

Regina Dunay  
Chairwoman

Chris Rader  
Co-Chair

David Gragg  
Board Member

Marion Rayburn  
Board Member

Dr. Aileen Trivedi  
Board Member

**PUBLIC NOTICE**  
**PLANNING AND ZONING BOARD MEETING – October 8, 2018**

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**WELCOME!** We are very glad you have joined us for today's Planning and Zoning meeting. The Planning and Zoning Board is an advisory board to City Council comprised of citizen members who voluntarily and without compensation devote their time and talents to a variety of zoning and land development issues in the community. All P&Z recommendations are subject to final action by City Council. The results of today's meeting will be presented at the noted City Council meeting for approval of recommended actions. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. **CAUTION:** Untimely filing by any appellant shall result in an automatic denial of the appeal.

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The Planning and Zoning Board as the Local Planning Agency for the City of Edgewood will meet at 405 Larue Avenue, Edgewood, Florida, to consider the items of business listed herein at the time and date indicated below.

**Monday, October 8, 2018 at 6:30 pm**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call and Determination of Quorum
4. Approval of Minutes
  - September 10, 2018 – Regular P&Z Meeting
5. New Business
  - The Waterfront 4201 S Orange Avenue
    - Variance 2018-07 Landscape buffer Sec. 114-4 (1)(a)(1)
    - Variance 2018-08 Tree placement Sec. 114-4(1)(a)(2)
    - Variance 2018-09 Building setback from the Normal High Water Elevation (NHWE) Sec. 134-348(e)
  - Suncoast Building Materials Commercial Review
  - Ordinance 2018-12 Rezoning to the Edgewood Central District Zoning District  
**AN ORDINANCE OF THE CITY OF EDGEWOOD,  
FLORIDA, REZONING AND CHANGING THE  
OFFICIAL ZONING MAP CLASSIFICATION OF  
PROPERTIES LOCATED ALONG THE STATE  
ROAD 527 CORRIDOR, DESIGNATED  
COMMERCIAL ON THE FUTURE LAND USE MAP**

**OF THE COMPREHENSIVE DEVELOPMENT PLAN, AND IDENTIFIED SPECIFICALLY HEREIN, FROM C-1 (RETAIL COMMERCIAL), C-2 (GENERAL COMMERCIAL, AND C-3 (WHOLESALE COMMERCIAL); P-O (PROFESSIONAL OFFICE); R-3 (MULTIPLE FAMILY RESIDENTIAL); AND R-1 (SINGLE FAMILY RESIDENTIAL) TO THE EDGEWOOD CENTRAL DISTRICT ZONING DISTRICT; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.**

**6. Comments/Announcements**

**FUTURE MEETINGS:** *(SCHEDULE CONTINGENT UPON SUBMITTAL OF ITEMS THAT REQUIRE CONSIDERATION OF THE PLANNING & ZONING BOARD AS THE LOCAL PLANNING AGENCY FOR THE CITY OF EDGEWOOD)*

- October 8, 2018
- November 12, 2018

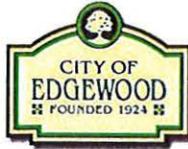
**GENERAL RULES OF ORDER**

The Board is pleased to hear non-repetitive comments related to business before the Board; however, a five (5) minute time limit per person has been set by the Board. Large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request Registration Form and give it to the City Clerk. When recognized, state your name and speak directly into the microphone. The City is guided by ROBERTS RULES OF ORDER in governing the conduct of the meeting. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at 407-851-2920 at least 24 hours in advance of the meeting.

**WE ASK THAT ALL ELECTRONIC DEVICES (IE. CELL PHONES, PAGERS) BE SILENCED DURING OUR MEETING!**

Thank you for participating in your government!

**APPEALS:** According to Edgewood City Code Section 26-24 (2), “any person aggrieved by any recommendation of the Board acting either under its general powers or as a Board of Adjustment may file a notice of appeal to the City Council within seven (7) days after such recommendation is filed with the City Clerk.



PLANNING & ZONING BOARD DRAFT MEETING MINUTES  
September 10, 2018

**Planning and Zoning Board Members:**

Regina Dunay, Chairperson (Quorum)  
Chris Rader, Co-Chair  
David Gragg, Board Member (absent)  
Marion Rayburn, Board Member  
Aileen Trivedi, Board Member

**Staff:**

Drew Smith, City Attorney  
David Mahler, Sr. Project Engineer, CPH  
Sandra Repp, Deputy City Clerk

**Applicant:**

Leslie Griffith, JWB Architects  
Stephen Allen, Civil Corp Engineers  
Ryan Davis, Loch Investments

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**CALL TO ORDER**

Chairwoman Dunay called the Planning & Zoning Board meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Deputy City Clerk, Sandy Repp, announced that there was a quorum with Board Member Gragg absent.

**APPROVAL OF MINUTES**

- **July 9, 2018**

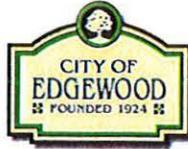
The following changes were requested to the July 9, 2018 minutes - Page 2 changed “has’ to “as”. Page 3 paragraph 6, last line “change “set” to “establish”.

Chairwoman Dunay asked for a motion

***Board Member Trivedi moved to approve the minutes with changes; Second by Board Member Rayburn. The motion was approved (4/0).***

**NEW BUSINESS**

- **Variance requests 2018-VAR-07, 2018-VAR-08, and 2018-VAR-09 for The Waterfront at 4201 S. Orange Avenue.**  
City Engineer Mahler introduced requests for three variances for an existing restaurant, The Waterfront located at 4201 S. Orange Avenue. The applicant has submitted their justification for each variance request.



1. Variance 2018 – 07 request for a reduction in the landscape buffer. The parking lot is existing and does not meet current code and setbacks. The landscape buffer would run parallel to Orange Avenue. CPH does not have objections to the buffer variance request because it is an existing facility and they are trying to make improvements and accommodate more seating.
2. Variance 2018-08 request for reduction in tree placement requirements. The applicant is asking for a variance for the usual spacing of trees along Orange Avenue. Shade trees in limited spaces may not have room to grow and may cause damage to the small area.
3. Variance 2018-09 request to build within the Normal High Water Elevation (NHWE) setback. Per Engineer Mahler, there is not a description in the Code for a parking lot distance from the NHWE. The applicant is asking for a variance in the setback to 20 feet from the NHWE as opposed to 50 feet. The current building is at 20.3 feet from the NHWE. This is based on the existing structure and parking lot as they stand today.

Board Member Rader said that he assumes that the applicant is making application for the variances before returning with the formal site plan but that there is very little detail, such as what would be located in the landscape buffer. He believes there should be conditions of approval.

Board Member Rader asked about current zoning and Attorney Smith responded that the application was submitted as C-1 and will keep that zoning for this application.

Further discussion from Board Member Rader included concerns about the details of tree planting, increasing pavement, stormwater and parking with the addition of seating.

City Engineer Maher said that the applicant may respond to the Board's concerns.

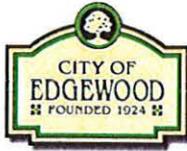
Civil Engineer Stephen Allen approached the podium and said that they are trying to expand with the existing conditions. The owner is not opposed to the hedge or the trees but there is not enough room with sizeable root systems for all the trees required. There would be required shade trees for the landscape island and a tree closer to the road. Mr. Allen continued that there is a lot of work to be done for stormwater and he is aware of the requirements.

