

**ORDINANCE NO. 2016-03**

**AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA AMENDING SECTION 134-135 OF THE CITY OF EDGEWOOD CODE OF ORDINANCES, PROVIDING FOR SUBMITTAL DEADLINES RELATED TO SITE PLAN REVIEWS AND AMENDING THE INFORMATION TO BE PROVIDED BY APPLICANTS AS PART OF THE SITE PLAN REVIEW PROCESS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Edgewood Code of Ordinances provides for site plan review of all development within commercial and industrial zoning districts; and

**WHEREAS**, in order to effectively and efficiently review all site plan review applications, the City Council of the City of Edgewood, Florida finds it necessary and appropriate to amend certain portions of the site plan review process; and

**WHEREAS**, the City Council of the City of Edgewood finds and determines that conceptual front building elevations assist the Planning and Zoning Board and the City Council in visualizing the location and massing of proposed structures; and

**WHEREAS**, the City Council of the City of Edgewood finds and determines that the inclusion of conceptual front building elevations in site plan review applications will improve the site plan review process; and

**WHEREAS**, the City Council of the City of Edgewood finds and determines that in order for agenda materials to be timely distributed to the Planning and Zoning Board it is necessary that applications for site plan review be received by the City at least thirty days prior to the date the Planning and Zoning Board shall first consider the application; and

**WHEREAS**, the City Council of the City of Edgewood finds and determines that in order for agenda materials to be timely distributed to the City Commission it is necessary that the Planning and Zoning Board review and make its recommendation on the site plan application at least fifteen days prior to the date City Commission considers the application; and

**WHEREAS**, the Planning and Zoning Board of the City of Edgewood, sitting as the Local Planning Agency, has reviewed the proposed amendment, found it consistent with the City's Comprehensive Plan, and recommended approval by the City Council.

**NOW, THEREFORE, BE IT ENACTED** by the City Council of the City of Edgewood, Florida as follows:

**NOTE:** Underlined words constitute additions to the City of Edgewood Code of Ordinances, ~~strikethrough~~ constitutes deletions from the original Code of Ordinances, and asterisks (\*\*\*) indicate an omission from the existing text which is intended to remain unchanged.

**Section 1.** Legislative Findings and Intent. The findings set forth in the recitals above are hereby adopted as legislative findings pertaining to this ordinance.

**Section 2.** Section 134-135 of the City of Edgewood Code of Ordinances shall be amended as follows:

Sec. 134-135. - Permit; application; fees.

(a) It shall be unlawful for any person to commence site development of any land zoned commercial or industrial within the city, unless such person shall have first obtained a site development permit therefor from the city. The term "site development" is defined as the development or construction of any commercial or industrial structure or improvement including but not limited to clearing, grading, paving, drainage, utility construction, building construction, landscaping and related work.

(b) No site development permit shall be issued unless an application in quadruplicate for the issuance of a site development permit is submitted to the city clerk. The application shall state the name and address of the applicant, the nature, location and purpose of the site development, the date of commencement and proposed date of completion of the site development, and the following minimum plan components:

- (1) The zoning classification and legal description of the property to be developed.
- (2) A boundary and topographic survey of the property prepared by a professional land surveyor registered to practice in the state showing existing elevations based on the county data and existing contours at one-foot intervals.
- (3) A site plan depicting the size and location, including front building elevations, of all structures, both existing and proposed, indicating setbacks from property lines and distances between structures .
- (4) A general location map showing the relationship of the site to such external facilities as streets, residential areas, commercial facilities and recreation/open space areas.
- (5) The location of all existing public streets, rights-of-way, easements and other reservations of the land in the area of the property in question, means of ingress and egress to such property, off-street parking, loading and service areas, if any, for or on such property and any screening or buffers on such property and the nature and type thereof.
- (6) The location of all proposed streets, driveways or other facilities designed to accommodate vehicular movement in the development and points of ingress and egress, parking areas including the exact number of spaces and loading and service areas (location of dumpsters and any utility buildings), and traffic impact analysis of projected trip generation, including methods of circulation for the development.
- (7) The location, size and capacity of all existing and proposed utilities, including but not limited to potable water, sanitary sewer, storm sewer, electric power, natural

gas, and existing fire hydrant locations. (If central sanitary service is not available, the size/capacity and location of septic tank and drainfield is to be shown.)

(8) The location of all existing drainage holding or carrying facilities, natural or manmade, including creeks, ponds, sinkholes, retention/detention basins, ditches, culverts and storm sewers.

(9) All proposed drainage facilities required for the drainage of the property, showing the manner of drainage of all existing and proposed impervious surfaces, green areas, showing all control devices such as storm sewers and retention or detention facilities.

(10) A landscape plan which shows all proposed landscaping as well as natural features to be retained.

(11) Depending on the nature of the development, the city may require soil tests performed by qualified laboratories.

(12) The location and dimensions of all proposed buildings and structures to be included in the development, indicating the gross floor area of all buildings.

(13) Dimensions of all setbacks and open spaces.

(14) Location of all open space planned with attention to their adequacy in terms of size and placement, their effect on privacy of adjacent living areas and their relationship to communitywide open spaces.

(15) Location of all proposed signage including size and materials.

(16) The percentage of the site that will be covered by buildings and structures and the percentage that will be covered by streets, drives, parking and loading areas.

(17) Such other information as required by the city due to the nature of the project.

(c) Prior to submittal of the application, and to ensure compliance with this article, there shall be a presubmittal conference between the applicant and the city engineer.

(d) In order to be reviewed by the Planning and Zoning Board at its earliest available regularly scheduled meeting, complete applications must be received by the City at least thirty days prior to such meeting. After the Planning and Zoning Board makes a recommendation to the City Council, the application shall be placed on the next regularly scheduled City Council meeting agenda falling at least fifteen days after the date such recommendation is made by the Planning and Zoning Board.

(e) The requirements of the site development permit under this section shall be in addition and supplemental to any other ordinance or regulation of the city, including but not limited to those requirements under chapter 130 of this Code.

**Section 3.** The provisions of this Ordinance shall be codified as and become and be made a part of the Code of Ordinances of the City of Edgewood.

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

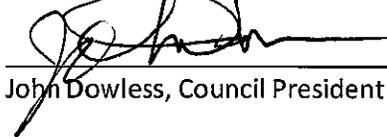
**Section 5.** Conflicts. All ordinances that are in conflict with this Ordinance are hereby repealed.

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

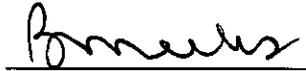
**PASSED AND ADOPTED** this 22<sup>nd</sup> day of **March, 2016**, by the City Council of the City of Edgewood, Florida.

PASSED ON FIRST READING: February 16, 2016

PASSED ON SECOND READING: March 22, 2016

  
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John Dowless, Council President

ATTEST:

  
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Bea L. Meeks, MMC  
City Clerk