, 2019 to verify if all the comments have been addressed.

Based on the coordination at the meeting held at the City on January 24, 2020 and the revised plans received January 29, all the Civil design comments have been addressed. We do not have any objections to the City approving the plans.

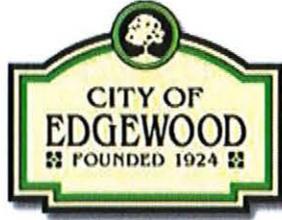
Please be reminded, future approval of this application by the City of Edgewood does not grant authority to alter other portions of this property, nor does it waive any permits that may be required by Federal, State, or County agencies which may have jurisdiction.

Sincerely,
CPH, Inc.

A handwritten signature in cursive script that reads "Allen C. Lane, Jr." is positioned below the typed name.

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

CC: David Mahler, P.E.,
Ms. Ellen Hardgrove,
File

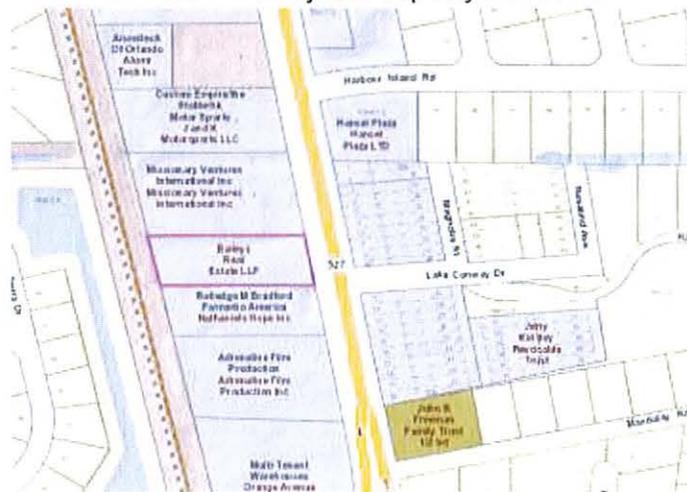


Date: January 31, 2020
To: Planning & Zoning Board
From: Ellen Hardgrove, City Planning Consultant
XC: Sandy Riffle, Deputy City Clerk
Allen Lane, CPH Engineering, City Engineering Consultant
Bea Meeks, City Clerk
Drew Smith, City Attorney
Re: 5156 South Orange Avenue Site Development Permit plan proposal and request for ECD waivers and a variance

PROPOSAL

This public hearing is for the consideration of a site development permit for a two-story office building, with a pharmacy/medical supply business on the first floor and offices on the second, on the property at 5156 South Orange Avenue. Exhibit 1 shows the location of the property. The plan set is included in the staff P&Z package, the contents of which are listed at the end of this report.

Exhibit 1 – Subject Property Location



The property is zoned ECD and as such has specific design requirements. The plan set submitted to the P&Z meets the requirements of the ECD, as well as the minimum plan components referenced in Code Section 134-135 related to land planning, with the exception where three (3) waivers to the ECD standards and a variance in parking

requirements have been requested by the applicant or recommended by staff. Engineering review of the plans by CPH is provided in a separate report.

The following identifies the waivers that are being requested. Staff recommends approval of all proposed with conditions as noted finding there is substantial competent evidence to show where a strict application of the ECD design standards would create an illogical, impossible, impractical, or unreasonable result on the applicant.

Requested Waivers

- 1. Waiver in ECD Ordinance Section 134-461(b)(4) (Specific Design Standards for Drive Up Windows) to allow the queuing distance for a drive-up window to accommodate 2 cars (40 feet) before the first stopping point in lieu of 6 cars (120 feet).**

This waiver is requested due to the practicality of the use to provide a longer queue length (e.g., pharmacy vs fast food). Staff recommends the following condition of approval: The approval is specifically for the use of a drive-up window accessory to a pharmacy; a change in use that will use the drive-up window shall be conditioned upon documentation of adequate queue length for such user approved by City Council.

- 2. Waiver in ECD Ordinance Section 134-458(h)(2)b. (Site Design-Tree Location) to allow the trees in the Tree/Furnishing/Sign Area to be located on the property line in lieu of a 12.5 feet offset.**

This waiver corresponds and supports the waiver to allow a 15 feet build-to line that was previously approved for this property. Adequate distance from the building is necessary to sustain the viability of a shade tree.

- 3. Modification of conditions for previously approved waiver to ECD Ordinance Section 134-460(f)(3) related to driveway design.**

In November 2019, City Council approved a waiver to allow a different driveway cross-section design; such was conditioned on certain landscaping quantity and buffer widths, as well as an enhanced sidewalk to the primary entrance of the building. During the site plan review, staff recommended the driveway width be widened from what was originally proposed and the city's landscape architect recommended changes in the landscaping. The following is recommended by staff:

- A. North side of driveway buffer: Minimum 6 feet in width with a continuous hedge of shrubs to be at least 30 inches high at planting of a species capable of growing to at least 3 feet in height within 6 months and at least 6 feet in**

height at maturity, to be maintained at a height of at least 6 feet, shrubs planted at 30 inches on center.

- B. South side of driveway buffer: Minimum 2 feet 8 inches in width continuous hedge and small trees. Trees to be planted 35 feet on center, to be multi-stem/tree form, with a minimum of three (3) stems, each stem a minimum 1.5 inch caliper and 4 feet spread. The continuous hedge shall be of plants at least 30 inches high at planting, planted 30 inches on center, of a species capable of growing to at least 3 feet in height within 6 months, and maintained at a height of not less than 36 inches.

The remaining conditions of the past approval will continue to apply related to the primary entrance (i.e., east side) and sidewalk width connecting the public sidewalk to primary entrance:

- The building entrance on the building's east side shall be designed and maintained for the general population (not employees only) and is handicapped accessible.
- A minimum eight feet wide sidewalk shall connect the public sidewalk within the road right-of-way to the building entrance (east side).

The following identifies the variance that is being requested. Staff recommends approval.

Requested Variances

A request for a variance in Code Section 134-608(a) to allow two grassed parking spaces on either side of the historic tree adjacent to the north property line in lieu of the required durable all-weather surface (a total of 4 grass spaces).

Since Code Section 134-104 allows the approval of a variance to preserve a historic tree which would otherwise have to be removed, the six standards for variance approval identified in Code Section 134-104 are not applicable. CPH Engineering staff recommends the following condition of approval to minimize any impacts the parking may cause to the tree:

The grass parking shall be constructed using a polypropylene or recycled plastic product produced for the function of stabilizing grass overflow parking spaces such as Grass Pave 2, Core Grass, or True Grid. A stabilized base for the grass parking constructed of compacted aggregate will not be acceptable. The stabilization must allow for permeability plus structural support for vehicles and pedestrians. The sod used for this area shall be Geo Zoysia or Empire Zoysia.

These conditions shall be reflected on the Site Development Permit plan sheets prior to City Council public hearing.

These design standards for the grassed parking are to,

- Prevent rutting, especially in storm events,
- Prevent the compaction of the soil for the sod roots and for the tree roots over the long run,
- Provide an even surface for pedestrians to walk on, and,
- Preserve the permeability of the soil for air and water to reach the tree roots.

OTHER COMMENTS

DRC Vote

The Development Review Committee met January 24, 2020 and voted unanimously under the authority of Code Section 114-3(h) to approve two deviations to the required landscaping related to the minimum buffer width and to the minimum number trees along the property line.

For the buffer widths, staff approved the allowance of the following buffer widths in lieu of the required 7 feet:

1. Where the ADA-accessible parking spaces abut the north property line: the buffer shall be a minimum 3.9 feet; and,
2. Where the vehicular use area abuts the south property line, the minimum buffer width shall be 4 feet 6 inches.

The approved minimum buffer widths are necessary to accommodate the staff recommended location of the ADA-accessible parking and to accommodate effective onsite vehicle movement.

The second deviation is to allow no new trees along the north side of the vehicular use area and stormwater management area in lieu of the required one shade tree every 50 feet of common lot line or fraction thereof. This deviation is necessary to avoid negatively impacting mature trees on the adjacent property. Conditions of the DRC approval are 1) if any trees identified on the submitted landscape plan die (including those off-site counted to meet the minimum requirements), they must be replaced by the owner on subject property, and 2) the stormwater pond shall be redesigned to maximize the distance between the pond without compromising the pond's volume.

Parking Lot Lighting

Although not a current required component of the ECD site design standards, staff recommends additional lighting in the parking area. With parking lots provided in the rear, lighting is essential to provide public safety.