Further discussion included the proposed parking islands and the septic tank. Mr. Allen said that they will replace with a lift station and try to be the least invasive as possible in order to protect the large oak tree. Chairwoman Dunay and Board Member Rader said that they would like to see more details before than can agree to an approval in order to craft conditions.

Chairwoman Dunay asked if expansion on Orange Avenue brought the property to its current measurement. Mr. Allen said that he went by old aerials and it appears that Orange Avenue may have expanded in the direction of the restaurant. This concerns Chairwoman Dunay if that is a reason to allow the variance requests.

Ryan Davis of Loch Investments approached the podium. He said the biggest problem is parking and they are asking for the vegetation variances to help alleviate this. They are willing to provide what the Board needs to see.

Mr. Davis responded that they are not seeking to increase the current capacity. Their priority is to get the parking they need and keep vehicles off the grass and also to have handicapped parking. If they get the parking and capacity they need, it will help them get an SRX liquor license, a restaurant



only license, which will help them financially. They are open to what the Board would like to see. He said that more trees can be planted but will leave it to the landscape architect.

Mr. Davis said the priorities are to get on sewer, expand parking and then add handicapped accessible restrooms. Mr. Davis said that they want people to know that they are working on this and to keep the process moving.

Board Member Rader asked Mr. Allen if they are willing to come back with more details. Attorney Smith suggested discussing what the Board would like to see so that applicant can hear and then rework the plan in order to get as close to the intent of the Edgewood Central District (ECD) as they can.

Attorney Smith said it is not a nonconforming use and the nonconforming use is not exacerbating the situation. The expansion can cure the ADA deficiency and Code allows for improvements to be made.

Board Member Rader stated that the Board is concerned about protecting the water body. With the creation of extra pavement they are concerned about water quality and protecting the water body. There can be no free runoff from the parking lots. Mr. Allen responded that they will need to research the St. Johns Water Management District (SJRWMD) rules for the runoff. Chairwoman Dunay also stated concerns about the parking and asked if people that stay and sit along the lake increases parking. Mr. Davis responded that they want people to stay and enjoy the water. Chairwoman Dunay mentioned safety issues about parking at the shopping center. Mr. Davis agreed that is a concern and does not encourage across the street parking. He has put up No Parking signs to work with the issue.

The Board asked about the additional parking and special events and the possibility of a valet service. Mr. Davis responded that that they are offering specials for people who Uber and they encourage ride sharing. Board Member Trivedi said that she really likes the idea of a valet company without having to make the property all parking. She would like to see the details and see how the company can succeed.

Chairwoman Dunay asked for public comment

Brett Barner – Edgewood resident stated his concerns about protecting the water body and the consequences of a flood for a building built within the NHWE setbacks.

Board Member Rader recalled that on a previous application the swales were discussed to protect the lake from runoff and debris. Mr. Barner agreed that the present septic is heavily utilized. Member Trivedi added that Edgewood needs to be pro-business but that there needs to be requirements for aesthetics and protection of the lake.

Mr. Allen stated his concern about bringing the site design back to the Board could be putting the cart before the horse as the variances are not in place. Attorney Smith said they are focused on the landscaping variances.

Leslie Griffith of JWB Architects came to podium to discuss sidewalks and a proposed ramp. The area between the cars and the sidewalk is the safety concern. The shrubs are a barrier but if they



are doing something different they will build a retaining wall. To the south the existing sewage drainage is higher in grade to the parking lot.

As there was no further discussion, Chairwoman Dunay asked for a motion:

***Board Member Rader made the motion to table the three proposed variances until the October 8 2018 meeting; second by Board Member Trivedi. The motion was unanimously passed (4/0).***

#### COMMENTS/ANNOUNCEMENTS

Chairwoman Dunay asked Deputy City Clerk, Sandy Repp for the next meetings who confirmed that the next Planning and Zoning dates would be

- October 8, 2018
- November 12, 2018

Board Member Rader said the district was created and the resolution for the zoning was read at Council. Attorney Smith said that zoning is the next step and is being prepared for the October Council meeting.

Board Member Trivedi asked about referendum for electronic changeable message signs and that will be placed on the September Council meeting agenda.

#### ADJOURNMENT:

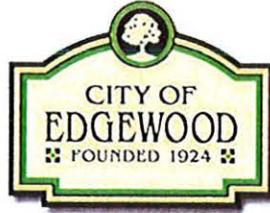
***With no further business or discussion, Board Member Rayburn made the Motion to adjourn the Planning and Zoning Board meeting; second by Board Member Rader. The motion was unanimously approved (4/0). The meeting adjourned at 7:51 pm.***

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Regina Dunay, Chairwoman

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Sandra Repp, Deputy City Clerk



# Memo

**To:** Planning and Zoning Board Members  
**From:** Sandy Repp, Deputy City Clerk  
**Date:** October 2, 2018  
**Re:** New Business Items

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In the October 8, 2018 Planning and Zoning Board meeting you will consider three business items. For your review and consideration, the following is provided in your agenda packet:

**1. The Waterfront - 4201 S. Orange Avenue**

Further review of The Waterfront applications for variance. These applications were tabled for decision until October 8, 2018 in order for the applicant to provide more information.

On October 4, 2018, City Hall received a request from the owners of The Waterfront to table further review until the November Board meeting in order to better respond to P&Z requests for additional information.

I have included for your review the following information that has been received by City Hall since the September 10, 2018 P&Z Board Meeting.

- Staff Report from CPH
- Letter from Civil Corp Engineering, Inc., representing the applicant, dated October 2, 2018
- Revised plans are provided in the gold envelope marked "Supplemental Agenda Items."

**2. Suncoast Building Materials Commercial Review – 101 Mary Jess Rd.**

- Staff report from Ellen Hardgrove, AIPC, City Planner
- Staff report from Allen Lane, P.E., CPH
- Site Plan Checklist
- Plans are provided in the gold envelope marked "Supplemental Agenda Items."

I will have a copy of the Surface Water Management System Report booklet from FEG at the dais, should any Board members wish to review this information. The City Planner is prepared to respond to any questions you may have regarding the variances and the applicant/representative for Suncoast will also be in attendance.

- **Ordinance 2018-12 – Rezoning to the Edgewood Central District (ECD) Zoning District**
  - Ordinance 2018-12
  - Staff Report from Ellen Hardgrove, AICP, City Planning Consultant
  - Notice of Public Hearing

The Notice of Public Hearing letters are sent out to those properties within 500 feet of the properties along the proposed ECD corridor. There were 699 Notices provided by U.S. Mail. As of the date of this memo, 32 letters were returned as undeliverable. No objections or written comments have been received at City Hall regarding the Public Notice



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

October 4, 2018

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

**RE: Waterfront Restaurant – variance memo  
CPH project number E7601**

Dear Ms. Repp;

We are in receipt of the meeting minutes from the Planning and Zoning Board meeting on September 10, 2018. There were specific comments in reference to the submitted variances for the Waterfront Restaurant project.

Below is a summary of the information that needs to be on the plans and explained more clearly on the variance applications.

