

Marion Rayburn  
Chair

David Gragg  
Vice-Chair

Steve Kreidt  
Board Member

Ryan Santurri  
Board Member

Dr. Aileen Trivedi  
Board Member

**PUBLIC NOTICE**  
**PLANNING AND ZONING BOARD MEETING – January 13, 2020**

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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 Bagshaw Way, Edgewood, Florida, to consider the items of business listed herein at the time and date indicated below.

**Monday, January 13, 2020 at 6:30 pm**

- Call to Order
- Pledge of Allegiance
- Roll Call and Determination of Quorum
- Approval of Minutes  
December 9, 2019 – Regular P&Z Meeting
- New Business  
**Waivers and Variance requests – Boozehounds 5501 S. Orange Avenue**

**Requested Variances:**

- **Variance 2020-01 Parking Quantity** (Code Section 134-605(a)) to allow off-street parking calculation to be based on a modified formula for a restaurant/bar and a dog kennel.
- **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.

**Requested Waivers:**

- **Window Placement** (ECD Ordinance Section 134-459(a)(2)) t;
  - **Façade Horizontal Variation** (ECD Ordinance Section 134-459(a)(3));
  - **Building Height** (ECD Ordinance Section 134-459(a) (4));
  - **Façade Vertical Variation** (ECD Ordinance Section 134-459(a) (5));
  - **Decorative Elements** (ECD Ordinance Section 134-459(a)(6));
  - **Rooflines** (ECD Ordinance Section 134-459(a)(7));
  - **Fence** (ECD Ordinance Section 134-460(c) (3));
  - **Fence** (ECD Ordinance Section 134-460(c) (1));
- 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)*
    - February 10, 2020
    - March 9, 2020

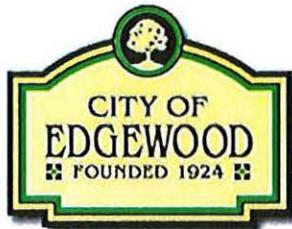
**GENERAL RULES OF ORDER**

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  
December 9, 2019**

**Planning and Zoning Board Members:**

Marion Rayburn, Chair (Quorum)  
David Gragg, Vice-Chair  
Steve Kreidt, Board Member  
Ryan Santurri, Board Member  
Aileen Trivedi, Board Member (absent)

**Staff:**

Drew Smith, City Attorney  
Allen Lane, City Engineer  
Sandra Riffle, Deputy City Clerk  
Ron Ventura, Police Officer  
David Ireland, Police Sergeant

**Applicant:**

Mike Brady, Gatlin Hall Brewing

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**CALL TO ORDER**

Chair Rayburn called the Planning & Zoning Board meeting to order at 6:30 pm and led the Pledge of Allegiance.

Deputy City Clerk Riffle announced that there was a quorum with Board Member Trivedi absent.

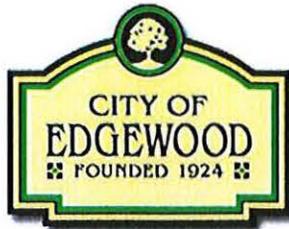
**APPROVAL OF MINUTES**

- *November 11, 2019*

*Board Member Santurri moved to approve the minute as presented; Second by Board Member Gragg. Motion passed (4/0).*

**NEW BUSINESS**

- Commercial Review – 4721 S Orange Ave



City Attorney Smith told the Board that Board member Gragg had a voting conflict; he can participate in discussion, but he does not have a vote. Board Member Gragg timely submitted Form 8B - Memorandum of Voting Conflict for the record.

City Engineer Lane introduced the application for a brewery to be located in Ft. Gatlin Shopping Center. They are adding one room on the back of the building for office space and a second space that will be an outdoor cooler that is attached to the building. After review, CPH does not have any objections to approving this application.

Board Member Gragg asked if this is going on the northwest end of the shopping complex. Deputy City Clerk Riffle confirmed that it was.

Board Member Santurri asked if the additions will be visible from the front, and City Engineer Lane confirmed that it would not be visible.

City Engineer Lane confirmed to Board Member Kreidt that there is parking and a stormwater pond behind the building on the east side. In response to Chair Rayburn, he confirmed that the parking next door is parallel to shopping center and that parking is for employees.

Applicant Mr. Brady said that there is no plan for a fence to separate the parking lots, but there is a curb and a knoll that provide a separation.

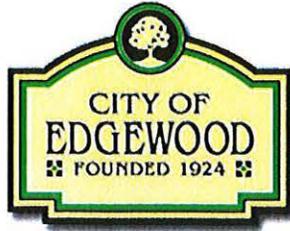
Officer Ventura left the meeting and was replaced by Sergeant Ireland at 6:37 pm

There were no public comments.

***Board Member Santurri moved to recommend approval of the plans; second by Board Member Kreidt. The motion passed (3/0).***

A roll call vote was taken.

Name	Aye	Nay
Marion Rayburn	1	
David Gragg	No vote	
Steven Kreidt	2	
Ryan Santurri	3	



Mr. Brady added that there is a Hawaiian poke bowl vendor, and they are looking for Mexican food and pizza vendors for the location.

- **Ordinance 2019-10 Boat docks**

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA AMENDING CHAPTER 14-11 OF THE CITY OF EDGEWOOD CODE OF ORDINANCES REGARDING RULES AND REGULATIONS FOR BOAT DOCK CONSTRUCTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

Ordinance 2019-10 was read in title only and introduced by City Attorney Smith. He said that public comments were made during City Council that suggested broader changes for the proposed ordinance. City Council asked to move forward with those changes, which are now incorporated into the ordinance

Changes included determination of length and walkways to the dock platform have their own measurement. This should assist with eliminating some variances, and there will be more consistency with boat docks within the City.

Board Member Santurri commented that these changes could result in larger boat docks, which Attorney Smith confirmed. City Attorney Smith added that this streamlines the process; however, docks must still comply with DEP regulations.

The ordinance would allow a boat dock to be built to a navigable depth, and that would be the extent of the length of the boat. The rest of the changes are minor tweaks per City Attorney Smith

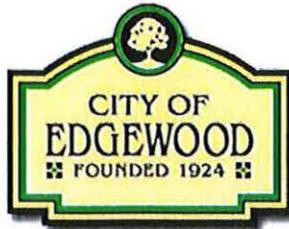
Board Member Gragg asked if lines 170-177 were to protect the canal and City Attorney Smith responded that this protects access. There is not a good answer for where a canal begins. We are concerned about the navigable width. A canal and a narrow lake would be treated the same. There is 50% available for navigation.

City Attorney Smith clarified that the right for a variance still exists, but there should be fewer requests.

*Chair Rayburn moved to recommend approval of Ordinance 2019-10; Second by Board Member Santurri. Motion passed unanimously (4/0).*

- **Ordinance 2019-11 Stormwater**

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



The Ordinance was introduced by City Attorney Smith. This is to give code enforcement the ability to go on properties. What goes from commercial enterprises such as restaurants that have grease traps. Problems with back up in the sewer lines into the lakes. This is designed to address that.

MS4 is the illicit discharge per City Attorney Smith. The permit is to allow discharge into the sewer system.

Board Member Kreidt said this is good policy.

There were no public comments.

*Board Member Kreidt move to recommend approval of Ordinance 2019-11; second by Board Member Gragg. Motion passed (4/0).*

- **Ordinance 2019-12 Beauty Salons**

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING SECTION 134-1, "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

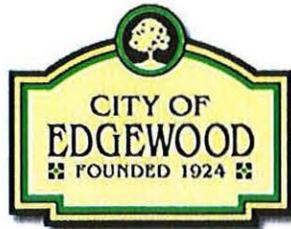
Ordinance 2019-12 was introduced by Deputy City Clerk Riffle. City Attorney Smith said microblading is regulated the same way as tattoos. The term used in the industry is permanent makeup.

The ordinance will clarify that tattoo parlors are still not allowed in the City of Edgewood. Today, microblading is not a permitted use and the ordinance would allow the distinction between the two services of a tattoo parlor versus microblading. In addition, laser hair removal is added to the language, not because it was not allowed but there has been a request to allow that service and this allows clarification.

Board Member Gragg asked if this opens the City up to semi-permanent tattooing. City Attorney Smith said this is what microblading is. There is a separation distinction and there should not be an overlap.

Board Member Santurri asked if it should it be said that this excludes tattoos. City Attorney Smith said an amendment can be made to the 5<sup>th</sup> "whereas" clause to add to continue the prohibition of tattoo parlors in the commercial district.

There were no public comments.



*Board Member Santurri moved to recommend approval of Ordinance 2019-12 with changes encapsulated.; Second by Board Member Kreidt. Motion passed (4/0).*

COMMENTS/ANNOUNCEMENTS

*Board Member Kreidt moved to adjourn the meeting; second by Board Member Santurri. Motion passed (4/0).*

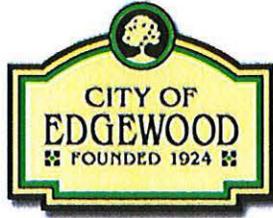
Meeting adjourned at 7:01pm.

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Marion Rayburn, Chair

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Sandra Riffle, Deputy City Clerk



## Memo

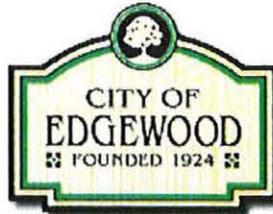
**To:** Planning and Zoning Board Members  
**CC:** Drew Smith, Allen Lane, David Mahler, Ellen Hardgrove  
**From:** Sandy Riffle, Deputy City Clerk  
**Date:** January 7, 2020  
**Re:** New Business Items

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In the January 13, 2020 Planning and Zoning Board meeting, you will consider two (2) variance applications and eight (8) waiver requests for the proposed bar and off leash dog park at 5501 S. Orange Avenue.

I have included for your review the following information that has been received by City Hall.

- Variance applications 2020-01 for Parking Quantity
- 2020-02 for Parking Location with proposed parking agreements
- Letter from Dao Consultants representing the applicant, dated December 11, 2019
- Staff Report from Planner Ellen Hardgrove dated December 27, 2019
- Plans, received January 7, 2020 are provided in the back of binders due to their large size
- Notice of Public Hearing  
The Notice of Public Hearing letters was sent on December 31, 2019 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 3, 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/representative for Boozehounds Bar will also be in attendance.