STAFF RECOMMENDATION

Approval of the following

1. A waiver in ECD Ordinance Section 134-461(b)(4) (Specific Design Standards for Drive Up Windows) to allow the queuing distance to accommodate 2 cars (40 feet) before the first stopping point in lieu of 120 feet. conditioned on City Council's approval for a use other than a pharmacy's use of the drive-up window, with such approval to be based on documentation of adequate queue length for a new user, finding there is substantial competent evidence to show where a strict application of the ECD design standards would create an illogical, impossible, impractical, or unreasonable result on the applicant.
2. A waiver in ECD Ordinance Section 134-458(h)(2)b. (Site Design-Tree Location) to allow the trees in the Tree/Furnishing/Sign Area to be located on the property line in lieu of a 12.5 feet offset, finding there is substantial competent evidence to show where a strict application of the ECD design standards would create an illogical, impossible, impractical, or unreasonable result.
3. Modification of landscaping conditions for previously approved waiver to ECD Ordinance Section 134-460(f)(3) related to driveway design as follows.:
 - A. North side of driveway buffer: Minimum 6 feet in width with a continuous hedge of shrubs to be at least 30 inches high at planting of a species capable of growing to at least 3 feet in height within 6 months and at least 6 feet in height at maturity, to be maintained at a height of at least 6 feet, shrubs planted at 30 inches on center.
 - B. South side of driveway buffer: Minimum 2 feet 8 inches in width continuous hedge and small trees. Trees to be planted 35 feet on center, to be multi-stem/tree form, with a minimum of three (3) stems, each stem a minimum 1.5 inch caliper and 4 feet spread. The continuous hedge shall be of plants at least 30 inches high at planting, planted 30 inches on center, of a species capable of growing to at least 3 feet in height within 6 months, and maintained at a height of not less than 36 inches.
 - C. The remaining conditions of the November 2019 approval continue to apply related to the primary entrance (i.e., east side) and sidewalk width connecting the public sidewalk to primary entrance:
 1. The building entrance on the building's east side shall be designed and maintained for the general population (not employees only) and is handicapped accessible.

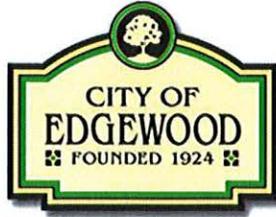
2. A minimum eight feet wide sidewalk shall connect the public sidewalk within the road right-of-way to the building entrance (east side).

4. A variance in Code Section 134-608(a) to allow two grassed parking spaces on either side of the historic tree adjacent to the north property line in lieu of the required durable all-weather surface (a total of 4 grass spaces), finding if the following condition is met, the approval will preserve a historic tree which would otherwise have to be removed or likely decline in health. The grass parking shall be constructed using a polypropylene or recycled plastic product produced for the function of stabilizing grass overflow parking spaces such as Grass Pave 2, Core Grass, or True Grid. A stabilized base for the grass parking constructed of compacted aggregate will not be acceptable. The stabilization must allow for permeability plus structural support for vehicles and pedestrians. The sod used for this area shall be Geo Zoysia or Empire Zoysia. These conditions shall be reflected on the Site Development Permit plan sheets prior to City Council public hearing.

5. Subject to comments provided by CPH Engineering, the Site Development Permit Plan Package dated "Received January 31, 2020" by the City Clerk, conditioned on the addition of lighting to cover all areas of the parking and pedestrian areas consistent with Section 102-23. The Site Development Permit plan sheet package includes the following sheets.

Orange Avenue Pharmacy Site Development Permit Plan Package Contents	
Sheet	Description
1	Cover Sheet
2	Notes and Specs
3	Demo Plan
4	Site Plan
5	Grading Plan
6	Utility Plan
7	Site Details
8	Utility Details
9	Utility Details
10	Sanitary Lift Station
11	MOT Details
L1	Landscaping Plan
LI-1	Irrigation Plan
LI-2	Irrigation Details
	Property Survey
A3.1	Building Elevations
A2.1	Floor Plans
	General Sign Information

ESH



Memo

To: Bea Meeks, City Clerk
CC: City Council
From: Sandy Riffle, Deputy City Clerk
Date: February 11, 2020
Re: 5655 S Orange Avenue Cornerstone Pace Commercial Review

During the February 10, 2020 Planning and Zoning Board meeting, the Board considered commercial plans for an adult daycare at Cornerstone Pace, to be located at 5655 S. Orange Avenue. The property is located in the Edgewood Central District (ECD).

The following information has been included for your review:

- Orange County Building Application
- Staff report from City Engineer Allen Lane, dated January 27, 2020
- Full sized plans are provided in the back of the agenda notebook
- The City Engineer is prepared to respond to any questions you may have regarding the variance and waiver requests. The applicant/representative for Cornerstone/Pace will also be in attendance.

Recommendations from Planning and Zoning are as follows:

Board Member Trivedi moved to recommend approval of the plans; second by Board Member Gragg. The motion was approved (4/0).



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

January 27, 2020

Ms. Sandy Riffle
Administrative Assistant
City of Edgewood
405 Bagshaw Way
Edgewood, FL 32809-3406

RE: 5655 S Orange Ave – Cornerstone Hospice
Plans review
CPH project number E7601

Dear Ms. Riffle;

We are in receipt of the revised plans and response to our comments, dated January 20, 2020. We reviewed the response letter from the engineer, the revised plans and our original comments to verify all our questions had been addressed.

We do not have any additional design or plan review comments to the plans and do not have any objections to the City approving the plans.

The design engineer did acknowledge that the canopy height on the north side of the building was less than the required Orange County Fire Rescue (OCFR) minimum height. Their response was that it was their expectation that the OCFR vehicle would not utilize the drop off zone and that they anticipate the response vehicle would remain on Gem Street and still be within 50 feet of the door to the building. We anticipate this project will still need to go through County review and that the County or Fire Rescue may comment on this item.

Please contact us if there are any additional questions.

Sincerely,
CPH, Inc.

A handwritten signature in black ink that reads "Allen C. Lane, Jr." in a cursive script.

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

CC: file

J:\E7601\Civil\Documents\City Plans-Application Review\5655 S Orange Ave - Cornerstone Hospice\letters\5655 S Orange Ave Cornerstone Hospice approval ltr to City 1-27-20.docx



Orange County Division of Building Safety
 201 South Rosalind Avenue
 Reply To: Post Office Box 2687 • Orlando, Florida 32802-2687
 Phone: 407-836-5550
 www.ocfl.net/building

2 / 5 / 20
 Date
 Building Permit Number

APPLICATION FOR BUILDING/LAND USE PERMIT*

* All Applications Must Comply with Concurrency Requirements

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

PLEASE PRINT:

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

Project Address: 5655 S. Orange Ave
 (Must match address on plans)

Suite/Unit #: _____ Bldg #: _____ City: Edgewood Zip Code: 32809

Subdivision Name: HARNEY W R SUB

Parcel ID Number: Section 24 Township 23 Range 29 Subdivision 3404 Block 0 Lot 51
 (15 Digit Parcel ID Number & Legal Description must be on plans)

Owner Name: Cornerstone Hospice & Palliative Care, Inc. Phone No.: (407) 448 - 8368

Owner Address: 2445 Lane Park Rd City: Tavares State: FL Zip Code: 32778

Tenant Name: Cornerstone Hospice Phone No.: (352) 742 - 6777

Nature of Business: Program of All-Inclusive Care for the Elderly (PACE)

Architect Name: SchenkelShultz License No.: AA-C000937 Phone No.: (407) 872 - 3322

Civil Engineer Name: Klima Weeks License No.: 9230 Phone No.: (407) 478 - 8750

Nature of Proposed Improvements: Interior build-out and alteration.

Rework of clinical side and build-out of senior adult daycare multi-purpose space.

Demolition Permit #: _____ Site Work Permit #: _____

PROPERTY ON SEWER or SEPTIC

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

Is Notice of Commencement Recorded? Yes No

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

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

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

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

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

Is building fire sprinklered? Yes No

Detached Garage? Yes No Valuation for Detached Garage Only: \$ _____

Required work: Plumbing Electrical Mechanical Gas Roofing None

Alterations Only:

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

Intended use of space: Program of All-Inclusive Care for the Elderly (PACE)

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

Rear: _____ Side: Pinch A Penny Below: _____

Total Job Valuation: \$1,164,443.00

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

PLEASE PRINT: (Check one) Owner: Contractor:

Name of License Holder/Agent: Scott Patrick Lyons

Contractor License Number (if applicable): CGC1524578

Contact Phone Number: (407) 408 - 7756 E-Mail Address: ChadMo@dpr.com

Authorized Signature: _____

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

Permit Number

Permit Application Information - Page Two

Permit Number

Owner's Name Cornerstone Hospice & Palliative Care, Inc.