Landscape variance request, Landscape plan sheet L1.00:

- 1 Clarify the plantings along the ROW of Orange Avenue. The plans indicate a Dahoon Holly Standard understory cluster will be provided. However, the Landscape legend shows both a Dahoon Holly and Sabal Palm with the same legend depiction. The landscape plan is not clear as to what type of tree is proposed along the ROW of Orange Avenue.
- 2 Sabal Palms will not be acceptable along the frontage of the site along Orange Avenue.
- 3 The plantings all along the front of the site are shown in the FDOT ROW. If these are to be planted in this area, a letter will need to be provided from FDOT that the plantings in their ROW is acceptable. Please revise or provide approval letter from FDOT.
- 4 Missing notes on the plan sheet explaining that the existing landscape buffer is not wide enough for the required tree plantings. Identify that the overhead power lines prevent installation of large trees in the front buffer zone. Identify the number of trees that would be required by code to be in this area and add a table addressing this. There should be a note stating that the number of trees normally required by the code will be provided and planted within other areas of the site to match the standard tree requirement.
- 5 The existing 40-inch oak closest to the building is missing from the plan. Is this tree being removed or is it to remain? This needs to be shown on the drawings and not left up to speculation as to what is going to happen to the tree.
- 6 The hatching for the proposed ground cover plantings is very difficult to see. Consider making the line work darker so that it will be easier to see.

Site Plan Sheet C-1

- 1 Add note referencing the location of the proposed landscape buffer, with minimum and maximum widths, for clarity of location and width.
- 2 Add cross section of the entire width of the parking area. Specifically, identify how the pavement will slope to confirm the runoff will not drain towards the lake. Will a curb or wall be installed along the edge of parking on the lakeward side of the parking lot? Show this on the cross section.
- 3 Add note to the type of fence proposed along edge of parking lot. Will this be sufficient to catch trash prior to the wind blowing the trash towards the lake?
- 4 The plans show a Proposed Addition but no description as to how the addition will be used. Add a note clarifying the use for the addition.
- 5 The plan sheet has flow arrows pointing towards an area in front of the future Wood Deck. Add notes and detail on the plans to show how the runoff from the parking lot will reach the



- storm water pond. Also, at a minimum, show a more definitive line indicating where the storm water pond will be constructed. You can identify that the final size and depth of the pond will be determined with the final engineering plans for the site. Based on the plans, there are no limits or lines showing the proposed/future storm water pond. This needs to be prominent on the plans.
- 6 Add a note to the plans stating the pond will be designed to meet the requirements of the St Johns River Water Management District. We understand this site does not have a current storm water permit. The site will still need to be designed to prevent runoff from the site entering the lake prior to treatment. Also, we would suggest that the engineering calculations, when done, include addressing the reduction of nutrient loadings on the lake with the added stormwater treatment facilities. We are not asking for specific calculations at this time. We are asking that this be addressed on the plans to provide assurances that the proposed improvements to the site will not have a negative impact to the lake.
  - 7 The total seat count is not correct. Per the plans, there are 151 seats. The plans state 150. Please correct.
  - 8 The applicant needs to be aware that the potential number of seats may be restricted to less than that stated. The applicant has been advised on numerous occasions of the Code calculation for parking: *Restaurants, grills, bars, lounges, similar dining and/or drinking establishments*. One space for each four fixed seats provided for patron use, plus one space for each 75 square feet of floor area provided for patron use which does not contain fixed seats provided that no use shall have less than four spaces. This highlighted area would include the waiting area inside the restaurant plus any shore area that will be used. These square footages have not been identified. What will keep patrons for using the entire shoreline area for lounging/enjoying the lake? Provide additional information including the open floor area.
  - 9 P&Z Chairwoman Dunay asked for more information and detail referencing the removal of the septic system and installation of the lift station. At a minimum, add notes referencing the septic system will be abandoned per Florida Department of Health rules and the new lift station will be constructed per Florida Department of Environmental Protection rules. We would also suggest showing or noting the location of the sanitary system connection location.
  - 10 We would suggest that you outline all of the improvements that are proposed to be made that improve the conditions of the site to support the requested variance from the NHWL setback.

Sincerely,  
CPH, Inc.

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

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

J:\E7601\Civil\Documents\Letter\Waterfront Restaurant - variance ltr 10-4-18.docx

October 2, 2018

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

Re: The Waterfront  
4201 S Orange Ave

**This is the additional information the Planning and Zoning Board asked for in last month's meeting, September 10, 2018. Please see these items for their information.**

### **Setback History - City of Edgewood and Orange Avenue**

The History of Orlando and Edgewood mirror in time. They both were developed base on the settlers battling the Native Americans around Fort Gatlin in this area. The height of this time was called the Seminole Wars in 1838 to 1842. In 1840, a small community was built around the fort, called Jernigan. It was based on the main Jernigan family. In 1849 the army withdrew from the fort and City of Orlando was born. 1929 the City of Edgewood was incorporated as a town. In 1973 Edgewood was large enough to become a City.

The main street running through the City of Edgewood originated as Florida State Road 3A (Kuhn Road) in 1935. Then in 1945 it turned in to Florida State Road 527. This was a one lane road (each direction) up to prior to 1969, when they reconstructed the road into a two-lane road. This road is called by the locals as Orange Avenue. It stretches between the Northern City of Orlando to the south end of Orange County/Osceola County line. This street is serviced by Florida Department of Transportation. We contacted FDOT to find out its plans for Orange Avenue future expansion and they stated it is planned for future expansion but has not revealed what this expansion will entail or when this expansion will be designed.

### **Gateway Priority – Benefits for this property**

There are Benefits for both the City of Edgewood and the Owner of the property on this improvement. They are as follows:

1. This is one of the first properties into the City of Edgewater. It stands as a core business that City of Edgewater listed as a primary company they find beneficial to the type of business they treasure in the city. See Technical Assistance Panel: City of Edgewater, Florida. Page 11, Introduction, "Edgewood also has to get past its reputation as a collection of auto mechanic shops and thrift stores. These do not exist along Orange Avenue, but Edgewood also is home to notable locations including: Julie's Waterfront, 4201 South Orange Avenue, a restaurant

established in 1986 along Lake Jeanie Jewel and described on some review sites as being in Edgewood and by others as located in South Orlando in the Holden Heights area.”

2. This site is close to all the South downtown new homes being built or are have been built in the last 10 years. This encourages attendance to the restaurant and activities close by.
3. The enlarged parking allows more members to the site. Bringing more money to the City of Edgewood and property. This encourages more financial involvement into the city.
4. More people will want to relax and enjoy all that is on the lake. Views, activities and social needs in the community.

### **Parking Management – Special Events and additional Weekend enthusiasts**

As any functioning property Owner, they wish to expand their occupant load to maximize the business and be a success. The Owner of the property currently has occupant load of 75 people. They wish to increase the occupants by two times that much. They have 12 parking stalls on site now, which are lower than what is required for the 75 occupants. 75 divides by 4 people per car equals 19 parking stalls. The Owner would like to increase the occupant load to 150 people, which equals 38 parking stalls total. The site can provide a total of 42 parking stalls with three, 8 foot wide each, landscaped Island for tree locations. The 4 additional parking spaces accommodates for staff parking. The Owner has stated to the board he will provide a negotiated agreement with neighboring business sites, so added parking can be possible at surrounding locations for nights and weekend parking. They will also accommodate safe walking paths or a bused system to the site when they are not able to park directly on site. This portion is underway and in negotiations as we are moving along in this process.