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:	1/15/2020
CITY COUNCIL MEETING DATE:	2/18/2020

Parking Quantity

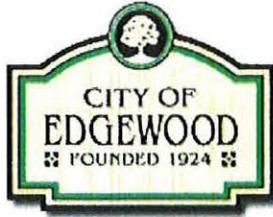
**IMPORTANT:** A COMPLETE application with all required attachments and ten (10) copies must be submitted to the City Clerk \_\_\_\_\_ days before the next Planning & Zoning meetings. No application shall be deemed accepted unless it is complete and paid for. Notarized letter of authorization from Owner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

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

**Applicant must agree that:**

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

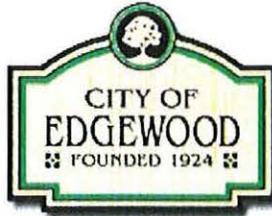
<b>AGREE:</b>	SD	<b>DISAGREE:</b>	
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2. The variance recommended by the Planning and Zoning Board and approved by the City Council shall expire in 12 months in accordance with Chapter 134-104 (3) (e).

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

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



Please submit your completed application to City Hall via email at [bmeeks@edgewood-fl.gov](mailto:bmeeks@edgewood-fl.gov) or [sriffle@edgewood-fl.gov](mailto: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 #:	2020-01
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
<a href="#">Incorrect Mailing Address?</a>	



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

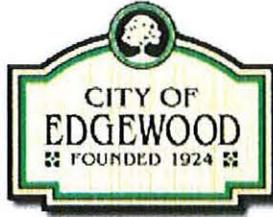
Page 1 of 1 (1 total records)

**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

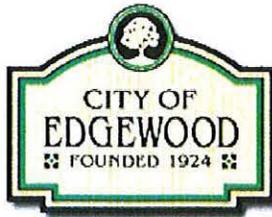
Parking location

**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.

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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
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



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

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

**Applicant must agree that:**

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

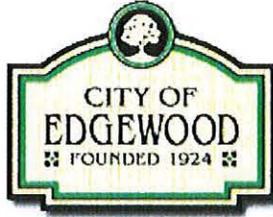
<b>AGREE:</b>	SD	<b>DISAGREE:</b>	
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2. The variance recommended by the Planning and Zoning Board and approved by the City Council shall expire in 12 months in accordance with Chapter 134-104 (3) (e).

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

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



Please submit your completed application to City Hall via email at [bmeeks@edgewood-fl.gov](mailto:bmeeks@edgewood-fl.gov) or [sriffle@edgewood-fl.gov](mailto: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 #:	2020-02
Received Date:	12/10/2017
Received By:	J. Keefe
Forwarded To:	Ellen Hardgrave
Notes:	

Revised 6/24/2019

Page 4 of 4

## 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:

## 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. 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:

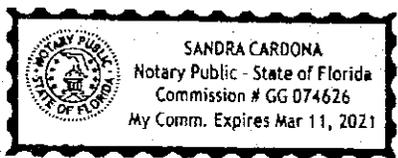
Boozehounds Bar, LLC

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 FL Drivers License as identification, and who did take an oath this 14th day of NOV, 2019.



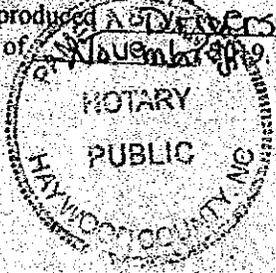
[Signature]  
Notary Public, State of Florida  
My Commission Expires: 3/11/21

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.



Pamela B Jones  
Notary Public, State of Florida - North Carolina  
My Commission Expires: 1/5/22

December 11, 2019

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

RE: Waiver Request to Edgewood Central District (ECD) Ordinance  
and Variance to Parking Code  
5501 S. Orange Ave – Boozehounds Bar Development

Dear Ms. Hardgrove

We thank you for your guidance with the review process for our development: The Boozehounds 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 Boozehounds 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). We have placed the building 100-ft from SR 522/Orange Ave ROW.

Waiver Requests to Ordinance-09:

**Waiver #1**

134.459(a)(4) requires building heights will be minimum of 20-ft. We request a waiver to the first floor building height requirement=13-ft.

A shipping container height is a standard 8-feet 9-inches. The building is elevated on pedestals approximately 2-ft above grade. This would give the total first floor building height = 10-feet and 9-inches from grade.

Based of actually height of container = 8'-9", we request a wavier for a 33% reduction to the first floor height requirement

Based of height above grade of container = 10'-9", we request a wavier for a 17.3% reduction to the first floor height requirement

Please note: the building façade facing Orange Ave. will meet the overall min. 20-ft height.

### Waiver #2

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 3-ft behind the perimeter sidewalks. This facility will be using the black “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 an increase of 50% over the maximum 48-inch height.

### Waiver #3

134.458(h) Site Design, Tree Furnishings Area

We request a waiver to allow the black omega fencing to be in the Tree Furnishings area. This facility is based on allowing dogs a safe space to play with other dogs. The ability to maximize the fence in play area of our patrons’ dogs and the minimal visibility of the omega fence is the basis for this waiver request.

### Variance Request#1 for City’s Parking Code:

#### *Section 134-605 Quantity of Off-Street Parking*

We request the parking calculation for a dog park be based on actual use of the facility, which is largely a dog run area with bar service (no food prep areas).

*In the City Code Sec 134605(a)(19) 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.*

We would ask a variance to use replace the above strike-out reference to 75-sf with the code for parking at kennels:

*134605(a)(10) Kennels and veterinary clinics. One space for each 300 square feet of office, animal shelter and run area.*

The parking calculation would be as follows.

- $26 \text{ seats} / 4 = 6.5$  parking stalls
- $12,385 \text{ sf} / 300 = 41.3$  parking stalls

Total Parking Required = 47.7 → 48 parking stalls

We propose to meet the needed 35 spaces per *City Code Sec. 134-607. - Joint Use Of Off-Street Parking Space*. We propose a total of 70 parking provided as follows:

1. On-Site Parking = 13
2. Nationwide Roofing Lot = 10
3. Lighthouse Insurance Lot = 47

We have confirmed parking agreements with these two lot owners on the same block as the Boozehounds facility.

- Nationwide Roofing-tenant, and Renee Blanton-land owner: 5515 S. Orange Ave. (notarized agreements attached) for 10 spaces.
- Lighthouse Insurance: 5545 S. Orange Ave. (Owner went to City Hall to sign documents) for 47 spaces

Please find maps to the two off-site parking lot locations attached for reference.

Variance Request#2 for City's Parking Code:

*City Code Sec. 134-606. - Location of off-street parking.* This code states a parking stall shall be 300-ft from the principal entrance.

The two lots allow Boozehounds the parking agreements are both beyond the 300-ft distance to the main doors. However, the walking path to the Boozehounds facility is via the FDOT ROW sidewalk. No streets will need to be crossed, only private driveways, to get to entrance.

The longest distance for patrons to walk would be from Lighthouse lot, an approximate distance 740-ft via an existing FDOT sidewalk. Please see attached maps depicting distances.

In many towns, the shopping districts are located along a lively city street (i.e. Park Ave in Winter Park, FL). It is common for patrons to park two or three blocks from their destination restaurant, park, or shop.

Bar Service Areas and Dog Park Operations

We aim to relay as much information about the bar operations for the City Officials. The proposed open turf area between the deck and fence 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 to stay with or retrieve their pet.

This facility is a private dog park with beverage service. The first intent is a dog park to serve the registered guests. 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 Boozehounds 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

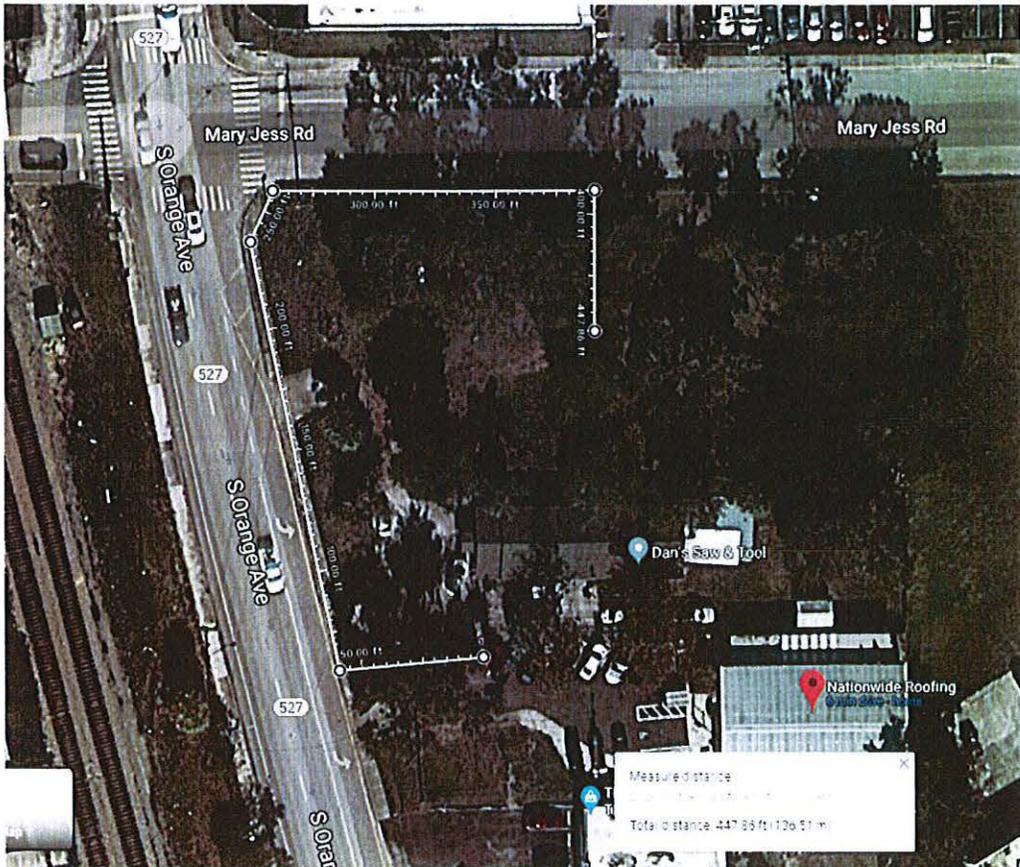
**OFFICIAL ENGINEERING FIRM**  
1996-2004



PARKING AGREEMENT WITH  
NATIONWIDE ROOFING (BLDG LEASEE)  
RENEE BLANTON (PROPERTY OWNER)