Owner's Address 2445 Lane Park Rd

Fee Simple Titleholder's Name (If other than owner's) _____

Fee Simple Titleholder's Address (If other than owner's) _____

City Tavares State FL Zip Code 32778

Contractor's Name DPR Construction, A General Partnership

Contractor's Address 315 E. Robinson St. Suite 100

City Orlando State FL Zip Code 32801

Job Name Cornerstone Hospice

Job Address 5655 S. Orange Ave SUITE/UNIT _____

City Edgewood State FL Zip Code 32809

Bonding Company Name _____

Bonding Company Address _____

City _____ State _____ Zip Code _____

Architect/Engineer's Name SchenkelShultz Architecture

Architect/Engineer's Address 200 E. Robinson St. Suite 300, Orlando, FL 32801

Mortgage Lender's Name _____

Mortgage Lender's Address _____

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

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

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

Owner Signature Todd A. Webb

The foregoing instrument was acknowledged before me this 2/16/20 by Todd A. Webb who is personally known to me and who produced _____ as identification and who

did not take an oath.

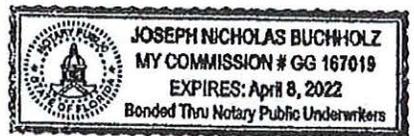
Notary as to Owner Joseph Nicholas Buchholz

Commission No. GG 167019

State of FL. County of Lake

My Commission expires: April 8, 2022

(SEAL)



Contractor Signature Chad Monroe

The foregoing instrument was acknowledged before me this 2/16/20 by Chad Monroe who is personally known to me and who produced _____ as identification and who

did not take an oath.

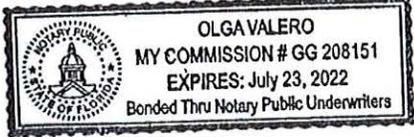
Notary as to Contractor Olga Valero

Commission No. GG 208151

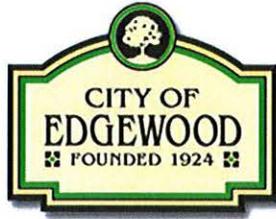
State of FL. County of Orange

My Commission expires: 7/23/22

(SEAL)



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



Memo

To: Bea Meeks, City Clerk
CC: City Council
From: Sandy Riffle, Deputy City Clerk
Date: February 11, 2020
Re: 5501 S Orange Avenue – Boozehounds Bar Waiver and Variance Requests

During the January 13, 2020 Planning and Zoning Board meeting, the Board considered requests for 2 variances and 8 waivers for the proposed bar and off-leash dog park to be located at 5501 S. Orange Avenue. The property is located in the Edgewood Central District (ECD).

The following information has been included for your review:

- Variance application 2020-01 for Parking Quantity
- Variance application 2020-02 for Parking Location with proposed parking agreements
- Clarification of waiver request from applicant, dated January 26, 2020
- Staff Report from Planner Ellen Hardgrove dated January 28, 2020
- Letter from Dao Consultants representing the applicant, dated December 11, 2019
- Parking agreements from Nationwide Roofing, Renee Blanton, and unsigned agreement
- Plans are provided in the back of binders due to their large size.

Notice of Public Hearing letters were sent on December 31, 2019 to property owners within 500 feet of the subject property. There were 160 notices provided by U.S. Mail. No objections or comments were received at City Hall as of the date of this memo.

A legal advertisement was placed in the Orlando Sentinel on Friday, January 3, 2020 and February 10, 2020 to advertise the requested waivers, as required by City Code.

The City Planner is prepared to respond to any questions you may have regarding the variance requests. The applicant or representative for Boozehounds Bar will also be in attendance.

The original recommendations from Planning and Zoning on 1/13/2020 can be seen below. Notations have been added if the waiver has since been withdrawn by the applicant.

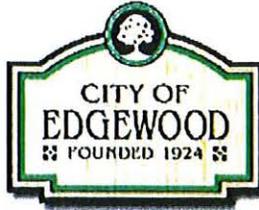
- **Building Height** (ECD Ordinance Section 134-459(a) (4); **Withdrawn by the applicant.**

Board Member Kreidt moved to recommend denial of a waiver request for building height because it is feasible to achieve the standard and will not create a hardship; seconded by Board Member Trivedi. Motion passed (4/0).

- **Façade Vertical Variation** (ECD Ordinance Section 134-459(a) (5); **Withdrawn by the applicant.**
Board Member Santurri made the motion to recommend denial of waiver request for vertical façade variation based on the fact that with conformance with the building height standard, vertical variation is possible to achieve; seconded by Board Member Kreidt. The motion passed (4/0).
- **Façade Horizontal Variation** (ECD Ordinance Section 134-459(a)(3)); **Withdrawn by the applicant.**
Board Member Santurri made a motion to recommend denial of the waiver for horizontal variation as the owner said they could meet this requirement; seconded by Board Member Trivedi. Motion passed (4/0).
- **Window Placement Waiver** (ECD Ordinance Section 134-459(a)(2)
Board Member Kreidt made a motion to approve a waiver to allow the window height to be 5 feet 6 inches above grade due to the need for the windows to be at 3 feet 6 inches from the deck floor due to the standard counter height for the proposed use.
- **Decorative Elements** (ECD Ordinance Section 134-459(a)(6));
Waiver withdrawn by the applicant – no vote.
- **Rooflines** (ECD Ordinance Section 134-459(a)(7));
Withdrawn by the applicant – not vote.
- **Fences Anywhere in the ECD** (ECD Ordinance Section 134-460(c) (3);
Board Member Santurri Board moved to recommend granting the waiver to allow a 6-foot high fence within the road view area, with conditions, since such height is necessary for the security of the dogs in the proposed use; the conditions are for the fence in all areas to be a black omega fence with architectural embellishments, except along the south property line from the westernmost edge of the structure on the adjacent property to the parking area so as to not block cross access, where such fence can be opaque; seconded by Board Member Gragg. The motion passed (3/1).
- **Fences in the Road View Area** (ECD Ordinance Section 134-460(c) (1);
Board Member Kreidt moved to recommend allowing a 6 feet high fence in the Road View Area for a dog-park; seconded by Board Member Trivedi. Motion passed (4/0).
- **Variance 2020-01 Parking Quantity** (Code Section 134-605(a)) to allow off-street parking calculation for a dog bar to be based on a modified formula.
Board Member Santurri made the motion for Variance request 2020-01, to recommend that off-street parking calculations pertaining to restaurants, grills, bars, and dining establishments be applied to the bar areas and all seating areas and space other than the dog run. Parking calculations for the fenced in areas of the dog run to be based on kennel/vet clinics; second by Board Member Trivedi. Motion passed (4/0).
- **Variance 2020-02 Parking Location** (Code Section 134-606) to allow off-site parking to be within ¼ mile rather than 300 feet of the principal entrance as measured along the most direct pedestrian route.

New Business Items

Board Member Santurri moved to recommend approval of Variance 2020-02; seconded by Board Member Kreidt. Motion passed (4/0).



RECEIVED
 DEC 12 2019
 CITY OF EDGEWOOD

APPLICATION FOR VARIANCE

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

REQUIRED FEE: \$350 RESIDENTIAL \$750 COMMERCIAL

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

Please note this fee is non-refundable

Office Use Only:	
VARIANCE APPLICATION #:	2020-VAR-01
PLANNING AND ZONING MEETING DATE:	11/19/2020
CITY COUNCIL MEETING DATE:	2/18/2020

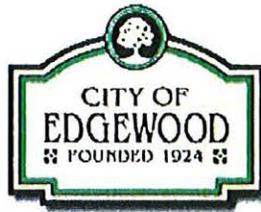
Parking Quantity

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:	Solange Dao, PE	Owner's Name:	Paul Jaszczenski/Equity Tru
Address:	1110 E. Marks Street, Orlando, FL 32803	Address:	1732 Indiana Street, Orlando FL 32805
Phone Number:	407.898.6872	Phone Number:	407.492.8465
Fax:		Fax:	
Email:	solange@daoconsultants.com	Email:	paul@mycrashcrew.com
Legal Description:	see attached property card and survey		
Zoned:	ECD		
Location:	5501 S. Orange Ave.		
Tract Size:	0.641 ac	EDC 2018-9 Section 134.458(h)	City Code Section 134.605
City section of the Zoning Code from which Variance is requested:		EDC 2018-15 Section 134.458(a)(4) Section 134.460(c)(1) and (c)(3)	
Request:	see letter to Ellen Hardgrove attached		
Existing on Site:	not existing		

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*



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 not 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 not 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.