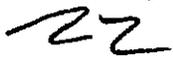
### **Stormwater Improvements – Civil**

St. John’s River Water Management District (SJRWMD) has a defined site size where they manage and review the site changes. See Florida Statutes 403.814 (12) (<https://www.flsenate.gov/Laws/Statutes/2012/403.814>). This property falls under the minimum requirement for SJRWMD review. The Minimum is as follows: 10/2 Site, where a 10 acres overall site or 2 acres impervious. This site is 3.37 acres overall and approximate 1/2 acre impervious, which is less than that requirement. The Civil Engineer will be responsible to design based on St. John’s River Water Management District rules and regulations but does not require their actual SJRWMD Environmental Resource Permit.

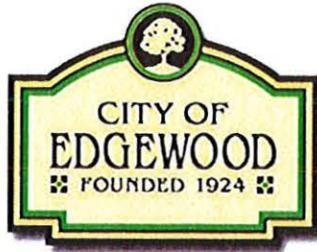
*Since we are making a request based on existing conditions, we feel that this variance will be in harmony with the general intent and purpose the code.*

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

Sincerely,  
CivilCorp Engineering, Inc.



Stephen Allen, PE #59994  
President



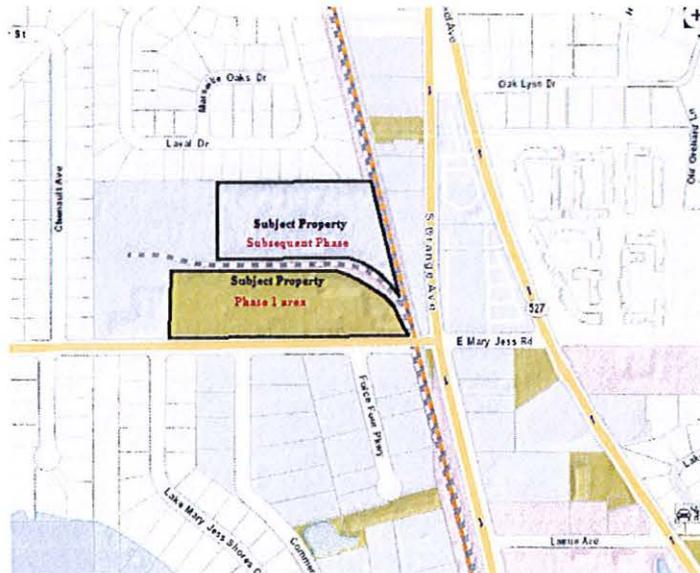
405 Larue Avenue - Edgewood, Florida 32809-3406  
(407) 851-2920

To: Planning and Zoning Board  
XC: Sandy Repp, Deputy City Clerk  
Bea Meeks, City Clerk  
David Mahler, PE, City Engineering Consultant  
Allen Lane, PE, CPH  
Drew Smith, City Attorney  
From: Ellen Hardgrove, AICP, City Planning Consultant  
Date: September 19, 2018  
Re: Suncoast Building Materials Site Plan Approval

Per Section 134-138 of the City Code, the Planning and Zoning Board shall review site development plans to ensure all components of the applications are compatible with the City Code and make recommendations to City Council.

The site plan for consideration is for the construction of a Suncoast Building Materials warehouse/distribution building to be located on the north side Lake Mary Jess Road, 100 feet west of South Orange Avenue. The proposal is for phase one of the operation, i.e., on the portion of the property south of the railroad spur. The plan for consideration is date-stamped "Received City of Edgewood September 7, 2018."

Subject Property Location



I have reviewed this plan for compliance with City Code Chapter 134 (as related to the C-3 district, parking, and site development standards); Chapter 114 (Landscaping); and the conditions of approval that were established on August 16, 2016 by City Council for a special exception to allow outdoor storage of merchandise, parts, or other equipment; building material storage and sales (new, no junk or used materials); and storage and wholesale distribution warehouse adjacent to a residential zoning district/residential future land use designation.

These conditions of approval are listed below.

- 1) A "Type A" landscape buffer shall be provided along the northern property line, adjacent to lots of Lake Jessamine Estates, Phase 2. This buffer is required to include a masonry wall. The existing wall along the north property line can be used to satisfy the masonry wall requirement.

Landscaping adjacent to the wall shall include planting large, non-deciduous trees or shrubs that will achieve a dense continuous visual screening from eight feet to at least 25 feet in height. Shade trees for each 40 lineal feet or fraction thereof shall be planted within the buffer area.

The buffer area may be used for stormwater management, provided that the buffer yard screening requirements are maintained. Vehicular use areas, storage of materials, and accessory structures are prohibited within the buffer area.

- 2) Buildings onsite shall be limited to one story and a maximum of 35 feet in height.
- 3) Stacked material and equipment stored onsite shall be limited to a maximum height of 25 feet.
- 4) A six (6) feet wide landscape buffer shall be planted and maintained along the property's Mary Jess Road frontage. One understory, non-deciduous shade tree shall be planted within the Mary Jess Road buffer for each 20 linear feet, or fraction thereof. The trees can be grouped for aesthetic purposes, but a distance between groupings shall not exceed 60 feet. This buffer shall also include a continuous hedge at least three feet high and 50 percent opaque at planting, of a species capable of growing to at least five feet in height and 75 percent opacity within 18 months.
- 5) A continuous hedge at least three feet high and 50 percent opaque at planting, of a species capable of growing to at least five feet in height and 75 percent opacity within 18 months shall be planted and maintained along the east property line south of the existing wall.
- 6) Water efficient plants in the onsite landscaping are encouraged. A permanent underground central irrigation system providing 100 percent coverage of all landscape/buffer areas is required.
- 7) If the wall along Mary Jess Road remains, the wall shall be re-painted in earth tones to blend in with the landscaping.
- 8) Truck traffic is prohibited on Mary Jess Road west of Chenault Avenue.
- 9) Applicant shall install appropriate signage on the property to indicate no truck traffic west bound on Mary Jess Road.
- 10) Storage located within 50 feet of the north and south lines of the property shall be limited to 10 feet in height.
- 11) Hours of operations shall be limited to 6 a.m. to 6 p.m.; Monday through Saturday.
- 12) In addition to painted, the wall shall be restored to good repair.
- 13) Limited to one vehicular access curb cut from the public right-of-way.

**The submitted plan meets all these requirements. The staff recommendation is for approval.**

ESH



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

September 12, 2018

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

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

Dear Ms. Repp;

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

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

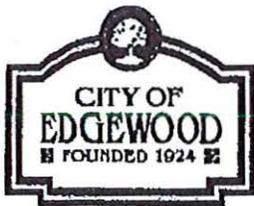
We have no objections to approving the plans and application. Please be reminded, approval of this application by the City of Edgewood does not grant authority to alter other portions of this property, nor does it waive any permits that may be required by Federal, State, or County agencies which may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

Sincerely,  
**CPH, Inc.**

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

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

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



CITY OF EDGWOOD  
405 Larue Avenue  
Edgewood, FL 32809-3406  
(407) 851-2920 (407) 851-7163 fax

"REVISED"

RECEIVED

AUG 24 2013

CITY OF EDGEWOOD

**SITE PLAN CHECK LIST**  
City of Edgewood, Florida  
Per Section 134 -134 – Commercial / Industrial  
MAKE PAYMENTS PAYABLE TO: City of Edgewood  
REQUIRED FEE: \$500.00

INSTRUCTIONS: Type or print with **BLACK INK**. Fill out carefully. Each question must be answered and the necessary documentation provided with the application. Attach additional pages as necessary.