5515 S. ORANGE AVE  
(47 parking spaces)

Distance to Boozehounds Entrance = approx. 448-ft  
via FDOT sidewalk

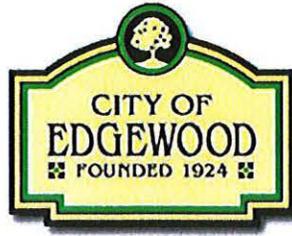


PARKING AGREEMENT WITH  
LIGHTHOUSE INSURANCE

5545 S. ORANGE AVE  
(47 parking spaces)

Distance to Boozehounds Entrance = approx. 740-ft  
via FDOT sidewalk



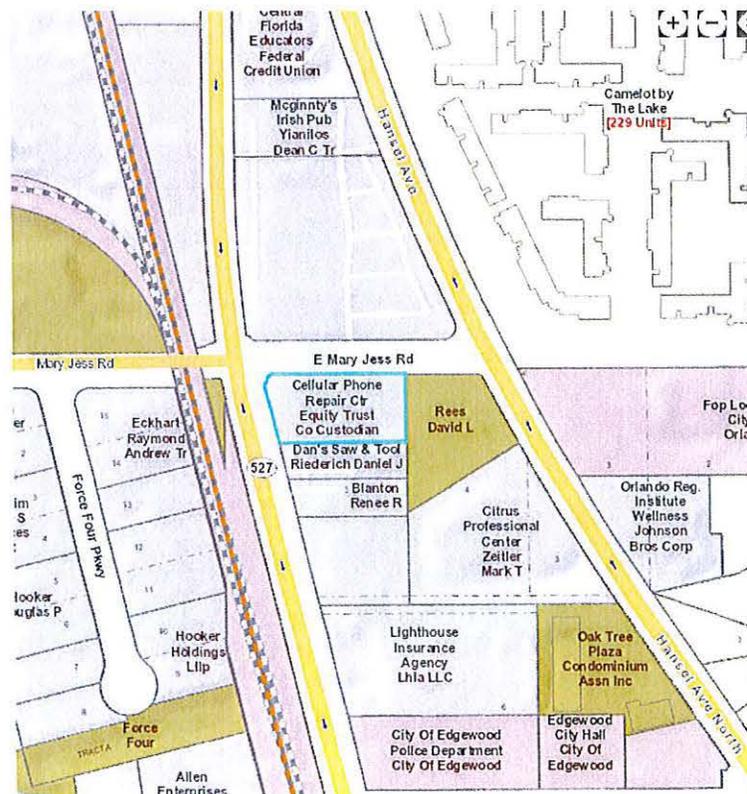


Date: December 27, 2019  
To: Planning and Zoning (P&Z) Board  
From: Ellen Hardgrove, City Planning Consultant  
XC: Sandy Riffle, Deputy City Clerk  
Bea Meeks, City Clerk  
Drew Smith, City Attorney  
Allen Lane, CPH Engineering, City Engineering Consultant  
Re: 5501 South Orange Avenue Request for 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  $\pm 118$  feet of frontage on Orange Avenue and  $\pm 228$  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 P&Z’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 February 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 8 x20 appendage 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, several details of the building design and site are not. Thus, waivers are being requested from ECD standards, along with variances from other code sections as listed below.

#### Waivers

- **Building Height:** ECD Ordinance Section 134-459(a)(4) allowing for a 9 feet 6 inches first floor height in a two-story building in lieu of the required 13 feet minimum
- **Façade Vertical Variation:** ECD Ordinance Section 134-459(a)(5) allowing the required 3-dimensional horizontal change at a height of 11 feet 6 inches in lieu of between 13 to 15 feet above ground
- **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
- **Façade Horizontal Variation:** ECD Ordinance Section 134-459(a)(3) allowing only one of the design techniques to be used to establish horizontal variation instead of the required two
- **Decorative Elements:** ECD Ordinance Section 134-459(a)(6) allowing the elimination of the required decorative architectural appendages, embellishments or other architectural features to emphasize the primary entrance to the building
- **Rooflines** ECD Ordinance Section 134-459(a)(7) allowing a 2-dimensional cornice 2 feet in height in lieu of the required 3-dimensional cornice of at least 2.5 feet in height or as needed to conceal mechanical equipment (whichever is taller)
- **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 - the west property line) in lieu of only outdoor café decorative, maximum 3 feet high fencing

#### Variances

- **Parking Quantity:** Code Section 134-605(a) allowing off-street parking calculation to be based on modified formulae (see strike-through and underlined text) for a restaurant/bar and a dog kennel as follows:  
*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 interior to the building provided for patron use, which does not contain fixed seats provided that no use shall have less than four spaces. and,*

*Kennels and veterinary clinics, dog parks, and decks used by the humans adjacent to the dog park at One space for each 300 square feet of office, animal shelter and run area.*

- **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

As stated in the ECD ordinance, the intent of the building design standards is to ensure development along the Orange Avenue corridor is to a human scale, in turn encouraging pedestrian activity. A second intent of the building design standards is to create a cohesive development pattern along the corridor. Whereas the proposed use should be encouraged, approval of precedent-setting waivers could undermine the intent of the district.

## II. WAIVERS

### Building Height Waiver

As proposed, the overall height of the building is consistent with the ECD standard for two-story buildings (21 feet), but the standard for first floor height for multi-story buildings (13 feet) is not. The minimum height of the first floor is a critical part of creating a human-scale and inviting appearance along Orange Avenue, both from the interior and from the pedestrian point of view.

The use of the shipping containers prohibits the ability to meet the 13 feet height requirement. The shipping container height is 9 feet 6 inches. The applicant is proposing to elevate the containers 2 feet above grade as an attempt to meet the 13-foot height requirement and to create an illusion that the first floor is 11 feet 6 inches.

Approval of this waiver is a policy issue as it could set a precedent for all new development along the corridor. Staff would recommend that if the P&Z's recommendation to Council is approval, specific rationale should be included; for example, such waiver is supported since the building is outside the Road View area, all other building design standards will be met, and all sides of the building facing a road or parking area meet the ECD blank wall standards as listed below.

*Blank Wall Design: Blank walls facing a street that are 10 feet in length or greater shall incorporate one or more of the following design treatments to eliminate blank walls more than 10 feet in length:*

- a. Design Treatment 1: Evergreen vine wall (trellis or wire/vine system) of at least 5 feet in width, contained within a 3 feet minimum width planting bed in front of the wall, at least 13 feet high, placed every 10 feet on center along length of the blank wall surface, with each bed irrigated and planted with climbing vines sufficient to cover the trellis within three, years;*

- b. *Design Treatment 2: Small trees of at least 16 feet in height at maturity, planted at a rate of 1 tree for each 15 feet (or part thereof) of blank wall (minimum one tree), with tree height of at least 5 feet at planting, planted at least 3 feet away from the wall, within a planting bed of at least six feet in width; plus, a hedge of plants the length of the wall that creates a depth of at least 5 feet and maintained at a height at least 3 feet in height;*
- c. *Design Treatment 3: Variety or decorative masonry pattern of at least 2 types of materials, color, texture, or architectural feature (such as accents and relief elements), of which the contiguous surface length equals at least 50% of the blank wall surface area; and*
- d. *Design Treatment 4: Wall signage of at least 6 feet in length and four feet in height, limited by total sign area allowed by City code.*

*In no case shall a blank wall with these treatments exceed 40 feet in length. A blank wall area means a portion of the exterior facade of the building that does not include windows or doors, or columns, pilasters, or other articulation greater than 18 inches in depth.*

Façade Vertical Variation

Because of the proposed substandard height of the first floor, a waiver from the required vertical variation may be necessary. This standard requires buildings higher than 20 feet, regardless of the number of stories, to have a 3-dimensional horizontal change at least 12 inches in height across at least 75% of the building, placed between 13 to 15 feet above ground to ensure a human scale. Examples of vertical variation include a material or texture change, or a building offset (building step back or step forward) as shown below.



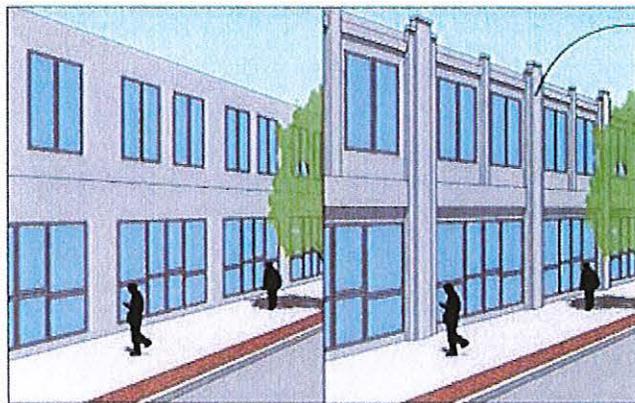
For the Dog Bar, the Façade Vertical Variation is proposed by recessing the second floor; however, this occurs at the 11'-6" height instead of between 13' and 15'. One example that could be used to meet this requirement is fabric awnings placed 13-15 feet above the ground (extending above the floor of the second level deck). If the awnings are used, the standards listed below must be met.

- Hung 13 to 15 feet above the adjacent sidewalk grade.
- Extending 2 to 8 feet from the wall.
- A clear height distance of at least 80 inches
- Occupying a total of 50-70 percent of the length of the building façade.

Façade Horizontal Variation

Similar to the Façade Vertical Variation, the ECD requires the building façade to vary horizontally at least every 40 to create visual interest. A flat building appearance must be avoided by incorporating two or more of the following techniques:

- e. Articulation (wall projections or recesses) of a minimum of 8 inches in depth and maximum 4 feet in width, for the full height of the building;



**Not Acceptable**                      **Acceptable**

- f. A full-height material change; e.g., stucco to brick (paint color is not considered a material change);



- g. Full-height wall recesses of up to 4 feet in depth, and maximum 40 feet in length with varying roof height;



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



and,

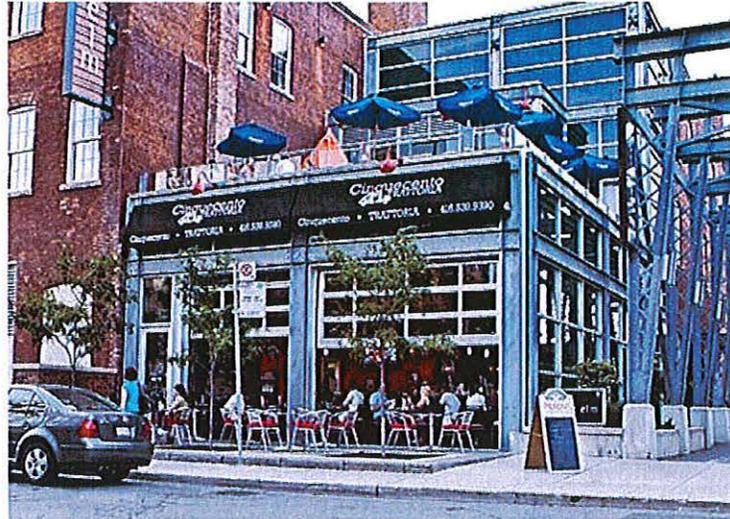
- i. Uncovered recessed courtyards between portions of the building, provided that the width of such courtyards shall not be more than 50% of the total building frontage and that the courtyard is paved and enhanced with landscaping.

Current plans do not fulfill the façade horizontal variation requirements. Meeting this standard is not illogical, impossible, impractical, or unreasonable.