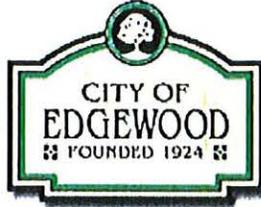
AGREE:	SD	DISAGREE:	
---------------	----	------------------	--

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:	SD	DISAGREE:	
---------------	----	------------------	--

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

Applicant's Signature:	<i>Solange Dao</i>	Date:	10.14.19
Applicant's Printed Name:	Solange Dao, PE		
Owner's Signature:	<i>Paul Jaszczyński</i>	Date:	10/14/2019
Owner's Printed Name:	Paul Jaszczyński		



Please submit your completed application to City Hall via email at bmeeks@edgewood-fl.gov or sriffle@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 #:	0020-01
Received Date:	12/12/2019
Received By:	[Signature]
Forwarded To:	
Notes:	

Revised 6/24/2019

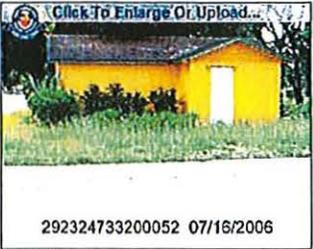
Page 4 of 4

- [🔍 Searches](#)
- [🔍 Sales Search](#)
- [📄 Results](#)
- [📄 Property Record Card](#)
- [🔖 My Favorites](#)

[Sign up for e-Notify...](#)

5501 S Orange Ave < 24-23-29-7332-00-052 >

Name(s)	Physical Street Address
Equity Trust Co Custodian	5501 S Orange Ave
Property Name	Postal City and Zipcode
Cellular Phone Repair Ctr	Orlando, FL 32809
Mailing Address On File	Property Use
Attn: Paul Jaszczenski Ira	1200 - Store/Office/Resid
1732 Indiana St	Municipality
Orlando, FL 32805-3618	Edgewood
Incorrect Mailing Address?	



View 2019 Property Record Card

- [Property Features](#)
- [Values, Exemptions and Taxes](#)
- [Sales Analysis](#)
- [Location Info](#)
- [Market Stats](#)
- [🔄 Update Information](#)

2020 values will be available in August of 2020.

Property Description [View Plat](#)

J J REAVES SUB F/66 THE N 127.8 FT OF LOT 5 (LESS ST RD R/W)

Total Land Area 27,454 sqft (+/-) | 0.63 acres (+/-) [GIS Calculated](#) [Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1200 - Store/Office/Resid	C-1	27454.28 SQUARE FEET	working...	working...	working...	working...

Page 1 of 1 (1 total records)

Buildings

Important Information		Structure				
	Model Code:	04 - Commercial	Actual Year Built:	1946	Gross Area:	654 sqft
	Type Code:	1200 - Store/Office/Resid	Beds:	0	Living Area:	654 sqft
	Building Value:	working...	Baths:	0.0	Exterior Wall:	Wood On Sheathing
	Estimated New Cost:	working...	Floors:	1	Interior Wall:	Plywood Panel

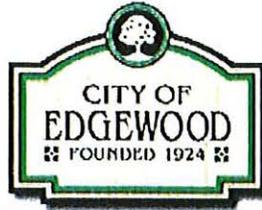
Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
There are no extra features associated with this parcel			

This Data Printed on 01/07/2020 and System Data Last Refreshed on 01/06/2020

What are you looking to do today? You can also type your question below.



RECEIVED
DEC 12 2019
CITY OF EDGEWOOD

APPLICATION FOR VARIANCE

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

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

Please note this fee is non-refundable

Office Use Only:	
VARIANCE APPLICATION #:	2020-VAR-02
PLANNING AND ZONING MEETING DATE:	1/18/2020
CITY COUNCIL MEETING DATE:	2/18/2020

Parking location

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.

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Fax:		Fax:	
Email:	solange@daoconsultants.com	Email:	paul@mycrashcrew.com
Legal Description:	see attached property card and survey		
Zoned:	ECD		
Location:	5501 S. Orange Ave.		
Tract Size:	0.641 ac	EDC 2018-9 Section 134.458(h)	City Code
City section of the Zoning Code from which Variance is requested:		EDC 2018-15 Section 134.458(a)(4) Section 134.460(c)(1) and (c)(3)	Section 134.606
Request:	see letter to Ellen Hardgrove attached		
Existing on Site:	not existing		

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

Boozehounds Dog Bar

City of Edgewood:

This letter serves as the means to remove (5) Waiver requests, and (1) Variance request for 5501 S Orange Ave. The following are still being requested.

Waivers

- **Window Placement:** ECD_Ordinance Section 134-459(a)(2) allowing windows to be placed 5 feet 6 inches above grade in lieu of the maximum 3 feet
- **Fence:** ECD Ordinance Section 134-460(c)(3) allowing for a 6 feet high fence and solid metal fence in lieu of the mandated maximum 4 feet in height anywhere in the district
- **Fence:** ECD Ordinance Section 134-460(c)(1) allowing for a 6 feet high black Omega fence and 6 feet high metal fence for a dog park within the Road View Area (front 100 feet from the west property line) in lieu of only outdoor café decorative, maximum 3 feet high fencing

Variances

- **Parking Location:** Code Section 134-606 allowing off-site parking to be within ¼ mile of the principal entrance as measured along the most direct pedestrian route in lieu of a maximum of 300 feet

The following can be removed from our original request, as we are able to adjust to meet The ECD Ordinance.

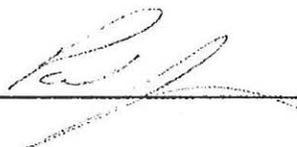
Waivers

- **Building Height**
- **Façade Vertical Variation**
- **Façade Horizontal Variation**
- **Decorative Elements**
- **Rooflines**

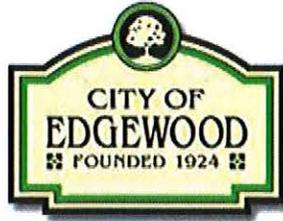
Variances

- **Parking Quantity**

Paul Jaszczenski



Date: 01/26/20

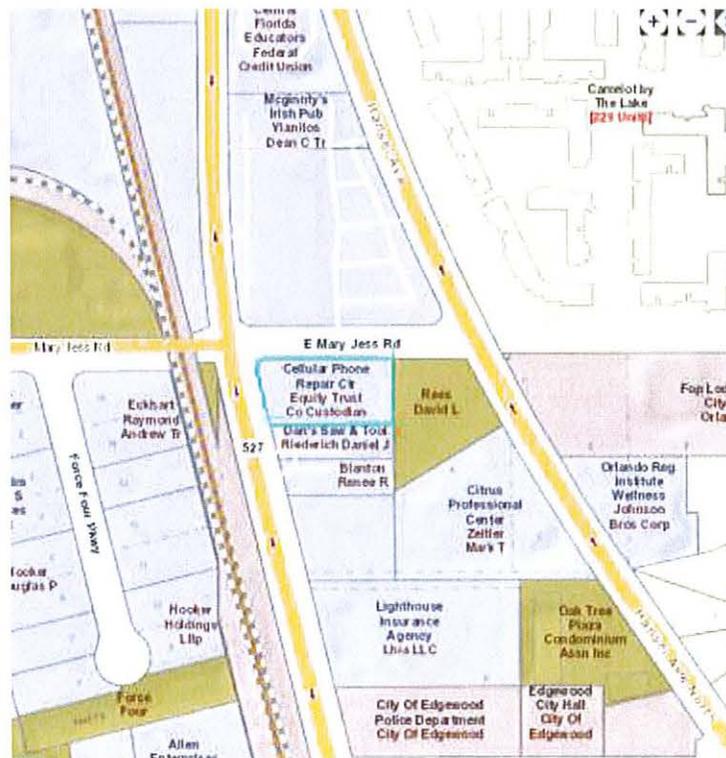


Date: January 28, 2020
To: City Council
From: Ellen Hardgrove, City Planning Consultant
XC: Bea Meeks, City Clerk
Drew Smith, City Attorney
Sandy Riffle, Deputy City Clerk
Allen Lane, CPH Engineering, City Engineering Consultant
Re: 5501 South Orange Avenue Request for Waivers/Variations for Dog Bar

I. INTRODUCTION

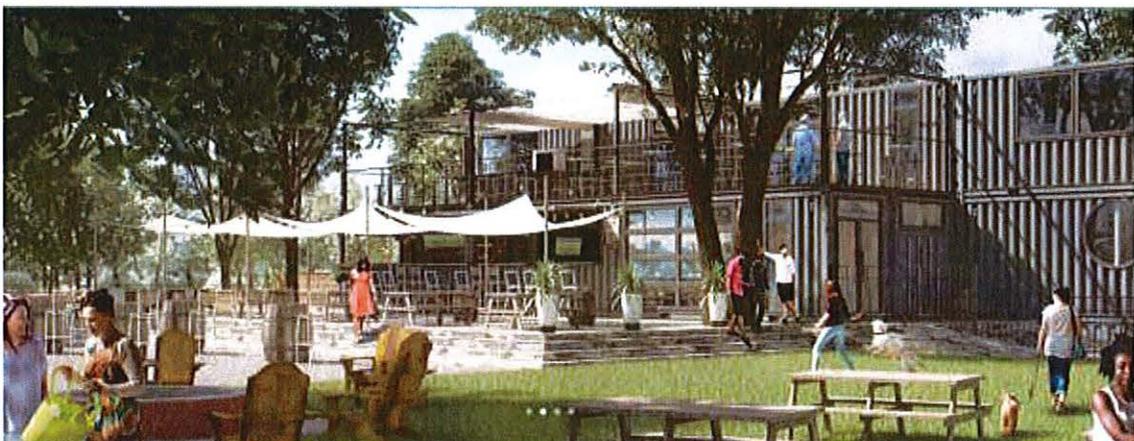
A proposal has been submitted to the City to redevelop the property at 5501 South Orange Avenue; i.e., Orange County tax parcel 24-23-29-7332-00-052. This is a 0.63-acre parcel, with ± 118 feet of frontage on Orange Avenue and ± 228 feet of frontage on Mary Jess Road; the property is zoned ECD. Exhibit 1 shows the location of the property.