NAME OF DEVELOPMENT Suncoast Building Materials

LOCATION 101 Mary Jess Road, Orlando, FL 32839

OWNER/DEVELOPER: Name Mary Jess, LLC Phone #: (586) 469-3404

ENGINEER/ARCHITECT: Name Florida Engineering Group, Inc Phone #: (407) 895-0324

SURVEYOR: Name McMahon Surveying & Mapping, LLC Phone #: (407) 328-7201

VICINITY PLAN: YES  NO  LEGEND: YES  NO

SITE PLAN: 1' = 40' ZONING C-3 NORTH ARROW Yes

SETBACKS: FRONT 25' (South) SIDE 5' (East/West) REAR 30' (North)

LEGAL DESCRIPTION: LOT 009 PB      Pg      See Attached with Agent Authorization.  
S 13 T 23 R 29

BOUNDARY & TOPO (FLA P.L.S.): Thomas J. McMahon of McMahon Surveying & Mapping, LLC

GROSS AREA: 216,487 SQ.FT. CONTOURS  EASEMENTS  BENCH DATUM

EXISTING: BUILDING  POWER  SEWER  (in ROW) WATER  (in ROW)

STORM DRAINAGE  PAVEMENT  GAS  OTHER

PROPOSED: BUILDINGS 1 New GROSS AREA 24,000 Total SQ.FT. IMPERVIOUS 133,098

PAVEMENT AREA 59,099 SQ.FT. SIDEWALKS 290

SETBACKS: FRONT 70' (South) SIDE 245' / 342' (East/West) REAR 37' (North)

PAVEMENT TYPICAL SECTION: N/A

DRAINAGE: OPEN  CLOSED  RETENTION/DETENTION retention FENCED  (Existing)

BASIN: WET  DRY  SIDE SLOPES 4:1 VOL 3.73 Ac-Ft. CF     

WATER: OUC  FIRE HYDRANT(S) 2 MAIN SIZE 8"

SEWER: 8" main connection  SEPTIC TANK  No POWER  Yes

LIGHTNING: N/A TELEPHONE  Yes GAS N/A REFUSE  No

LANDSCAPING  Yes SIGNS N/A STRIPING For parking only

PARKING: REQ'S SPACES 32 PROVIDED 31 REG 2 H'CAP       
33 TOTAL

PERMITS REQUIRED  
SEWER: orange county utilities  
DRAINAGE: SJRWMD  
FDOT:       
SEPTIC TANK:       
FIRE PROTECTION:       
FDER:     

SERVICE AGREEMENTS OR PERMITS:  
ORLANDO UTILITIES COMMISSION water engineering  
FLORIDA POWER CORPORATION       
SEABOARD SYSTEM RAILROAD:       
OTHER:     

Reviewed By      Date     

Site review fees as adopted by City Council December 3, 1985 is two (2%) percent of the cost of site but not less than \$200.00. Site work includes panning, drainage, utilities, parking, landscaping and related work.  
(Revised Form 7/06)

**ORDINANCE NO. 2018-12**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

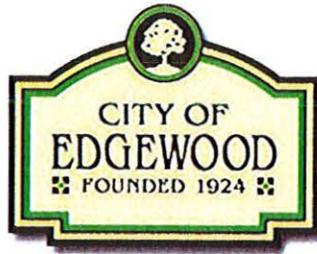
PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

CITY OF EDGEWOOD, FLORIDA  
CITY COUNCIL

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

ATTEST:

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



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

To: Planning and Zoning Board  
XC: Sandy Repp, Deputy City Clerk  
Bea Meeks, City Clerk  
Drew Smith, City Attorney  
From: Ellen Hardgrove, AICP, City Planning Consultant  
Date: September 28, 2018  
Re: Rezoning the Orange Avenue Corridor to ECD

### **PURPOSE OF HEARING**

The purpose of this hearing is to consider rezoning of parcels located along and within the Orange Avenue corridor to the Edgewood Central District (ECD) as was declared by the City Council August 2018. A map and the listing of the subject parcels are included in Appendix 1.

### **OVERVIEW**

The ECD zone was adopted by City Council August 21, 2018. This new district was the culmination of many studies and exercises, including the City's Community Master Plan in the year 2000, the evaluation and appraisal of the City's comprehensive plan in 2008, the update of the City's comprehensive plan in 2013, visioning exercises by the Urban Land Institute and the Little/Land Design consulting firms in 2014 and 2017, respectively, and an Orange Avenue study sponsored by MetroPlan in 2017.

These efforts led to a new vision for the "main street" through the City. Primary in this vision is attracting/promoting active/people-oriented commercial uses along the corridor such as retail shops, dining and entertainment, rather than the existing heavy commercial uses. The goal is to create a land use pattern that will most benefit the property values of both the commercial and residential properties of the city -- a land use pattern that includes creation of activity nodes of high energy live/work/play uses around well-designed public spaces which are connected by corridors of new employment and multi-unit residential buildings. The ECD's permitted uses and design standards for the redevelopment will steer the achievement of the vision.

### **FACTORS TO CONSIDER FOR REZONING**

Section 134-121(F) of the City's code identifies the following factors that are to be considered for a rezoning proposal.

- *Comprehensive plan.* Whether the proposal is consistent with all applicable policies of the city's adopted comprehensive plan.
- *Conformance with this chapter.* Whether the proposal is in conformance with any applicable substantive requirements of this chapter, including minimum or maximum district size.

- *Changed conditions.* Whether and the extent to which land use and development conditions have changed since the effective date of the existing zoning district regulations involved which are relevant to the property.
- *Land use compatibility.* Whether and the extent to which the proposal would result in any incompatible land uses, considering the type and location of uses involved.
- *Adequate public facilities.* Whether and the extent to which the proposal would result in demands on public facilities and services (both on-site and off-site), exceeding the capacity of such facilities and services, existing or programmed, including transportation, utilities, drainage, recreation, education, emergency services and similar necessary facilities and services.

#### Comprehensive Plan Consistency

Historically, the land use along Orange Avenue was oriented to the railroad tracks -- industrial and heavy commercial uses. These uses were established at a time when Edgewood was on the outskirts of the city of Orlando. However, as the city of Orlando expanded, Edgewood became more residential, the location taking advantage of some of Central Florida's most beautiful lakes – Conway, Gatlin, Jennie Jewel, Jessamine, and Mary.

In addition to the residential component of the city increasing, the changing economy in Central Florida occurring with the opening of Walt Disney World impacted the city's non-residential uses. As a result of the growth in the Orlando area, major improvements to the region's road system and airport were made; this shifted the prime location of industrial uses. With this transformation, the railroad became a much smaller role in the city's economic livelihood, and the properties along the tracks became underutilized, poorly maintained, or of uses viewed as incompatible with the city's growing residential character.

With the turn of the 21st century, the city re-evaluated its image. The land use strategy became one of encouraging redevelopment of the underutilized and heavy commercial uses, transforming these parcels into uses that better matched the residential neighborhoods. With redevelopment, the City could truly become one of the great in-town neighborhoods, boasting great accessibility to Orlando's major activity centers including downtown Orlando, the tourist area, and the airport, with an atmosphere of quiet elegance between the lakes and streets graced with magnificent oaks.

In 2008, during the City's "Evaluation and Appraisal" of the comprehensive plan, redevelopment of the corridor was identified as the primary growth management issue facing the city. The Evaluation and Appraisal Report (EAR) identified the need to "*Transform the industrial and heavy commercial uses along Orange Avenue into professional employment opportunities, neighborhood services and shopping, and restaurants.*" The EAR directed the comprehensive plan update effort to focus on "*Encouraging beautification and creating a sense of identity through redevelopment*" along the Orange Avenue corridor.