#### Window Placement

As proposed, the west building elevation will require a waiver from window placement. Windows the full height of the ground floor is the preferred option, but in no instance is the sill allowed to be more than 3 feet above grade. This window placement standard furthers the goal of affecting interest in the activity onsite. According to Solange Dao, the closures for the openings at the bar will be atop a 3 feet-6-inch-high counter. With the building elevated 2 feet in height above grade, the window height will be 5 feet 6 inches above grade, inconsistent with the ECD standard.

Meeting this standard is not illogical, impossible, impractical, or unreasonable. One example that could be used is exchanging the windows for garage doors, as shown below.



### Decorative Elements

Decorative architectural appendages, embellishments, and other architectural features are required on buildings in the ECD, particularly to draw customers to the primary entrance of the building. Meeting this standard is not illogical, impossible, impractical, or unreasonable.

### Rooflines

The ECD requires a 3-dimensional cornice at least 2.5 feet in height, or as needed to conceal mechanical equipment (whichever is taller), along all flat (less than 3:12 pitch) or parapet roof portions. The proposed parapet shown in the plans for the dog bar is flat and only 2' high. Meeting this standard is not illogical, impossible, impractical, or unreasonable.



### Fences

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 proposed fences are contrary to ECD standards:

- 1) Maximum height of fences anywhere in the district is 48 inches, and within the front 100 feet of the property, the Road View Area, no fences are allowed except decorative railings for outdoor cafes; and,
- 2) Railings for the outdoor cafe cannot exceed 3 feet in height.

Whereas the need for the physical boundary is acknowledged, staff cannot support a fence six feet in height, however, could support a compromise to achieve the six feet height: a base of brick or stone of three feet in height, with the Omega fence set on top to achieve a height of 6 feet, with the wall/fence setback 15 feet from the Orange Avenue property line and in accordance with Code standards for other sides. The location of 15 feet from the Orange Avenue property line would be consistent with the recommended ECD building edge for similar Orange Avenue frontage properties; the 3 feet height of the base would be consistent with the ECD's window sill height. The illustration in Exhibit 4 shows a 3 feet high fence atop a 3 feet high stone base.

Exhibit 4



Staff strongly recommends denial of the use of the proposed container wall/fence; an opaque barrier contradicts the goals of the ECD.

### III. VARIANCES

#### Parking Calculation Variances

The request is to allow an alternative method for determining the minimum number of parking spaces based on the formula for kennels and restaurant/bars, as indicated underlined text below:

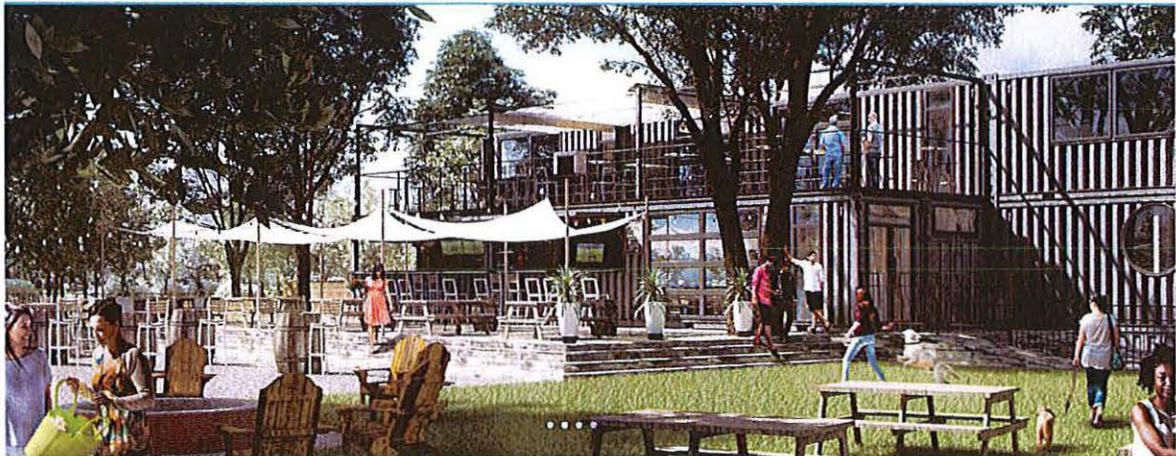
*restaurants, grills, bars, lounges, similar dining, and/or drinking establishments. One space for each four fixed seats provided for patron use, plus one space for each 75 square feet of floor area interior to the building provided for patron use which does not contain fixed seats provided that no use shall have less than four spaces; and, Kennels and veterinary clinics, dog parks, and decks used by the humans adjacent to the dog park at one space for each 300 square feet of ~~office, animal shelter and run area.~~*

The calculation using this alternative method would result in the need for at least 52 spaces, as shown below.

- 26 seats at the bar x 1 space/4 seats = 7 spaces
- 360 square feet of non-seating space inside the building at 1 space/75 square feet = 5 spaces
- 12,025 square feet of dog park and first-floor deck area at x 1 space/300 square feet = 40 spaces (the applicant states that the second-floor deck will not be used by patrons)

There is concern related to the adequacy of these formulae to determine the necessary parking spaces for the demand, particularly since the potential number of seats that could be on the decks, as shown in the business rendering (See Exhibit 5) has not been included or identified. Although the applicant states that the second-floor deck will not be used by patrons, enforcement of this prohibition could be difficult.

Exhibit 5



Staff recommends that, whereas the kennel formula applied to the dog park seems reasonable since tables for patrons will likely not be placed there, disregarding the decks as patron use areas cannot be supported. The deck area(s) should be included in the restaurant/bar calculation.

As a note, the City Code does have a parking formula that is similar to the dog park (see below); however, the total number of patrons and employees is unknown at the writing of this report.

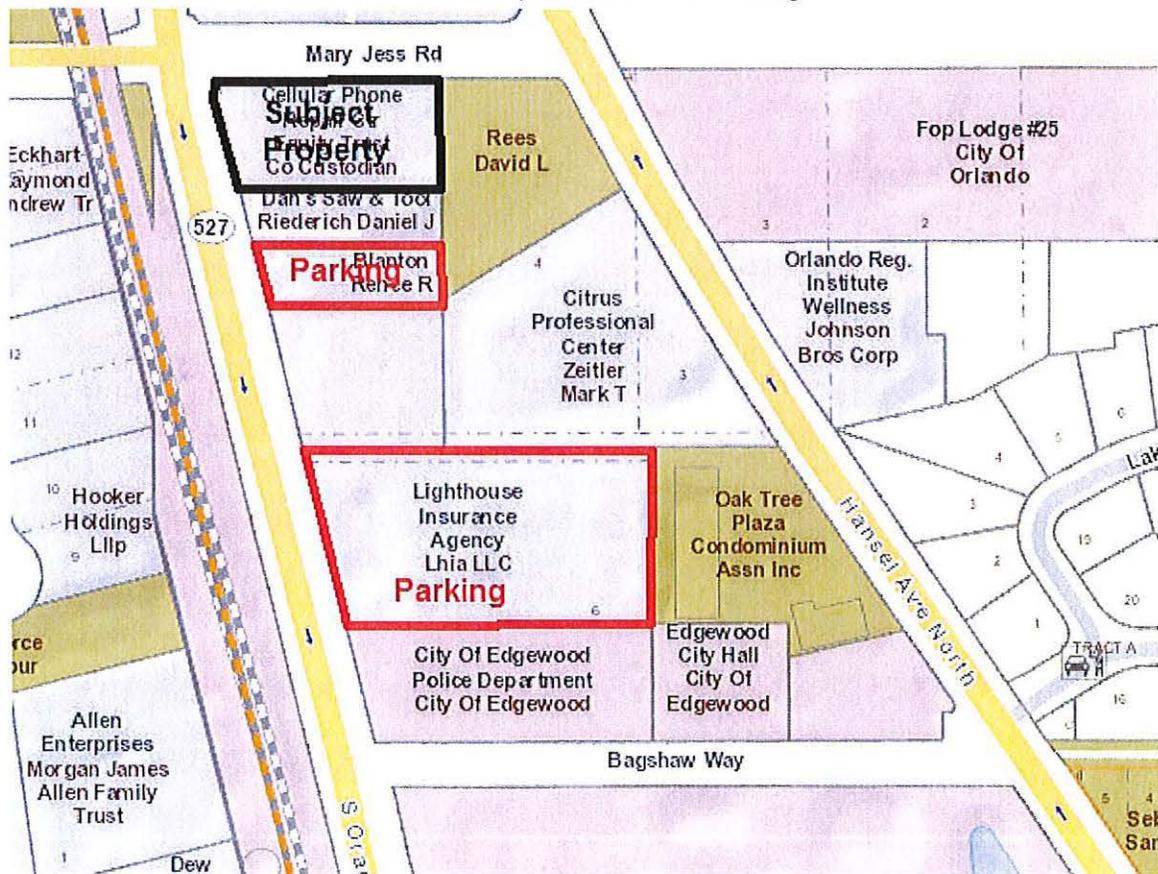
*Amusement or assembly places without fixed seats (go-cart tracks, mini-golf courses, driving ranges, and other similar outdoor uses). One space per each three patrons, plus one space per each employee.*

#### Parking Location Variance

The request is to accommodate most of the parking at off-site locations more than 300 feet from the front door. The proposed site layout includes 13 parking spaces, including one ADA accessible space. The proposed off-site parking is 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; thus, a variance is being requested.

These lots are within the broadly accepted standard of how far people are willing to walk; i.e., a quarter-mile (1320 feet) and are accessible by existing sidewalk without crossing a road; however, staff cannot currently support the use of the Nationwide Roofing site since the amount of parking cannot be determined as the parking lot on site was never permitted, nor meets current parking code standards.

Exhibit 6 – Proposed Off-Site Parking



Regardless of the location, there is significant concern about the permanency of the proposed off-site locations. As required by Code Section 134-610, the area reserved for off-street parking is not allowed to be reduced except where equivalent parking is provided. The parking agreements submitted with the application provide the ability of the owner of the off-site location to terminate the agreement within the stipulated duration of the agreement. Loss of the use of the spaces would result in closure of the dog bar unless equivalent parking

could be found. Establishment of a recorded parking easement reserving the off-site parking in perpetuity would eliminate this concern. There is also concern about patrons of the dog bar parking illegally on nearby property, creating parking enforcement issues for those businesses.

If off-site parking is approved in the location(s) proposed, staff recommends a condition that a pedestrian entrance to the dog bar be provided on Orange Avenue, for example, at the south property line leading to the parking area. This will create an illusion that the off-site parking is closer to the business. This access would also serve to preserve large oaks by locating the fence for the south side of the dog park at least five feet from the property line instead of on the property line.