Exhibit 1 – Subject Property Location



The applicant is proposing to construct a bar with an off-leash dog park. Illustrations of the proposal (as taken from the “Boozehound” web page) are shown in Exhibit 2.

Exhibit 2



Although this is not the public hearing for site plan review/approval, the proposed site layout needs to be considered when reviewing the proposed waivers and variances. The site plan included in City Council’s packet should only be considered for illustrative purposes and in no way shall represent approval of the site plan. Formal site plan review is anticipated to be on the P&Z March agenda.

The proposed building comprises 14 recycled shipping containers connected and stacked to form a two story building. The building footprint is generally 24 feet x 60 feet (plus an additional container for stairs/storage), with ±1600 square feet within the building’s first floor and 640 square feet on the second-floor. Decks extend from both the first and second floors of the building (1200 square feet first floor deck according to Solange Dao and 960 square feet on the second floor).

The building is proposed to be located in the "Rear Building Area," i.e., beyond 100 feet from Orange Avenue. The area between the building and Orange Avenue will be used for the dog park.

While the proposed use is consistent with the ECD goal of encouraging redevelopment that is active and people oriented, details of the building and site design are not. Thus, waivers were being requested from ECD standards, along with variances from other code sections as listed below. Since the Planning and Zoning Board public hearing, many of the requested waivers and variances have been withdrawn, with the applicant confirming code standards can be met. Of the original eight (8) requested waivers, three (3) remain and of the two (2) requested variances, one (1) remains.

II. CURRENT REQUEST

Waivers

- **Window Placement:** ECD_Ordinance Section 134-459(a)(2) allowing windows to be placed 5 feet 6 inches above grade in lieu of the maximum 3 feet
- **Fence:** ECD Ordinance Section 134-460(c)(3) allowing for a 6 feet high fence and solid metal fence in lieu of the mandated maximum 4 feet in height anywhere in the district
- **Fence:** ECD Ordinance Section 134-460(c)(1) allowing for a 6 feet high black Omega fence and 6 feet high metal fence for a dog park within the Road View Area (front 100 feet from the west property line) in lieu of only outdoor café decorative, maximum 3 feet high fencing

Variances

- **Parking Location:** Code Section 134-606 allowing off-site parking to be within ¼ mile of the principal entrance as measured along the most direct pedestrian route in lieu of a maximum of 300 feet

III. WAIVERS

As required by Section 134-464, substantial competent evidence is necessary to show where a strict application of the ECD design standards would create an illogical, impossible, impractical, or unreasonable result on the applicant. Furthermore, the applicant needs to demonstrate that the goals of ECD design standards will be maintained if the waivers are approved. These goals include the following as listed in the ECD ordinance:

- (1) Creation of a cohesive development pattern along the road;
- (2) Transformation of the SR 527 corridor into an "open space" designed for pedestrians and bicyclists in addition to vehicles;

- (3) Creation of a sense of place that has physical appeal and coordinated functionality and is safe for pedestrians in order to protect, promote and improve public health, safety, comfort, order, convenience, prosperity, and general welfare;
- (4) Improvement of mobility along the corridor for vehicles and pedestrians; and,
- (5) Ensuring connectivity of uses and travel paths.

Window Placement

Windows the full height of the ground floor is the preferred option, but in no instance is the window sill allowed to be more than 3 feet above grade. The goal of the window placement standard is to affect interest in the activity onsite by allowing people to see inside the business.

The intended building/use design is to have the counter at the edge of the building with chairs outside the building as shown in Exhibit 3. Standard counter height is 3 feet-6 inch high counter.

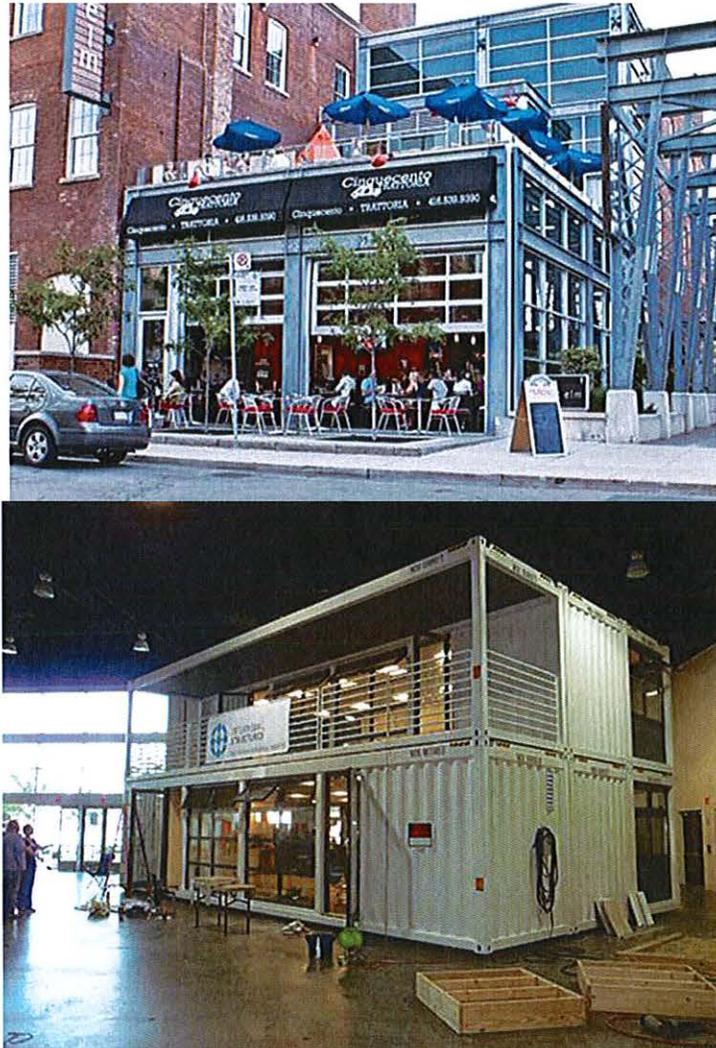


This opening height is further increased due to the proposed building design to meet the required ECD building height of the first floor, i.e., 13 feet. This is proposed to be

accomplished by elevating the containers 2 feet above grade. Thus, the window height will be 5 feet 6 inches above grade, inconsistent with the ECD standard of 3 feet.

The staff recommendation was for denial noting that it is possible to meet this requirement, with one option being the use of garage doors as shown in Exhibit 4.

Exhibit 4



The Planning and Zoning Board found that the goal of the window placement standard to affect interest in the activity onsite would be met by the use, which encourages active outdoor activity, and the dog park's orientation to Orange Avenue.

Fences

Fence height anywhere in the ECD is limited to a maximum of four (4) feet, and within the front 100 feet of the property, the Road View Area, no fences are allowed except decorative railings for outdoor cafes, which are limited to a maximum of three (3) feet in height.

The dog park will require physical boundaries to be installed. The proposal is a 6 feet high fence along Orange Avenue and Mary Jess Road and a 6 feet high metal container wall/fence along the southern boundary.

The staff recommendation is for denial given the visual appeal of the Orange Avenue frontage is key for the success of the ECD. Staff did recommend a compromise that would result in a design consistent with the standards for ECD buildings; i.e. a short three (3) feet high wall creating a “window sill” with the proposed Omega fence atop the wall. Examples are shown below in Exhibit 5.

Exhibit 5



A recently found option is a decorative fence such as the one used at Sanford's Paw Park shown in Exhibit 6.

Exhibit 6



The P&Z recommended approval to allow a 6 feet high fence within the road view area, conditioned that the fence in all areas to be a black omega fence with architectural embellishments except along the south property line from the westernmost edge of the existing structure (Dan's Saw building) on the adjacent property (estimated at 48 feet from the west property line) to the parking area so as to not block cross access, where such fence can be opaque.