In 2013, the City updated the comprehensive plan adding goals, objectives, and policies to achieve the desired character of the Orange Avenue corridor. These new policies included, but may not necessarily be limited to, the following.

- *The City shall undertake efforts to amend where necessary the existing ordinance and regulations to bring them into consistency with the adopted Comprehensive Plan and adopted Future Land Use Map Series (Future Land Use Policy 1.1.2).*
- *The City shall establish development standards for new development that maintain the overall character of the community and ensure architectural design and site planning efforts produce development that is compatible and attractive to surrounding uses (Future Land Use Policy 1.1.4).*
- *The City shall periodically review and update its policies, land use regulations, and other efforts to ensure the City's land use program is responsive to the community's character, changes in state and federal regulatory environment, as well as market and business needs (Future Land Use Policy 1.1.5).*
- *The City shall encourage a mixed-use development pattern along the Orange Avenue corridor to promote infill and redevelopment, while also promoting a reduction in vehicle trips and promoting mobility. Implementation of this development strategy includes allowing a nonresidential floor area ratio (FAR) up to 1.0 and a residential density between 7 and 25 dwelling units per acre on parcels that front a principal arterial. In addition, land development code revisions are to be made to address design standards including regulating massing and scale of buildings for land use compatibility and requiring architectural detail and design elements on all sides of the building so that there are no blank walls on the exterior, there is a variety of rooflines, an increase in windows, and visual relief through changes in building material, as well as horizontal and vertical changes in the building facades (Future Land Use Policy 1.1.6).*
- *The City's land development regulations shall implement mixed-use development in the Commercial Future Land Use category, including a provision for a "permitted use" development option meeting certain established performance standards (Future Land Use Policy 1.1.7).*

Rezoning the properties along and within the Orange Avenue corridor is not only consistent with city's comprehensive plan, but implements the noted policies. Instead of piecemeal rezoning of the parcels by property owners, the city opted to administratively rezone the parcels in order to create a catalyst for redevelopment as well as to encourage assemblage of parcels. The administrative rezoning is allowed by Section 134-121 of the City Code.

#### Conformance with intent of Zoning Regulations

As expressed in the ordinance of the ECD adoption, the district's underlying purpose centers on the public health, safety, and general welfare of the residents, business owners, and visitors to the city. To this intent, rezoning the subject parcels will facilitate the following:

- (1) redevelopment or reuse of the underutilized or poorly maintained properties, recognizing Edgewood's advantage of accessibility to downtown Orlando, the airport, the tourist area, and existing infrastructure;
- (2) increased property values for all properties in the city;
- (3) a sense of civic pride by requiring redevelopment in good order and appearance through establishing uniform landscape and building placement and design guidelines;
- (4) improvement of the aesthetics of the largest "open space" within the city (the SR 527 right-of-way) by requiring a cohesive landscape scaled to humans in addition to vehicles;
- (5) protection of the existing residential neighborhoods through design guidelines and only allowing uses that are compatible with the intended neighborhood character;
- (6) an enlivened community by requiring development designed to the human scale;
- (7) an efficient transportation within the city by encouraging alternative modes of transportation, the creation of new travel patterns and live/work/play communities, and the consolidation of vehicle access points along the major roads;
- (8) an interest in walking/cycling, by mixing residential and non-residential uses and creating a safe environment for such through design guidelines; and,
- (9) air quality/health benefits that can result from increased landscaping along the corridor.

With the exception of the following parcels, each of the subject parcels meets the ECD district minimum lot width of 80 feet. It should be noted that each of the following parcels are currently nonconforming under their existing zoning.

Parcel Tax #	Existing Width (feet)	Current Zoning Required Minimum Lot Width (feet)
13-23-29-8752-00-010 Beth's Burger Bar	±56	80 (C1)
24-23-29-7332-00-053 Dan's Saw & Tool	±61	80 (C1)
24-23-29-7332-00-050 Art Angels	±61	80 (C1)
13-23-29-1228-00-020 Strickland Realty	±58	125 (C3)
13-23-29-8700-00-191 Florida T-Shirts	70	125 (C3)
13-23-29-0000-00-035 Harrel Smith and Warren Corp	50	125 (C3)
24-23-29-3400-00-017 Just north of Bank	±11	80 (C1)
24-23-29-3404-00-046 DCP Edgewood Isle parcel on Hoffner	72	80 (C1)
24-23-29-3404-00-047 DCP Edgewood Isle parcel on Hoffner	45	80 (C1)

### Changed Conditions

As documented in the narrative above, land use and development conditions have changed since the date the existing zoning districts were established on the subject parcels. Establishing the ECD on these parcels will enable achieving the adopted vision for the city.

### Land Use Compatibility

The creation of the ECD included specific requirements to ensure development in the district would be compatible with adjacent uses. These include development design standards and the list of permitted uses. The list of permitted uses in the ECD, either by right or special exception, was established to meet the following objectives for ensuring land use compatibility:

- *Permit businesses that are resident oriented, i.e., a mix of neighborhood shopping, service, and family entertainment establishments,*
- *Permit places of employment that are compatible with and complement the residential character of Edgewood,*
- *Allow an on-site mix of the intended non-residential with residential uses, and*
- *Prohibit businesses that have the need for a large area of outdoor storage or a large amount of fleet parking.*

### Adequate Public Facilities Available

Public services and facilities are available to accommodate the land use promoted by the ECD. Capacity is available in the sewer lines/facilities that serve the city (Orange County Public Utilities). Sewer force mains run within the Orange Avenue right-of-way (on both sides of the road) from the city's northern limits until the road splits into the one-way pair; the force mains then run in the Hansel Avenue right-of-way. Also within these roads' rights of way are central water lines (Orlando Utilities Commission). As far as adequate road capacity, the City does not have control over the capacity of the Orange Avenue corridor being that is a State Road facility, nor can the City control the great amount of through traffic the corridor experiences since it is a major artery through the region. Regardless, the encouraged land use pattern of the ECD will benefit traffic issues to some degree by promoting lower traffic generation via mixing work/live/play land use within the city, by encouraging interconnections between uses/parcels via cross vehicular access, and by encouraging modes of transportation other than the car. The permitted land uses of the district will not negatively impact the level of service of fire or police protection for the City's businesses and residents.