A second recommended condition if off-site parking approval is considered is to ensure the needs of all patrons are provided. The calculated minimum parking quantity, based on the proposed modified formula, will result in more than 50 spaces, resulting in the need for at least two ADA accessible spaces. These spaces need to be on the dog bar property as it is unreasonable to expect a person with a disability to use the off-site parking location.

#### **IV. CRITERIA FOR APPROVAL**

##### 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.

##### Variations

Code Section Sec. 134-104(3) b sets forth the standards for variance approval. Prior to recommending approval of any variance and prior to the granting of the variance, P&Z and 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; and,
5. That the variance approved is the minimum variance that will make possible the reasonable use of the land, building, or structure.
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.

## V. STAFF RECOMMENDATIONS

### Building Height Waiver

Waiver to allow the first floor height of a two-story building to be 9 feet 6 inches in lieu of the 13 feet minimum [ECD Ordinance Section 134-459(a)(4)]

Recommendation: Given the precedent-setting consequence of approval of this request, staff recommends the following conditions should P&Z recommend approval:

- All other building design standards be met (including, but not limited to Vertical and Horizontal Façade Variation, Window Placement, Decorative Elements, and Rooflines);
- The building shall only be located outside the Road View Area; and,
- All sides of the building facing a road or parking area meet the ECD blank wall standards as listed below.

*Blank Wall Design: Blank walls facing a street that are 10 feet in length or greater shall incorporate one or more of the following design treatments so as to eliminate blank walls more than 10 feet in length:*

- a. *Design Treatment 1: Evergreen vine wall (trellis or wire/vine system) of at least 5 feet in width, contained within a 3 feet minimum width planting bed in front of the wall, at least 13 feet high, placed every 10 feet on center along length*

*of the blank wall surface, with each bed irrigated and planted with climbing vines sufficient to cover the trellis within 3 years;*

- b. Design Treatment 2: Small trees of at least 16 feet in height at maturity, planted at a rate of 1 tree for each 15 feet (or part thereof) of blank wall (minimum one tree), with tree height of at least 5 feet at planting, planted at least 3 feet away from the wall, within a planting bed of at least six feet in width; plus, a hedge of plants the length of the wall that creates a depth of at least 5 feet and maintained at a height at least 3 feet in height;*
- c. Design Treatment 3: Variety or decorative masonry pattern of at least 2 types of materials, color, texture, or architectural feature (such as accents and relief elements), of which the contiguous surface length equals at least 50% of the blank wall surface area; and*
- d. Design Treatment 4: Wall signage of at least 6 feet in length and four feet in height, limited by total sign area allowed by City code.*

*In no case shall a blank wall with these treatments exceed 40 feet in length. A blank wall area means a portion of the exterior facade of the building that does not include windows or doors; or columns, pilasters or other articulation greater than 18 inches in depth.*

#### **Façade Vertical Variation Waiver**

Waiver to allow the required 3-dimensional horizontal change at a height of 11 feet 6 inches in lieu of between 13 to 15 feet above ground [ECD Ordinance Section 134-459(a)(5)]

Recommendation: Staff recommends denial. It is not illogical, impossible, impractical, or unreasonable to meet this standard.

#### **Façade Horizontal Variation Waiver**

Waiver to allow only one of the design techniques to be used to establish horizontal variation instead of the required two [ECD Ordinance Section 134-459(a)(3)]

Recommendation: Staff recommends denial. It is not illogical, impossible, impractical, or unreasonable to meet this standard.

**Window Placement Waiver**

Waiver to allow windows to be placed 5 feet 6 inches above grade in lieu of the maximum 3 feet [ECD\_Ordinance Section 134-459(a)(2)]

Recommendation: Staff recommends denial. It is not illogical, impossible, impractical, or unreasonable to meet this standard.

**Decorative Elements Waiver**

Waiver to allow the elimination of the required decorative architectural appendages, embellishments or other architectural features to emphasize the primary entrance to the building [ECD Ordinance Section 134-459(a)(6)]

Recommendation: Staff recommends denial. It is not illogical, impossible, impractical, or unreasonable to meet this standard.

**Rooflines Waiver**

Waiver to allow a 2-dimensional cornice 2 feet in height in lieu of the required 3-dimensional cornice of at least 2.5 feet in height or as needed to conceal mechanical equipment (whichever is taller) [ECD Ordinance Section 134-459(a)(7)]

Recommendation: Staff recommends denial. It is not illogical, impossible, impractical, or unreasonable to meet this standard.

**Fences Anywhere in the District Waiver**

Waiver to allow a 6 feet high fence in lieu of the maximum height of 4 feet anywhere in the district [ECD Ordinance Section 134.460(c)(3)]

Recommendation: Staff recommends denial unless designed as follows: a base of brick or stone of three feet in height, with the Omega fence (maximum 3 feet in height) set on top to achieve a height of 6 feet.

**Fences in the Road View Area Only for Cafes, Decorative and Limited to 3 feet in height Waiver**

Waiver to allow fences in the Road View Area for a dog park in lieu of the limitation for only outdoor cafes where such fence (i.e., the decorative railing) cannot exceed 3 feet in height [ECD Ordinance Section 134.460. (c)(1)]

Recommendation: Staff recommends denial unless designed as follows: a base of brick or stone of three feet in height, with the Omega fence set on top to achieve a height of 6 feet

and furthermore, the wall/fence to be set back 15 feet from the Orange Avenue property line and in accordance with Code for other sides.

**Variance – Quantity of off-street parking Code Section 134-605(a)**

To allow parking for a dog bar to be based on the following formulae:

*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 interior to the building provided for patron use which does not contain fixed seats provided that no use shall have less than four spaces. and, Kennels and veterinary clinics, dog parks and decks used by the humans adjacent to the dog park. One space for each 300 square feet of ~~office, animal shelter, and run area.~~*

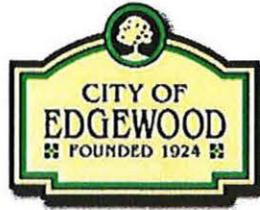
Recommendation: Staff recommends modification of the *restaurants, grills, bars, lounges, similar dining, and/or drinking establishments* parking formula be denied. The criteria for granting a waiver have not been met. Staff can support use of the Kennel formula applied to the fenced area of the dog park.

**Variance - Location of Off-site Parking Code Section 134-606**

To allow off-street parking to be within 0.25 miles of the primary entrance to the business in lieu of 300 feet.

Recommendation: Approval conditioned on the parking is reserved in perpetuity by an easement, the location will not require patrons to cross an arterial road, and a pedestrian entrance to the dog bar is provided to the Orange Avenue sidewalk along the south side of the property.

ESH



## NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that at its Planning & Zoning Board meeting on **Monday, January 13, 2020, at 6:30 pm**, or as soon as possible thereafter, the Planning and Zoning Board of the City of Edgewood, will consider the following variance and waiver requests **for a bar with an off-leash dog park at 5501 S. Orange Avenue**. The Planning and Zoning Board's recommendation will be forwarded to **City Council on Tuesday, February 18, 2020, at 6:30 pm** for final action. The meetings will be held in the Council Chambers of City Hall, 405 Bagshaw Way, Edgewood, Florida.

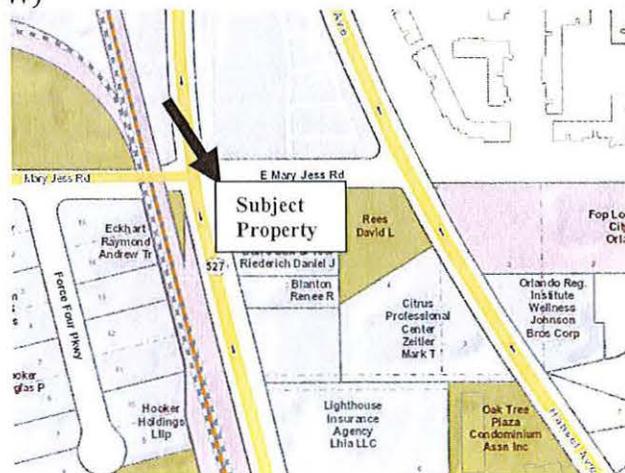
### Requested Variances:

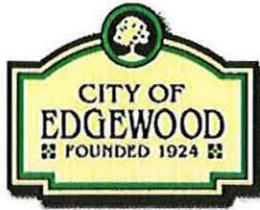
- **Variance 2020-01 Parking Quantity** (Code Section 134-605(a)) to allow off-street parking calculation to be based on a modified formula for a restaurant/bar and a dog kennel
- **Variance 2020-02 Parking Location** (Code Section 134-606) to allow off-site parking to be within 1/4 mile rather than 300 feet of the principal entrance as measured along the most direct pedestrian route.

### Requested Waivers:

- **Window Placement** (ECD Ordinance Section 134-459(a)(2)) t;
- **Façade Horizontal Variation** (ECD Ordinance Section 134-459(a)(3));
- **Building Height** (ECD Ordinance Section 134-459(a) (4);
- **Façade Vertical Variation** (ECD Ordinance Section 134-459(a) (5);
- **Decorative Elements** (ECD Ordinance Section 134-459(a)(6));
- **Rooflines** (ECD Ordinance Section 134-459(a)(7));
- **Fence** (ECD Ordinance Section 134-460(c) (3);
- **Fence** (ECD Ordinance Section 134-460(c) (1);

The subject property for variance is legally described J J REAVES SUB F/66 THE N 127.8 FT OF LOT 5 (LESS ST RD R/W)





Interested parties may attend this meeting and be heard with respect to this Variance application. In addition, the application(s) may be inspected by the public at the City Clerk’s Office, 405 Bagshaw Way, Edgewood, Florida. You may reach City Hall at 407-851-2920; City Hall is open Monday – Thursday 8 am to 4 pm, and Friday 8 am to noon. Should you have any questions or concerns, please do not hesitate to come to City Hall to review the file.