If Council allows for a fence, the following additional conditions are recommended by staff.

- 1) The fence shall be setback 15 feet from the Orange Avenue property line and 7 feet from the Mary Jess Road property line. These setbacks are similar to standards for double frontage lots and recommended build-to lines in the ECD.
- 2) In addition to the trees required in the Tree/furnishing/Sign area along Orange Avenue, at least a double row, multi-height, two different species hedge shall be planted parallel to the fence and 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 hedge height shall be maintained at the height no taller than the 36 inches.

IV. VARIANCES

Parking Location Variance

The request is to accommodate most of the parking at off-site locations. The proposed site layout includes 13 parking spaces, including one ADA accessible space. The remainder is proposed to be accommodated at the Lighthouse Insurance and the property currently used as Nationwide Roofing. Exhibit 6 shows the locations. These sites are ± 1000 feet from the proposed entrance (furthest parking space to business entrance). Code sets the maximum distance at 300 feet (as measured along the most direct pedestrian route from the parking space to the principal entrance); thus, a variance is being requested.

Based on discussion at the P&Z meeting, staff is recommending compliance with the six standards cited for approval in Code Section Sec. 134-104(3)b. This section states, "Prior to recommending approval of any variance and prior to the granting of the variance City Council must 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 an 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.

Meeting these standards has not been demonstrated. Regardless, the P&Z recommended approval based on a distance of 1320 feet (0.25 mile) is typically used as an acceptable walking distance in U.S. research studies.

Staff recommends that should the Council find that a change in the distance of remote parking is warranted, the code should be changed. A code revision could also revise the minimum criteria for use of shared parking such as the minimum required parking onsite including but limited to ADA-accessible parking, the use of drop off/pick up lanes, and ensuring permanency of the off-site parking.

Currently, the code requires the following for shared parking: A notarized statement from all property owners involved documenting the parking demands of the uses on the different sites occur at different times. The agreement is to be updated annually simultaneously with the business tax receipt process.

Staff has estimated the use will require 68 parking spaces, of which 3 are required to be ADA accessible spaces.

ESH



1110 East Marks Street
Orlando, FL 32803-4018
USA

PH: 407.898.6872

FX: 407.898.3778

www.daoconsultants.com

September 10, 2019

City of Edgewood
Ms. Ellen Hardgrove, City Planner
405 Bagshaw Way
Edgewood, FL 32809

RE: Waiver Request to Edgewood Central District (ECD) Ordinance
5501 S. Orange Ave

Dear Ms. Hardgrove

We thank you for your guidance with the review process for our development: The Dog Bar. This new development brings two unique concepts into the City of Edgewood while adhering to the ideals of the ECD.

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

The Dog Bar concept is in-line with the goals of the ECD by creating an unique activity center highlighted by an open park area as the majority of developed lot, and the use of a re-purposed shipping container.

Since this is a unique concept to the City, we are asking for several waivers to comply with the new ECD Ordinance 2018-09 and -15.

We ask this site to be reviewed as a Rear Building Alternative: Ordinance-09, Sect 134.458(g)(3). In using the rear building placement, we ask the City's consideration of the follow waivers:

Sec.134-458(f) Min. Percentage of Lot Width at Build Line (Ordinance No. 2018-9)

We would like to keep the front yard facing Orange Ave. With the Rear Building Alternative, our building will be set behind the 25-ft build line. The building's west wall is 24-ft wide facing Orange Ave. The lot width on Orange is 102.65-ft. Our building will hve a 23% Building Façade. Therefore, we request a reduction by 52% (required 50-ft, reduced to 24-ft) for the Lot Width Min., if this ordinance still applies to the Rear Building Alternative.

Sec.134-458 Site Design (Ordinance No. 2018-9)

(b) Road View Area shall consist of the front 100 feet of property

- Provided = 78.4-ft
- Waiver requestd = 21.5% reduction

Due to the standard dimensions of a shipping container, we respectfully request this waiver to meet our desire to have a minimal environmental impact by re-purposing a shipping container. We have pushed the building as far back as possible while maintaining a code complaint parking lot in rear of lot.

We also thank you for referencing all the standards necessary to approve a Rear Bldg Alternative location. Please find our request for one waiver and compliance to all other sections:

Waiver to Sec.134-458 Site Design (Ordinance No. 2018-9)

(h) Tree/Furnishings/Sign (TFS) Area for Mary Jess Road secondary frontage

- Required 25-ft TFS Area depth
- Provided 15-ft at dumpster wall
- Dumpster wall is 11-ft of the total approximate 250-ft Mary Jess Rd. frontage
- Reduction requested to = 40% to depth
- Reduction to frontage = 4% frontage cannot meet 25-ft

For a small part of the Mary Jess Rd. frontage, we ask for a waiver from the ECD to allow the proposed dumpster to be positioned as shown. We proposed this location as the best position for the ease of a Waste Management vehicle to access to the dumpster, and to exit onto Mary Jess Rd. without multiple reverse and/or turning maneuvers.

We are in full compliance for the TFS Area along the main frontage to S. Orange Ave.

Waiver for Ordinance-09

134.459(a)(1) requires the Primary Entrance to be facing front property line (Orange Ave). We request a waiver to have our primary entrance facing our parking lot. With patrons bringing dogs to the secure Dog Park, for the safety of the animals we planned the main door is away from the traffic of Orange Ave. This commercial development is focused on serving dogs with their owners in the facility. Locating the entry doors adjacent to the parkig lot ensures a higher level of safety for all patrons and pets.

134.459(a)(4) requires building heights will be minimum of 20-ft. We request a waiver to the building height requirement due to the nature of the containers re-purposed for our facility. A shipping container height is a standard 8-feet 9-inches. We have a second story for use as a management office and storage. The building is also elevated on pedestals approximately 2-ft above grade. This would give the total building height = 19-feet and 6-inches (includes the 2-ft pedestal height). We request a wavier for a 2.5% reduction to height requirement (20-ft reduced to 19.5-ft)

134.459(b) Buildings outside Road View Portion shall have at least 30% transparency affording some view into interior areas.

- Required based on 300-sf façade = 90-sf
- Provided by Windows = 38.3-sf

In looking at the West Elevation of our recycled container building, it appears only 38.3-sf of transparency is provided. However, please consider the main function of this facility is a park.

We have made a large effort to use the smallest feasible building in order to devote the majority of the site to saving existing oaks and providing open space for a park. The orientation of the building was to preserve the most open park space possible.

In the building plans, you will see that patron space is largely outside on the deck to watch the dogs in the secure park area. Both of these areas will be lively and fully viewable from Orange Ave. This view will showcase a lively thriving unique business enterprise focused on an outdoor park, not on interior activity.

Of the proposed fixed seats, 16 of the fixed seats are on the patio, outside of the building. This facility's patrons use-area is centered on the deck to oversee the dog park. The focus of this facility is not within the interior space.

For the recycled container building, the north façade facing Mary Jess Rd will be wider and have more transparencies:

- Total Façade Area = 1510-sf
- Transparency Proposed 1st Level = 350-sf
- Transparency Proposed 2nd Level = 300-sf

Total Transparency provided North Façade = 43%

134.460(c)(1) and (3) states that fences shall be a maximum height of 48-inches. With the operations centered on a Dog Park, we have reserved the most land space available for a fenced dog run-play area. With providing a secure dog area, we placed the fence at the 25-ft Road View Area limits. This facility will be using the "Omega Fence." The Omega Fence is designed to be secure and blends visually with any environment. The Dog Park area can be clearly seen thru the Omega Fence. Another benefit of the Omega Fence, over an aluminum decorative railing fence, is the Omega Fence spacing is very small for dogs' heads or paws to get in-between.

For the height of the fence, we request a waiver to the 48-inch limit. For the safety and security of large dogs, we ask to be allowed a fence 6-feet tall. This is a increase of 50% over the maximum 48-inch height.

Compliance with Ordinance-09

134.460(a)(2) and (3) Ponds outside of Road View Area

We have made our retention to be underground exfiltration with protion under the container building and deck as a shallow pond.

We will incorporate a 12-inch deep with 6:1 sideslope meandering swale with min area of 100-sf that will continue into the 25-ft TFS area. This will help collect rainwater for the existing oak trees and new plantings in the TFS area.

Compliance with Ordinance-15

134.460(f) Pedestrian Zone

Our site provided more than the minimum 14-ft between curb and property line along Orange Ave. We are showing an 8-ft wide sidewalk separated by a min. 6-ft wide grassed strip along Orange Ave.

Along Mary Jess, due to the location of several large oaks, we have shown 6-ft sidewalk along the curb. The pedestrian walkway onto the property is 6-ft wide. We have provided over the minimum 4-ft side tree zone to both driveways for this entrance sidewalk.