## **RECOMMENDATION**

**Staff recommends approval of rezoning the subject parcels to ECD.**

ESH

Attachment: Appendix 1- Recommended ECD District Map and Parcels Identification



**Parcels Adjacent to Orange Avenue**

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

23

13-23-29-8752-00-110	JERRY KINSLEY REVOCABLE TRUST	5205 S ORANGE AVE	OFFICE LOW-RISE	5205 OFFICE COMPLEX	C-1
13-23-29-0000-00-036	JOHN B FREEMAN FAMILY TRUST 1/2 INT GAIL D FREEMAN FAMILY TRUST 1/2 INT	5215 S ORANGE AVE	VACANT COMMERCIAL		C-1
13-23-29-0000-00-028	CENTRAL FLORIDA EDUCATORS FEDERAL CREDIT UNION	5301 S ORANGE AVE	FINANCIAL BLDG/BANK	CENTRAL FLA EDUCATOR CREDIT UNION	C-1
24-23-29-7332-00-052	EQUITY TRUST CO CUSTODIAN	5501 S ORANGE AVE	STORE/OFFICE/RESID	CELLULAR PHONE REPAIR CTR	C-1
24-23-29-7332-00-053	RIEDERICH DANIEL J RIEDERICH SHARON	5511 S ORANGE AVE	STORE/OFFICE/RESID	DAN'S SAW & TOOL	C-1
24-23-29-7332-00-050	BLANTON RENEE R	5515 S ORANGE AVE	WAREHOUSING		C-1
24-23-29-7332-00-051	DAWSON WALLCOVERINGS AND CARPET INC	5529 S ORANGE AVE	RETAIL MULTI-TENANT	MULTI-TENANT STORES	C-1
24-23-29-7332-00-065	TAGLT3 LAND TRUST	5545 S ORANGE AVE	OFFICE LOW-RISE	LIGHTHOUSE INSURANCE AGENCY	C-1
24-23-29-8040-01-000	HTA-ORLANDO SS HOSPITAL LLC	5579 S ORANGE AVE	HOSPITAL - PRIVATE	SELECT SPECIALTY HOSPITAL - ORANGE, INC.	C-1
24-23-29-3404-00-051	DCP EDGEWOOD ISLE LLLP	5601 S ORANGE AVE	RTL NBHD CTR	EDGEWOOD ISLE	C-1
24-23-29-3404-00-043	LINN STATION OF LONGWOOD INC	5699 S ORANGE AVE	STORES ONE STORY	FINE FRAMING & ART	C-1
13-23-29-3364-00-011	MIRACLE TEMPLE INC	5001 S ORANGE AVE	RELIGIOUS	MIRACLE TEMPLE INC. WELLS FARGO BANK@	C-1 R-1A
12-23-29-0000-00-051	WELLS FARGO BANK NA	4709 S ORANGE AVE	FINANCIAL BLDG/BANK	FORT GATLIN	C-2
12-23-29-0000-00-023	4120 S ORANGE AVE LLC	4120 S ORANGE AVE	RETAIL RESTAURANT 1	VANBARRY'S	C-3
12-23-29-0000-00-032	BBH PROPERTIES LLC	4200 S ORANGE AVE	WAREHOUSING	HOWARD WHOLESALE	C-3
12-23-29-0000-00-024	DISCOVERY CHURCH INC	4400 S ORANGE AVE	RELIGIOUS	DISCOVERY CHURCH	C-3
12-23-29-0000-00-045	CHRISTENSEN FAMILY LTD	4698 S ORANGE AVE	TIRE DEALER	ACTION GATOR TIRES	C-3
12-23-29-7312-00-193	NORMA JEAN WAGNER TRUST 70% INT WAGNER KAREN JEAN 10% INT JANICE WAGNER BURNS TRUST 20% INT	4710 S ORANGE AVE	RETAIL MULTI-TENANT	ORANGE AND HOLDEN PLAZA	C-3
12-23-29-7312-00-181	CINNAMON INC	4800 S ORANGE AVE	RETAIL RESTAURANT 1	LE COQ AU VIN	C-3

12-23-29-7312-00-192	DAN FULFORD PROPERTIES INC	4822 S ORANGE AVE	WAREHOUSING	SOUTH ORANGE AVE WAREHOUSE	C-3
13-23-29-8700-00-010	4834 SOUTH ORANGE TIDE LLC	4834 S ORANGE AVE	VEHICLE REPAIR	PEP BOYS	C-3
13-23-29-1228-00-010	RON JONS AUTOMOTIVE INC	4854 S ORANGE AVE	VEHICLE REPAIR	RON JON'S AUTOMOTIVE	C-3
13-23-29-1228-00-020	SAX PROPERTIES LLC	4864 S ORANGE AVE	OFFICE ONE STORY	STRICKLAND REALTY GROUP	C-3
13-23-29-1228-00-030	J AND H PROPERTIES OF ORLANDO LLC	4874 S ORANGE AVE	OFFICE ONE STORY		C-3
13-23-29-8700-00-090	STARCEVICH ROD	4902 S ORANGE AVE	WAREHOUSING	STARCEVICH SYSTEMS	C-3
13-23-29-8700-00-120	EGRH INVESTMENTS LLC	4922 S ORANGE AVE	WAREHOUSING	BO'S TOWING & REPAIR	C-3
13-23-29-8700-00-140	IMPERIAL PROPERTIES OF ORLANDO LLC	4936 S ORANGE AVE	WAREHOUSING	IMPERIAL BLDG	C-3
13-23-29-8700-00-180	HANES PROPERTY HOLDINGS LLC	4948 S ORANGE AVE	WAREHOUSING	MAJESTIC MARBLE	C-3
13-23-29-8700-00-160	FLOYD FAMILY ORANGE LLC 1/2 INT DSSB PROPERTIES LLC 1/2 INT	4950 S ORANGE AVE	VEHICLE REPAIR	TROPICAL CANVAS	C-3
13-23-29-8700-00-191	COMMON GROUND IMPORT & EXPORT LLC	4954 S ORANGE AVE	SALES WAREHOUSES	FLORIDA T-SHIRTS PLUS	C-3
13-23-29-8700-00-201	CLEAR CHANNEL OUTDOOR INC	4960 S ORANGE AVE	SIGN SITES	VACANT PARCAL (SIGN SITE)	C-3
13-23-29-2964-00-210	AJLM LLC	4964 S ORANGE AVE	STORE/OFFICE/RESID	ENTERPRISE RENT A CAR/S M D AUTOMOTIVES/ COMPUTER CASTLE	C-3
13-23-29-2964-00-220	BELL TONY G TR	5014 S ORANGE AVE	VACANT COMMERCIAL		C-3
13-23-29-2964-00-231	BELL TONY G TR	5028 S ORANGE AVE	WAREHOUSING	BELL EQUIPMENT RENTAL	C-3
13-23-29-6864-00-011	ALUMI TECH INC	5104 S ORANGE AVE	WAREHOUSING	ALUMI TECH	C-3
13-23-29-6865-00-010	PINE CASTLE LODGE NO 2345 LOYAL ORDER OF MOOSE INC	5108 S ORANGE AVE	LODGE/UNION HALL	PINECASTLE MOOSE LODGE	C-3
13-23-29-6865-00-020	J AND K MOTORSPORTS LLC	5130 S ORANGE AVE	WAREHOUSING	CUSTOM EMPIRE/THE STABLE/BK MOTOR SPORTS	C-3
13-23-29-6864-00-041	MISSIONARY VENTURES INTERNATIONAL INC	5144 S ORANGE AVE	OFFICE ONE STORY	MISSIONARY VENTURES INTERNATIONAL INC	C-3
13-23-29-0000-00-007	SKORMAN THEODORE AARON TR SKORMAN LYNN MARIE	5156 S ORANGE AVE	OFFICE ONE STORY	T SKORMAN PRODUCTIONS	C-3