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

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

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

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

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

Sandra Riffle  
Deputy City Clerk  
Dated: 12/31/2019

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

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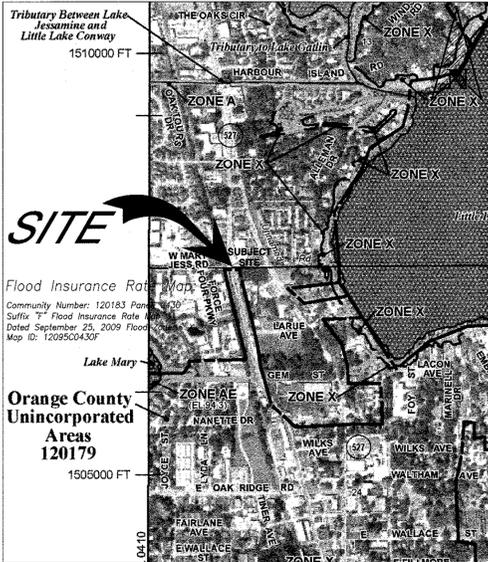
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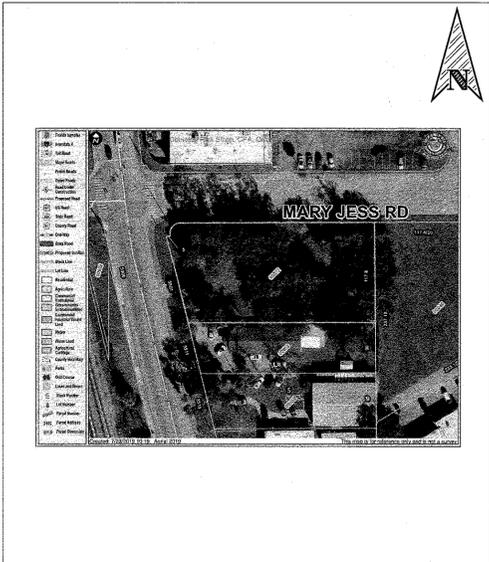
# BOOZEHOUNDS DOG BAR

5501 S ORANGE AVE | ORLANDO, FLORIDA

RECEIVED  
DEC 12 2019  
CITY OF EDGEWOOD



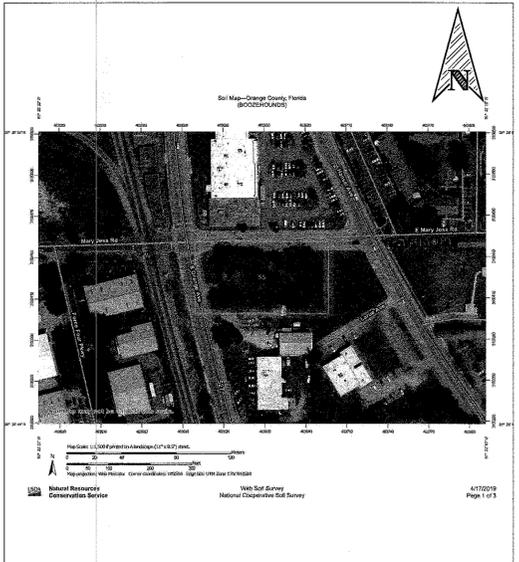
**FEMA FLOOD MAP**  
SCALE: 1" = 500'



**AERIAL MAP**  
SCALE: 1" = 500'



**VICINITY MAP**  
SCALE: 1" = 500'



**SOILS MAP**  
SCALE: 1" = 200'

**SHEET INDEX**

- COVER SHEET
- BOUNDARY SURVEY
- LANDSCAPE PLAN
- C-100 SITE DEMOLITION & EROSION CONTROL
- C-100.1 EROSION CONTROL NOTES & DETAILS
- C-200 SITE GEOMETRY PLAN
- C-300 GRADING & DRAINAGE PLAN
- C-300.1 GRADING SECTIONS & DRAINAGE TABLES
- C-400 UTILITIES PLAN
- C-400.1 UTILITIES PLAN
- A/02 FLOOR PLAN
- A/04 ELEVATION
- A/05 ELEVATION

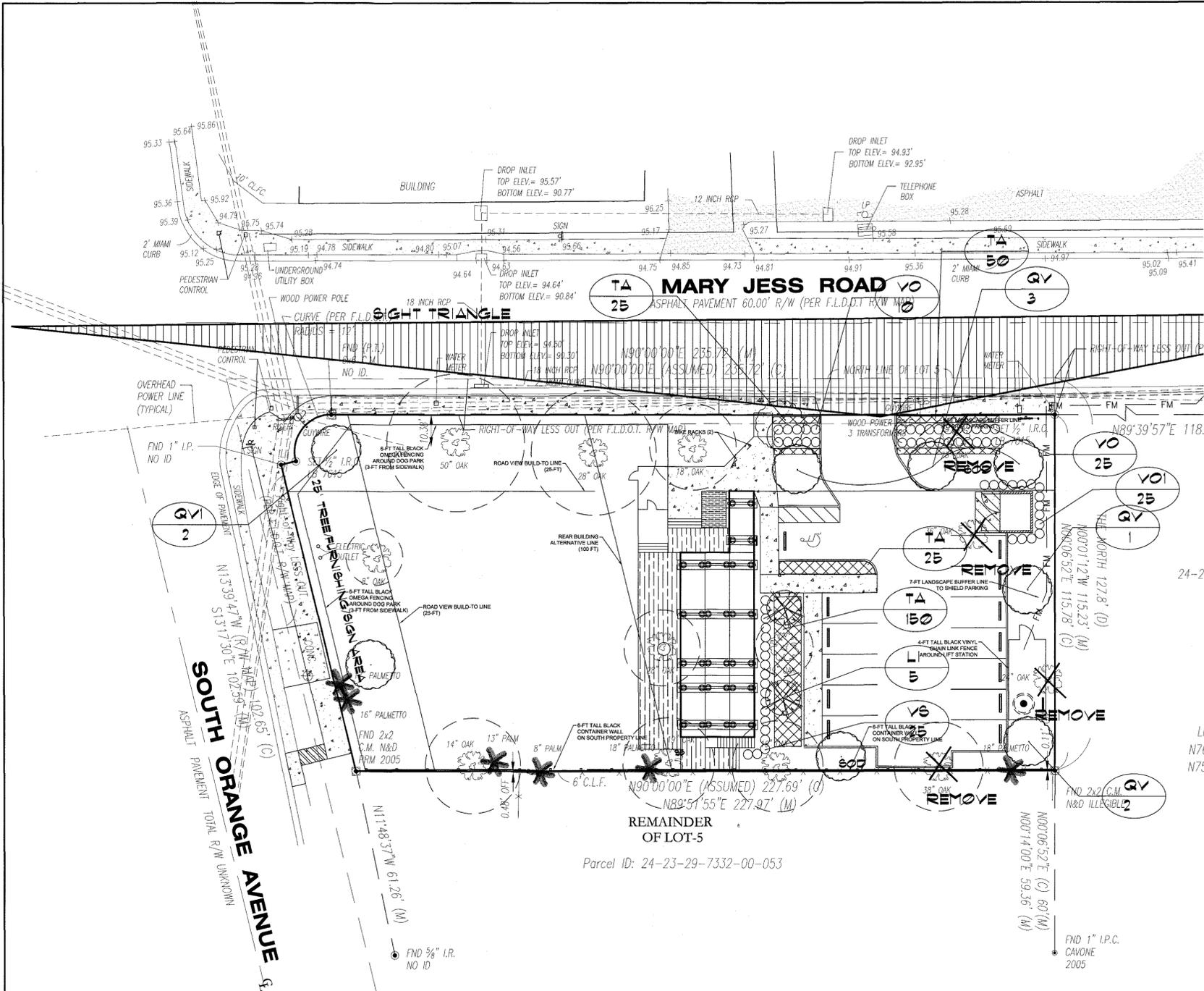
<p><b>PROJECT TEAM</b></p> <p><b>OWNER</b> PAUL JASZCZCZENSKI / EQUITY TRUST CO. 1732 INDIANA STREET ORLANDO, FL 32805 PHONE: 407.492.8465 EMAIL: PAUL@MYCRASHCREW.COM</p>
<p><b>DEVELOPER</b> COMPANY: TO BE DETERMINED CONTACT: TO BE DETERMINED ADDRESS: TO BE DETERMINED ADDRESS: TO BE DETERMINED PHONE #: TO BE DETERMINED EMAIL: TO BE DETERMINED</p>
<p><b>CIVIL ENGINEER</b> DAO CONSULTANTS INC CONTACT: SOLANGE C. DAO, P.E. 1110 E MARKS ST ORLANDO, FL 32803 PHONE: (407) 898-6872 EMAIL: solange@daoconsultants.com</p>
<p><b>SURVEYOR</b> LEBRON GROUP CONTACT: JOSE RAUL NEGRON 2236 WINTER WOODS BLVD, STE 1000 WINTER PARK, FL 32792 PHONE: (407) 781-9329 EMAIL: raul@lebrongroup.com</p>
<p><b>GEOTECHNICAL ENGINEER</b> ANDREYEV ENGINEERING, INC. CONTACT: SHAWKAT ALI, PHD, PE 4055 ST JOHN'S PARKWAY SANFORD, FL 32771 PHONE: (407) 330-7763 EMAIL: sali@andreyevengineering.com</p>
<p><b>LANDSCAPE ARCHITECT</b> RAVENSDALE PLANNING &amp; DESIGN CONTACT: SCOTT V MOORE, PRESIDENT 2283 NORTH HARMONY TERRACE CRYSTAL RIVER, FL 34429 PHONE: (407) 647-1213 EMAIL: ravsvm@earthlink.net</p>

<p><b>LEGAL DESCRIPTION</b> The North 127.8 feet of Lot 5 (Less State Road Right of Way), J.J. REAVES SUBDIVISION, according to the map or plat thereof as recorded in Plat Book F, Page 66, Public Records of Orange County, Florida.</p>	<p><b>WAIVERS/VARIANCES REQUESTED:</b></p> <p>EDC 2018-9: Section 134.458(h) to allow black omega fence in Tree Furnishings Area</p> <p>EDC 2018-15: Section 134.458(a)(4) to allow first floor height to be less than 13' Section 134.460(c)(1) and (c)(3) to allow maximum height of fences to be 6-ft</p> <p>City Code: Section 134.605 to allow parking calculation be based partially on Kennel/Veterinary Clinic parking calculation code Section 134.606 to allow off-site parking distance at distance greater than 300-ft</p>
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REVISIONS	△	_____
	△	_____
	△	_____
	△	_____
	△	_____

**DAO CONSULTANTS, INC.**  
CERTIFICATE OF AUTHORIZATION NO.: FL #5482  
1110 EAST MARKS STREET  
ORLANDO, FLORIDA 32803-4018  
PHONE: (407) 898-6872  
FAX: (407) 898-3778

AGENCY	PERMIT TYPE	DATE APPLIED	DATE APPROVED	PERMIT NO.	ISSUE DATE: 9/9/19
CITY OF EDGEWOOD	SITE PERMIT				DAO PROJ. NO.: 19012
SJRWMD	ERP				
OCU   FDEP	WATER				
OCU   FDEP	WASTEWATER				
FDEP	NPDES				



**PLANT LIST**

PLANT LIST	QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE
TREES					
3	QV		QUERCUS VIRGINIA	HIGHRISE	16'-18'± 5' CAL.
2	QV		QUERCUS VIRGINIA	LIVE OAK	10'± 3' CAL.
6	LI		LAGERSTROEMIA INDICA	CREPE MYRTLE	8'± 2' CAL.
SHRUBS					
25	VOI		VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	36"X24"± 30' OC
35	VO		VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	30"X24"± 30' OC
25	VS		VIBURNUM SUSPENSUM	SANDANKWA	24"X24"± 30' OC
GROUND COVER					
250	TA		TRACH. ASIATICUM	MINIMA	FULL GLS, 24' OC

SOD TO BE ARGENTINE BAHIA OR EQUAL.