Parking Calculation

We also aim to clarify the parking calculation provided our the plans. I have a attached a zoomed sketch of the architect's floorplan to clarify the areas used in the parking calculation.

We have 26 bar seats, and 877.4-sf of deck space. Please see deck area notation on Architect's Plan (see white checker hatch area) and parking calculations on the Site Plan.

The area previously marked for retail merchandise space was mis-leading. This area will be used as the lobby reception check-in. This very small lobby is 357.7-sf. Anyone coming to the Dog Bar with their dog is required to register their dog before entering the main facility. Patrons are registering-in and checking-out their dogs from grooming services in this lobby area. Any retail merchandise (i.e. souvenir t-shirts) will be wall-mounted display due to the limited space. We consider this small lobby area a transitory area for patrons to sign-in/seeing-out their dogs.

Bar Service Areas and Dog Park Operations

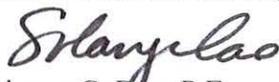
We aim to relay as much information about the bar operations for the City Officials. The proposed turf area beyond of the deck is considered the dog run-play area. It's purpose is to provide maximized open space for the dogs to exercise. Pet owners may enter the dog park area for retrieve their pet, we have provided an elevated deck for these owners to socialize and easily oversee their dogs inside the dedicated dog run-play space. This is facility is a dog park with beverage service. The first intent is a dog park. Therefore, guests under 21 years and/or families with dogs are allowed in this facility.

The Owners are not able to get their vendor's license for beer/wine/spirits without an approved Site Plan. We hope this fact does not hold up the City's decision on this Site Plan.

We will be honored to be able to bring the Dog Bar into the City of Edgewood. We look forward to collaborating with Staff, the Planning and Zoning Board, and City Council on creating a unique amenity in the proud City.

Sincerely,

DAO CONSULTANTS, INC.



Solange C. Dao, P.E.
President

OFFICIAL ENGINEERING FIRM
1996-2004



SHARED PARKING AGREEMENT

Subject Property = 5501 S. Orange Ave., Orlando, FL 32809

Grantee = Boozehounds Bar, LLC

Grantor = **Nationwide Roofing** (10 parking spaces)

This Shared Parking Agreement (Agreement) is entered into and effective 11/13/19, 2019 by Grantor, as tenants and collectively the grantors of (10) parking spaces to share as set forth hereinafter at the property known as 5501 South Orange Avenue, Orlando, Orange County, Florida ("Subject Property").

NOW, THEREFORE, in consideration of satisfying the recitals and mutual obligations of the parties herein expressed, we hereby bind ourselves as follows:

1. **Grantor, Nationwide Roofing** is the tenant of (10) parking spaces and shall have all rights to use these spaces from 5:30 a.m. to 5:30 p.m. Monday through Friday. Grantor grants to Boozehounds Bar, LLC, the right to use these (10) parking spaces "after hours" from 5:30 p.m. to 5:30 a.m. Monday through Friday and all-day Saturday and Sunday. Boozehounds Bar, LLC shall be responsible for maintaining a clean and safe parking lot and surrounding landscape / easement areas as debris free and odor free.
2. The provisions and conditions of this Agreement shall be for a term of no less than ten (10) years from the date of this Agreement, unless otherwise terminated by grantor in writing, and shall be enforceable against successors in interest and future owners and assigns.
3. The subject property or portion thereof on which the parking spaces are located will not be made subject to any other covenant or contract for use which interferes with the parking use, without prior written consent of the Grantee.
4. This Agreement can be terminated by any grantor in writing, or replaced with another parking agreement.
5. Grantee is an independent contractor and shall, at its sole cost and expense, comply with all laws, rules, ordinances, and regulations of all governing bodies having jurisdiction over these parking spaces and the Subject Property. Grantee is responsible for keeping the parking spaces and related areas clean and safe on a daily basis. Grantee is responsible for paying for all necessary government approvals, permits, testing, inspections or licenses which may be needed for these parking spaces.
6. Grantee shall deliver duplicate policies of insurance and appropriate certificates evidencing that insurance is in force and fully paid covering the subject parking spaces. The certificates shall specifically identify the parking spaces and this Agreement. All insurance policies and certificates provided for hereunder shall become a part of this Agreement. Grantee is required to name as additional insured each Grantor named in this Agreement and each Grantor shall be included as a named insured on the Grantee's commercial general liability or an endorsement providing equivalent coverage to the additional insured. This insurance for the additional insureds shall be as broad as the coverage provided for the named insured and shall apply as Primary Insurance before any other insurance or self-insurance, including any deductible maintained by, or provided to the additional insured. Grantee waives all rights against Grantors for recovery of damages to the extent these damages are covered by the Grantee's commercial general liability, commercial umbrella liability, business auto liability, or worker's compensation and employer's liability insurance. There shall be no waiver of subrogation with respect to Grantor's insurance.
7. Grantee shall fully protect, indemnify and defend each and all Grantors, and all of their agents, officers, and employees, and hold them harmless from and against any and all claims, demands, liens, damages, causes of action, liabilities of any and every nature whatsoever, losses and expenses, including, but not limited to, attorneys' fees and court costs, arising in any manner, directly or indirectly, out of or in connection with, or in the course of, or incidental to any use of the parking spaces or Subject Property, any breach of or failure to comply with any of the provisions of this Agreement, or the negligence, recklessness, or intentional wrongful misconduct of Grantee and persons employed or utilized by the Grantee in the performance of this Agreement, any personal injury, loss, damage or death to any person or persons, and

any property damage arising out of the performance or nonperformance required in this agreement, including, without limitation, any personal injury or loss, whether or not caused in part by the active or passive negligence or other fault of a party indemnified hereunder.

8. This Agreement shall be kept on file with each party hereto and may be recorded in the official public records for Orange County, Florida.

Grantee:

Boozehounds Bar, LLC

By: [Signature] (Signature)

Name: Paul Jaszczenski (Name printed)

Its: President (Title)

SWORN TO AND SUBSCRIBED BEFORE ME, by Paul Jaszczenski, who is personally known to me or produced FLDL as identification, and who did take an oath this 14 day of November, 2019.



Kristine Lant
Notary Public, State of Florida
My Commission Expires:

Grantor:

Name: Jonathan Dorosh

[Signature] (Signature)

SWORN TO AND SUBSCRIBED BEFORE ME, by Jonathan Dorosh, who is personally known to me or produced _____ as identification, and who did take an oath this 14 day of November, 2019.



Kristine Lant
Notary Public, State of Florida
My Commission Expires: 8-23-20

SHARED PARKING AGREEMENT

Subject Property = 5501 S. Orange Ave., Orlando, FL 32809

Grantee = Boozehounds Bar, LLC

Grantor = Renee R. Blanton

This Shared Parking Agreement (Agreement) is entered into and effective 11/13/19, 2019 by Grantor, as owners and collectively the grantors of (10) parking spaces to share as set forth hereinafter at the property known as 5501 South Orange Avenue, Orlando, Orange County, Florida ("Subject Property").

NOW, THEREFORE, in consideration of satisfying the recitals and mutual obligations of the parties herein expressed, we hereby bind ourselves as follows:

1. Grantor, Renee R. Blanton is the owner of (10) parking spaces and shall have all rights to use these spaces. Grantor grants to Boozehounds Bar, LLC, the right to use these (10) parking spaces "after hours" from 5:30 p.m. to 5:30 a.m. Monday through Friday and all-day Saturday and Sunday. Boozehounds Bar, LLC shall be responsible for maintaining a clean and safe parking lot and surrounding landscape / easement areas as debris free and odor free.
2. The provisions and conditions of this Agreement shall be for a term of no less than ten (10) years from the date of this Agreement, unless otherwise terminated by grantor in writing, and shall be enforceable against successors in interest and future owners and assigns.
3. The subject property or portion thereof on which the parking spaces are located will not be made subject to any other covenant or contract for use which interferes with the parking use, without prior written consent of the Grantee.
4. This Agreement can be terminated by any grantor in writing, or replaced with another parking agreement.
5. Grantee is an independent contractor and shall, at its sole cost and expense, comply with all laws, rules, ordinances, and regulations of all governing bodies having jurisdiction over these parking spaces and the Subject Property. Grantee is responsible for keeping the parking spaces and related areas clean and safe on a daily basis. Grantee is responsible for paying for all necessary government approvals, permits, testing, inspections or licenses which may be needed for these parking spaces.
6. Grantee shall deliver duplicate policies of insurance and appropriate certificates evidencing that insurance is in force and fully paid covering the subject parking spaces. The certificates shall specifically identify the parking spaces and this Agreement. All insurance policies and certificates provided for hereunder shall become a part of this Agreement. Grantor is required to name as additional insured each Grantor named in this Agreement and each Grantor shall be included as a named insured on the Grantee's commercial general liability or an endorsement providing equivalent coverage to the additional insured. This insurance for the additional insureds shall be as broad as the coverage provided for the named insured and shall apply as Primary Insurance before any other insurance or self-insurance, including any deductible maintained by, or provided to the additional insured. Grantee waives all rights against Grantors for recovery of damages to the extent these damages are covered by the Grantee's commercial general liability, commercial umbrella liability, business auto liability, or worker's compensation and employer's liability insurance. There shall be no waiver of subrogation with respect to Grantor's insurance.
7. Grantee shall fully protect, indemnify and defend each and all Grantors, and all of their agents, officers, and employees, and hold them harmless from and against any and all claims, demands, liens, damages, causes of action, liabilities of any and every nature whatsoever, losses and expenses, including, but not limited to, attorneys' fees and court costs, arising in any manner, directly or indirectly, out of or in connection with, or in the course of, or incidental to any use of the parking spaces or Subject Property, any breach of or failure to comply with any of the provisions of this Agreement, or the negligence, recklessness, or intentional wrongful misconduct of Grantee and persons employed or utilized by the