TR					
13-23-29-0000-00-008	HOOKER HOLDINGS LLLP 50% INT 5210 SOUTH ORANGE AVENUE LLC 50% INT	5210 S ORANGE AVE	WAREHOUSING	RUTLEDGE M BRADFORD PA/MARBO AMERICA	C-3
13-23-29-0000-00-042	ADRENALINE FILM PRODUCTION INC	5224 S ORANGE AVE	OFFICE LOW-RISE	ADRENALINE FILM PRODUCTION	C-3
13-23-29-0000-00-010	ORANGE AVENUE WAREHOUSES LLC	5232 S ORANGE AVE	WAREHOUSING	MULTI-TENANT WAREHOUSES	C-3
13-23-29-4527-00-004	LAKE JESSAMINE ESTATES HOMEOWNERS ASSN INC	5234 S ORANGE AVE	VACANT H.O.A.		C-3
13-23-29-4527-00-002	LAKE JESSAMINE ESTATES HOMEOWNERS ASSN INC	5238 S ORANGE AVE	VACANT H.O.A.		C-3
13-23-29-0000-00-026	ENGLISH GARY M ENGLISH DANA D	5242 S ORANGE AVE	VEHICLE REPAIR	CITY GARAGE / C & S TIRE CENTER	C-3
13-23-29-0000-00-029	CAMINO HEALING LLC	5250 S ORANGE AVE	OFFICE PROF SVC BLDG	PINE CASTLE ANIMAL CLINIC	C-3
13-23-29-0000-00-034	SUMMA VIA LLC	5262 S ORANGE AVE	VACANT COMMERCIAL		C-3
13-23-29-0000-00-035	HARRELL SMITH & WARREN CORP	5300 S ORANGE AVE	OFFICE LOW-RISE	BOB HARRELL PROP., INC.	C-3
13-23-29-0000-00-037	TORRES ITALIA	5380 S ORANGE AVE	WAREHOUSING	BOB'S AUTO WORKS	C-3
13-23-29-0000-00-004	WARD KATHLEEN R TR	5398 S ORANGE AVE	SELF STORAGE	WARD WAREHOUSES	C-3
13-23-29-6865-00-021	ALUMI TECH INC	S ORANGE AVE	WAREHOUSING	ALUMITECH OF ORLANDO	C-3

**Gatlin Avenue and Lake Gatlin Road Parcels**

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

LAKE GATLIN ROAD PARCELS

12-23-29-7312-00-186	HSAG Holdings LLC	11 Lake Gatlin Road		C-1
13-23-29-3689-00-020	Baez, Ignacio A	Lake Gatlin Road		C-1

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Hansel Avenue and Hoffner Avenue Parcels

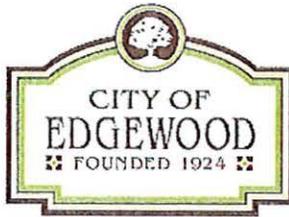
Parcel ID	Owner Name(s)	Property Address	DOR Code Description	Zoning Code(s)
13-23-29-0000-00-038	YIANILOS DEAN C TR YIANILOS KATHERINE A TR THOMAS THEODORA Y TR	5406 HANSEL AVE	RETAIL RESTAURANT 1	C-1
13-23-29-0000-00-020	I B GOLF ASSOCIATES	5416 HANSEL AVE	RETAIL MULTI- TENANT	C-1
24-23-29-7332-00-040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

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24-23-29-3400-00-014	5645 HANSEL AVENUE CORP	5645 HANSEL AVE	FINANCIAL BLDG/BANK	C-1
24-23-29-3404-00-048	7-ELEVEN INC	5650 HANSEL AVE	RETAIL CONV STORE	C-1
24-23-29-8040-02-000	SELECT MEDICAL PROPERTY VENTURES LLC	HANSEL AVE	VACANT COMMERCIAL	C-1
24-23-29-6079-00-001	OAK TREE PLAZA CONDOMINIUM ASSN INC	HANSEL AVE	VAC COM ASOC	C-1

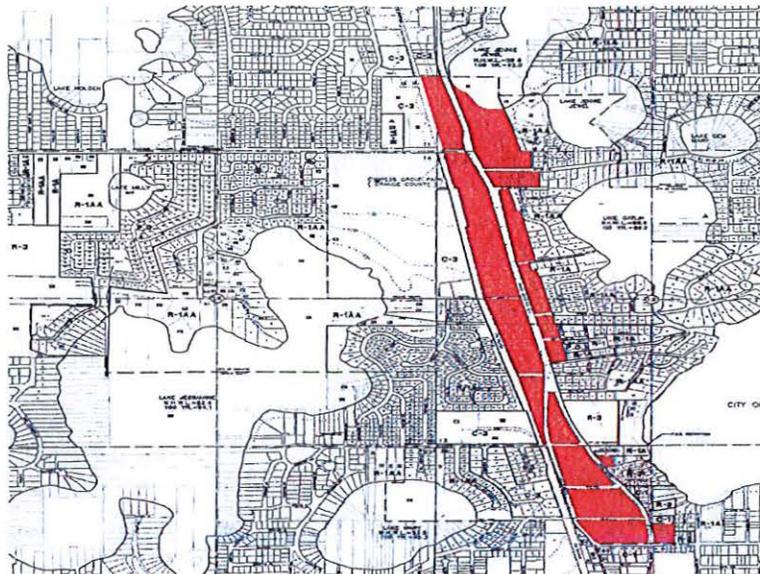
HOFFNER PARCELS

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



## NOTICE OF PUBLIC HEARING PLANNING AND ZONING BOARD

**NOTICE** is hereby given that the Edgewood City Council, in their August 21, 2018 City Council meeting, declared their intent to consider the rezoning of certain properties located within the State Road 527 corridor currently zoned C-1, C-2 or C-3, P-O, R-1A, and R-3 to the Edgewood Central District (“ECD”). In the regular meeting of the Edgewood Planning and Zoning Board to be held on **Monday, October 8, 2018**, in the Council Chamber of City Hall, 405 Larue Avenue, Edgewood, Florida, commencing at 6:30 p.m., the Planning and Zoning Board will consider the rezoning of property as shown in the map below to the Edgewood Central District:



The Planning and Zoning Board’s recommendation on this rezoning request will be forwarded to City Council for final action.

The Edgewood City Council will hold their first public hearing on **Tuesday, October 16, 2018** and the second/final hearing on **November 20, 2018**, in the Council Chamber of City Hall, commencing at 6:30 p.m., or soon thereafter, to hear interested persons with regard to this matter and adoption of the following ordinance.

### ORDINANCE 2018-12

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES LOCATED WITHIN THE STATE ROAD 527 CORRIDOR, DESIGNATED COMMERCIAL ON THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN, AND IDENTIFIED SPECIFICALLY HEREIN, FROM C-1 (RETAIL COMMERCIAL), C-2 (GENERAL COMMERCIAL, AND C-3 (WHOLESALE COMMERCIAL); P-O (PROFESSIONAL OFFICE); R-3 (MULTIPLE FAMILY

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

RESIDENTIAL); AND R-1A (SINGLE FAMILY RESIDENTIAL) TO THE EDGEWOOD CENTRAL DISTRICT ZONING DISTRICT; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

Interested parties may attend these meetings and be heard with respect to the subject requests. The proposed ordinance, as well as the rezoning application, may be inspected by the public at the City Clerk's Office, 405 Larue Avenue, Edgewood, Florida. (407-851-2920)

This matter is subject to quasi-judicial rules of procedure. Interested parties should avoid making comments to members of the Planning and Zoning Board and City Council on this topic until the public hearing(s) and can send written communication to the City Clerk's Office.

Any person who wishes to appeal the final decision of City Council with respect to this matter will need to ensure that a verbatim record of the proceedings is made (both of the Planning and Zoning Board meeting and City Council meeting), which record includes the testimony and evidence upon which the appeal is made. Such appeals shall be made to the Circuit Court.

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

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

Sandy Repp  
Deputy City Clerk  
Dated: September 24, 2018

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

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