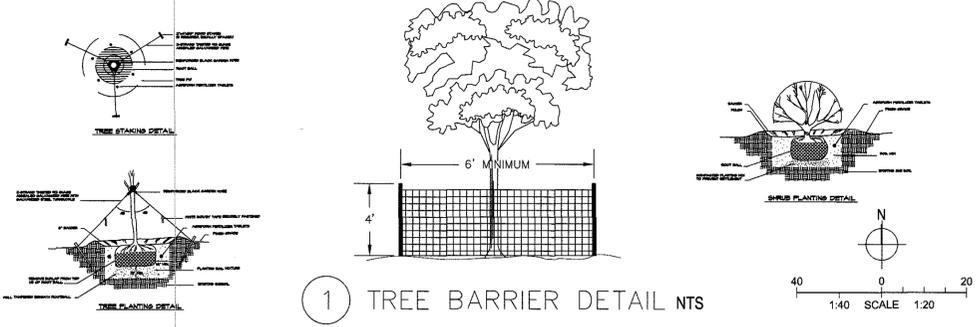
**SOD CALCULATION**

TOTAL GREEN AREA	6,000 SF
SOD AREA	3,000 SF OR 50%

**GENERAL LANDSCAPE NOTES**

- ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
- ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1980.
- THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
- ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
- THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
- ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF FINE BARK MULCH.
- NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
- LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
- ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
- SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ARGENTINE BAHIA.
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ARGENTINE BAHIA.
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACK FLOW PREVENTOR, 4 RAIN SENSOR DEVICE, DIRECT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND PAVED SURFACES.
- THE TREE CALIPER OF ALL TREES SPECIFIED ON THE PLANT LIST SHALL BE MEASURED AT SIX (6) INCHES ABOVE GRADE.

Ravensdale Planning & Design  
 Land Planning Landscape Architecture • Project Management • Expert Witness  
 5106 South Pointe Drive Inverness, Florida 34450  
 (407) 847-1213



1 TREE BARRIER DETAIL NTS

REVISIONS


**DAO CONSULTANTS, INC.**  
 CERTIFICATE OF AUTHORIZATION NO.: FL #5482  
 1110 EAST MARKS STREET  
 ORLANDO, FLORIDA 32803-4018  
 PHONE: (407) 898-6872  
 FAX: (407) 898-3778

**Dog Bar**

**LANDSCAPE PLAN**

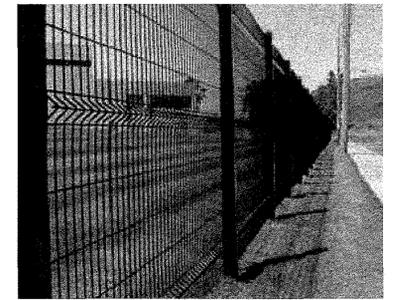
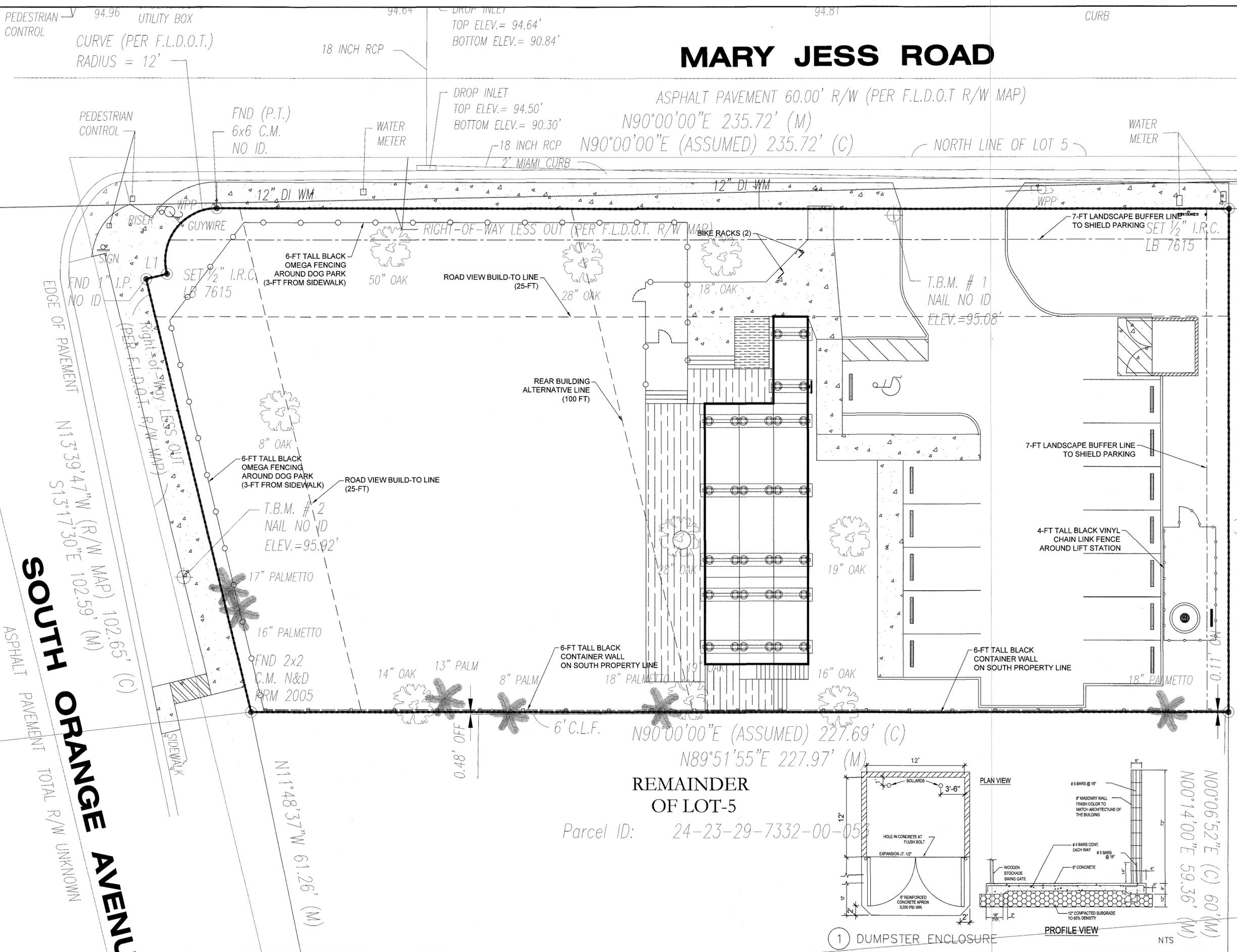
DRAWN BY:	SVM
CHECKED BY:	
APPROVED BY:	
ISSUE DATE:	6/30/19
PROJECT NO.	15004
SHEET	L-1 OF

NOTE: REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL, AS PER CHAPTER 21H, 23.002, FLORIDA ADMINISTRATIVE CODE.

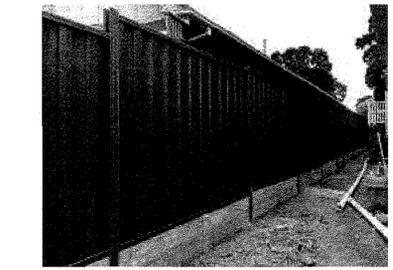
SOLANGE DAO, P.E., FLORIDA #54616

# MARY JESS ROAD

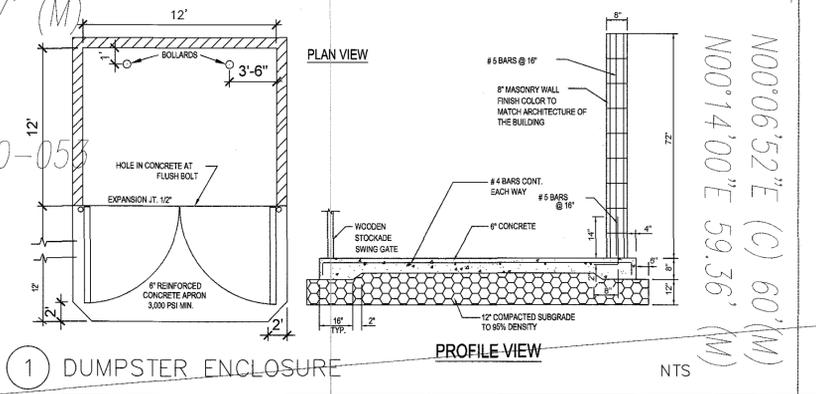
SITE DATA	
PROPERTY AREA:	0.641 AC
ZONING:	ECD FLU: COMMERCIAL
PROPOSED USE:	BAR (26 SEATS) & DOG PARK
BUILDING AREA:	
1ST FLR:	1600 SF
2ND FLR:	640 SF
BUILDING SETBACK:	
FRONT:	78.4' (ORANGE AVE)
SIDE:	6' (SOUTH), 85.96' (MARY JESS RD)
REAR:	70.6' (EAST)
BUILDING HEIGHT:	19.5'
IMPERVIOUS AREA:	0.183 AC (ASPHALT) 0.069 AC (BLDG FOOTPRINT) 0.016 AC (CONCRETE WALKWAY / PAD)
TOTAL:	0.268 AC (41.8%)
PERVIOUS AREA:	0.373 AC (58.2%)
PARKING SPACE	
REQUIRED:	1/4 SEATS + 1/75 SF (DOES NOT CONTAIN SEATS) 26 SEATS x (1/4) + 877.4 SF OPEN DECK x (1/75) = 18.2 SPACES
PROVIDED:	18 STD SPACES 1 ADA SPACE
TOTAL:	19 SPACES



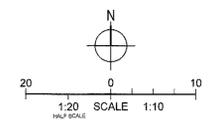
**BLACK VINYL OMEGA FENCE (6-FT)**  
NTS



**BLACK CONTAINER WALL (6-FT)**  
NTS



① DUMPSTER ENCLOSURE NTS



NOTE: REVISIONS OF THIS PLAN IS INVALID UNLESS CONTAINING SIGNATURE AND SEAL OF REGISTERED PROFESSIONAL ENGINEER AS PER CHAPTER 471, F.S. 471.02, 471.03, 471.04, 471.05, 471.06, 471.07, 471.08, 471.09, 471.10, 471.11, 471.12, 471.13, 471.14, 471.15, 471.16, 471.17, 471.18, 471.19, 471.20, 471.21, 471.22, 471.23, 471.24, 471.25, 471.26, 471.27, 471.28, 471.29, 471.30, 471.31, 471.32, 471.33, 471.34, 471.35, 471.36, 471.37, 471.38, 471.39, 471.40, 471.41, 471.42, 471.43, 471.44, 471.45, 471.46, 471.47, 471.48, 471.49, 471.50, 471.51, 471.52, 471.53, 471.54, 471.55, 471.56, 471.57, 471.58, 471.59, 471.60, 471.61, 471.62, 471.63, 471.64, 471.65, 471.66, 471.67, 471.68, 471.69, 471.70, 471.71, 471.72, 471.73, 471.74, 471.75, 471.76, 471.77, 471.78, 471.79, 471.80, 471.81, 471.82, 471.83, 471.84, 471.85, 471.86, 471.87, 471.88, 471.89, 471.90, 471.91, 471.92, 471.93, 471.94, 471.95, 471.96, 471.97, 471.98, 471.99, 471.100.