Grantee in the performance of this Agreement, any personal injury, loss, damage or death to any person or persons, and any property damage arising out of the performance or nonperformance required in this agreement, including, without limitation, any personal injury or loss, whether or not caused in part by the active or passive negligence or other fault of a party indemnified hereunder.

8. This Agreement shall be kept on file with each party hereto and may be recorded in the official public records for Orange County, Florida.

Grantee:

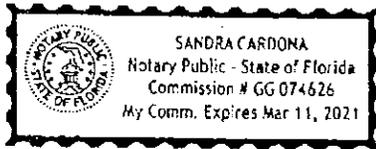
Boozehounds Bar, LLC

By: [Signature] (Signature)

Name: Paul Jaszczenski (Name printed)

Its: President (Title)

SWORN TO AND SUBSCRIBED BEFORE ME, by Paul Jaszczenski, who is personally known to me or produced FL Drivers License as identification, and who did take an oath this 14th day of NOV, 2019.



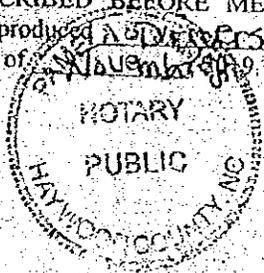
[Signature]
Notary Public, State of Florida
My Commission Expires: 2/11/21

Grantor:

Renee R. Blanton (10 parking spaces)

[Signature] (Signature)

SWORN TO AND SUBSCRIBED BEFORE ME, by Renee R Blanton, who is personally known to me or produced Drivers license as identification, and who did take an oath this 13 day of November, 2019.



[Signature]
Notary Public, State of Florida - North Carolina
My Commission Expires: 11/5/22

SHARED PARKING AGREEMENT

Subject Property = 5501 S. Orange Ave., Orlando, FL 32809

Grantee = Boozehounds Bar, LLC

Grantor = TAGLT3 Land Trust (Lighthouse Property Insurance Corporation), 5545 S Orange Ave, Orlando, FL 32809

This Shared Parking Agreement (Agreement) is entered into and effective _____, 2019 by Grantor, as owner and collectively the grantor of (47) parking spaces to share as set forth hereinafter at the property known as 5501 South Orange Avenue, Orlando, Orange County, Florida ("Subject Property").

NOW, THEREFORE, in consideration of satisfying the recitals and mutual obligations of the parties herein expressed, we hereby bind ourselves as follows:

1. **Grantor, TAGLT3 Land Trust** is the owner of (47) parking spaces and shall have all rights to use these spaces. Grantor grants to Boozehounds Bar, LLC, the right to use these (47) parking spaces "after hours" from 6:30 p.m. to 5:30 a.m. Monday through Friday and all-day Saturday and Sunday. Boozehounds Bar, LLC shall be responsible for maintaining a clean and safe parking lot and surrounding landscape / easement areas as debris free and odor free.
2. The provisions and conditions of this Agreement shall be for a term of no less than ten (10) years from the date of this Agreement, unless otherwise terminated by grantor in writing, and shall be enforceable against successors in interest and future owners and assigns.
3. The subject property or portion thereof on which the parking spaces are located will not be made subject to any other covenant or contract for use which interferes with the parking use, without prior written consent of the Grantee.
4. This Agreement can be terminated by any grantor in writing, or replaced with another parking agreement.
5. Grantee is an independent contractor and shall, at its sole cost and expense, comply with all laws, rules, ordinances, and regulations of all governing bodies having jurisdiction over these parking spaces and the Subject Property. Grantee is responsible for keeping the parking spaces and related areas clean and safe on a daily basis. Grantee is responsible for paying for all necessary government approvals, permits, testing, inspections or licenses which may be needed for these parking spaces.
6. Grantee shall deliver duplicate policies of insurance and appropriate certificates evidencing that insurance is in force and fully paid covering the subject parking spaces. The certificates shall specifically identify the parking spaces and this Agreement. All insurance policies and certificates provided for hereunder shall become a part of this Agreement. Grantee is required to name as additional insured each Grantor named in this Agreement and each Grantor shall be included as a named insured on the Grantee's commercial general liability or an endorsement providing equivalent coverage to the additional insured. This insurance for the additional insureds shall be as broad as the coverage provided for the named insured and shall apply as Primary Insurance before any other insurance or self-insurance, including any deductible maintained by, or provided to the additional insured. Grantee waives all rights against Grantors for recovery of damages to the extent these damages are covered by the Grantee's commercial general liability, commercial umbrella liability, business auto liability, or worker's compensation and employer's liability insurance. There shall be no waiver of subrogation with respect to Grantor's insurance. Grantee shall provide updated Certificate of Insurance annually.
7. Grantee shall fully protect, indemnify and defend each and all Grantors, and all of their agents, officers, and employees, and hold them harmless from and against any and all claims, demands, liens, damages, causes of action, liabilities of any and every nature whatsoever, losses and expenses, including, but not limited to, attorneys' fees and court costs, arising in any manner, directly or indirectly, out of or in connection with, or in the course of, or incidental to any use of the parking spaces or Subject Property, any breach of or failure to comply with any of the provisions of this Agreement, or the negligence, recklessness,

or intentional wrongful misconduct of Grantee and persons employed or utilized by the Grantee in the performance of this Agreement, any personal injury, loss, damage or death to any person or persons, and any property damage arising out of the performance or nonperformance required in this agreement, including, without limitation, any personal injury or loss, whether or not caused in part by the active or passive negligence or other fault of a party indemnified hereunder.

8. This Agreement shall be kept on file with each party hereto and may be recorded in the official public records for Orange County, Florida.

Grantee:

Boozehounds Bar, LLC

By: _____ (Signature)

Name: _____ (Name printed)

Its: _____ (Title)

SWORN TO AND SUBSCRIBED BEFORE ME, by _____, who is personally known to me or produced _____ as identification, and who did take an oath this _____ day of _____, 2019.

Notary Public, State of Florida
My Commission Expires:

Grantor:

TAGLT3 Land Trust

By: _____ (Signature)

Name: _____ (Name printed)

Its: _____ (Title)

SWORN TO AND SUBSCRIBED BEFORE ME, by _____, who is personally known to me or produced _____ as identification, and who did take an oath this _____ day of _____, 2019.

Notary Public, State of Florida
My Commission Expires:

Edgewood Police Department
February City Council Report
2020

	January	February
Residential Burglaries	2	0
Commercial Burglaries	1	0
Auto Burglaries	0	3
Theft	1	2
Assault/Battery	1	2
Sexual Battery	0	0
Homicides	0	0
Robbery	0	0
Traffic Accident	7	13
Traffic Citations	148	247
Red Light Citations	734	475
Traffic Warnings	448	456
Felony Arrests	2	3
Misdemeanor Arrests	2	0
Warrant Arrests	1	7
Traffic Arrests	7	7
DUI Arrests	2	1

Department Highlights:

- On January 9th the Edgewood Police Department began to promote a training for the public. This training is for Adult/Child/Infant CPR and will be coordinated and run by trained CPR instructors here at the Department. The Department is working to announce a date.
- This month the Edgewood Police Department nominated Officer Christopher Meade as the Edgewood Police Department Crisis Intervention Team Officer of the Year due to all of his hard work in year 2019.
- On January 31st, Officers of the Department participated in a countywide DUI saturation detail held by the University of Central Florida Police Department.
- On February 2, 2020, Officer Ron Beardslee and Officer Chris Meade conducted a traffic stop on a vehicle. During the traffic stop and subsequent investigation- 137 baggies of heroin, melted heroin, Xanax, and multiple pieces of drug paraphernalia were recovered. Both the driver and passenger were arrested for felony drug possession charges.