DEC 11 2019

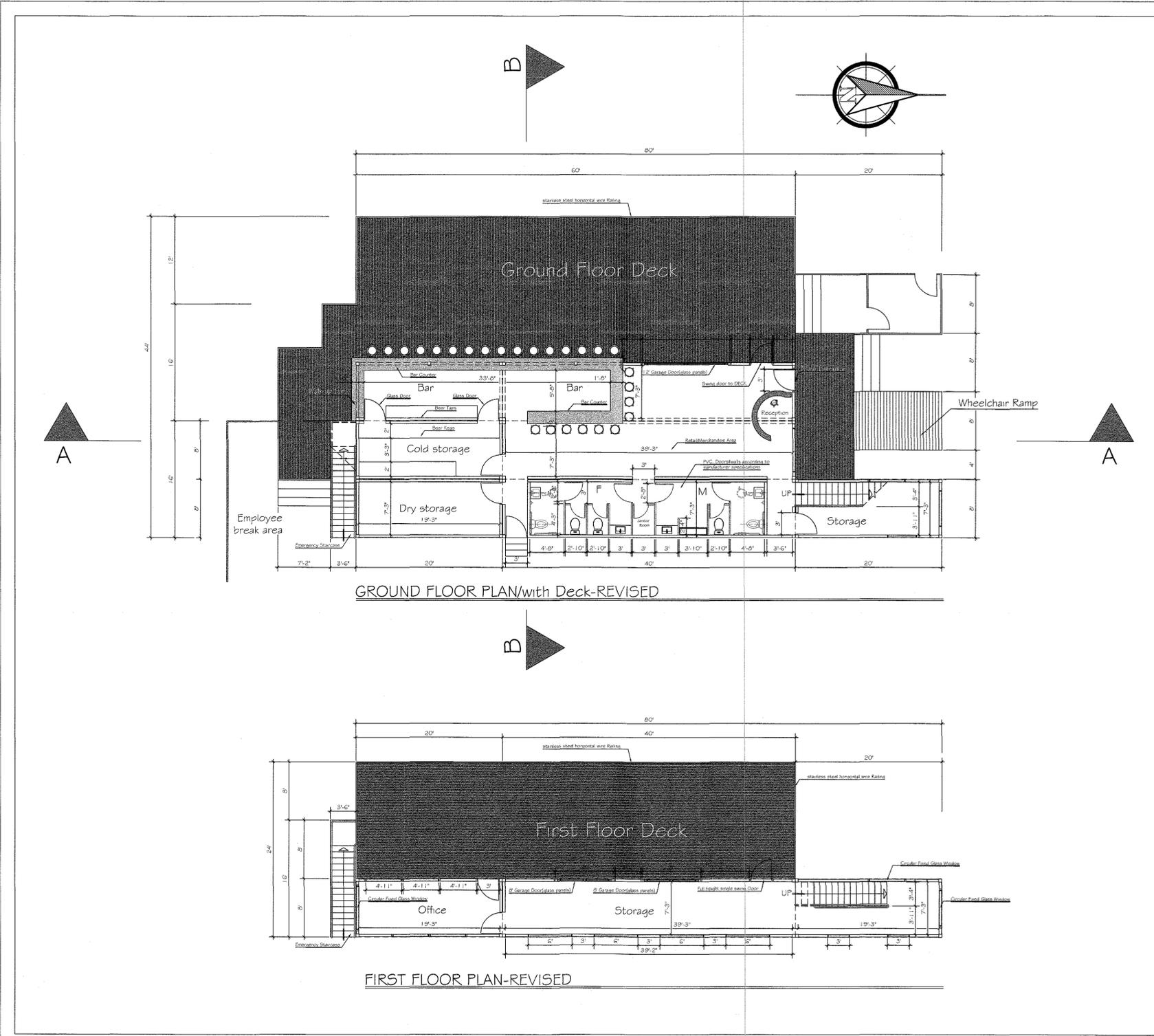
REGISTERED PROFESSIONAL ENGINEER  
STATE OF FLORIDA #54616

REVISIONS	DATE	DESCRIPTION
▲		
▲		
▲		
▲		
▲		

**DAO CONSULTANTS, INC.**  
CERTIFICATE OF AUTHORIZATION NO.: FL #5482  
1110 EAST MARKS STREET  
ORLANDO, FLORIDA 32803-4018  
PHONE: (407) 898-6872  
FAX: (407) 898-3778

**BOOZEHOOUNDS DOG BAR**  
5501 S ORANGE AVE | ORLANDO, FL 32809  
**SITE GEOMETRY PLAN**

DRAWN BY: Q.D.N.  
CHECKED BY: D.D.  
APPROVED BY: S.C.D.  
ISSUE DATE: 09-09-2019  
PROJECT NO: 19012  
SHEET C-200



GROUND FLOOR PLAN/with Deck-REVISED

FIRST FLOOR PLAN-REVISED

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 London W1H 1PZ  
 +44 2029262440  
 NETHERLANDS:  
 3 Smalldoornweg 105-1,  
 1094 PC,  
 Amsterdam, Netherlands  
 +31 684746894  
 Email: info@comelite-arch.com

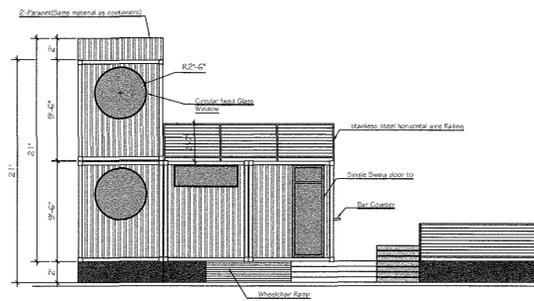
CLIENT:  
 Paul Jaszczenski

ARCHITECT:  
 COMELITE ARCHITECTURE, STRUCTURE AND INTERIOR DESIGN

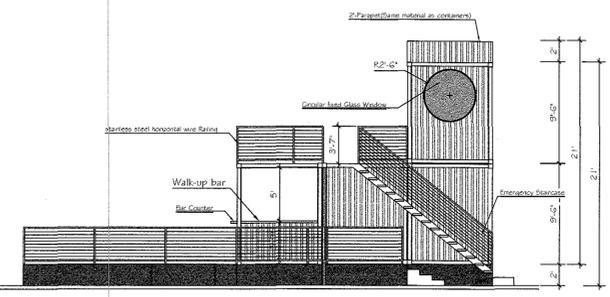
PROJECT:  
 DOG BAR PROJECT\_ FLORIDA \_ USA

TITLE:  
 GROUND & FIRST FLOOR PLAN

SCALE AT C: 1/8"=1'-0"	DATE: 10/03/18	DRAWN: VSH	CHECKED: DK
PROJECT NO: 2019-12-06	DRAWING NO: A/02	REVISION:	D



NORTH ELEVATION



SOUTH ELEVATION

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Email: info@comelitte-arch.com

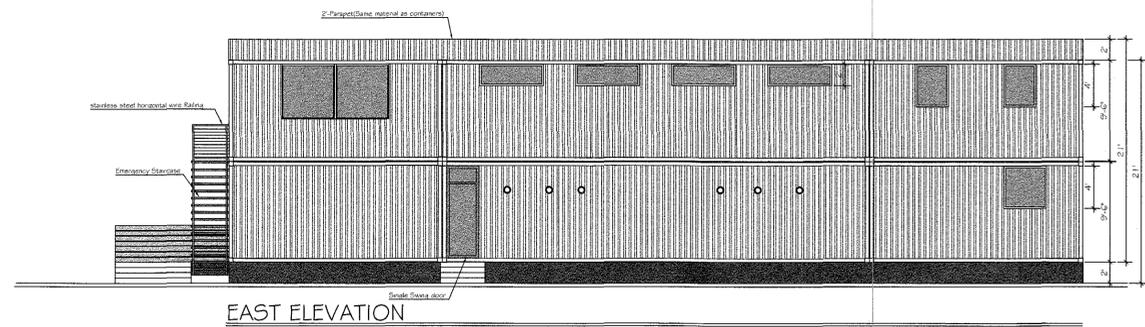
CLIENT:  
Paul Jaszczewski

ARCHITECT:  
COMELITE ARCHITECTURE, STRUCTURE AND INTERIOR DESIGN

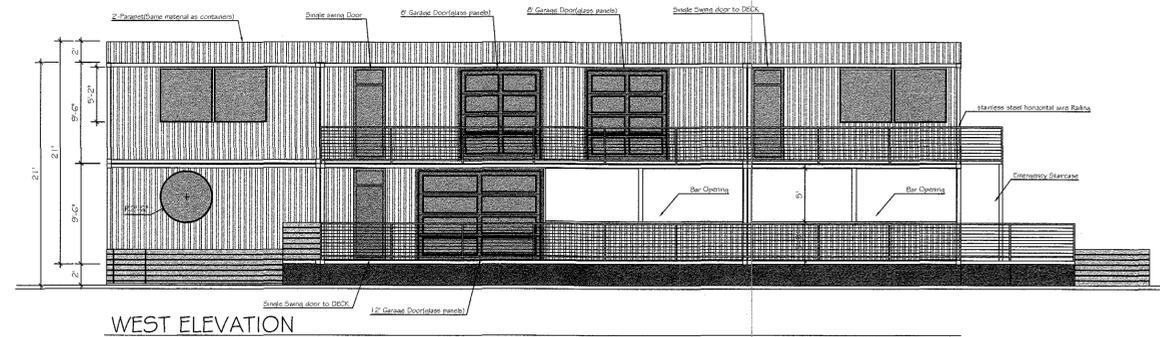
PROJECT:  
DOG BAR PROJECT\_ FLORIDA \_ USA

TITLE:  
NORTH & SOUTH ELEVATIONS

SCALE AT C:	DATE:	DRAWN:	CHECKED:
1/8"=1'-0"	09/29/18	VSH	DK
PROJECT NO:	DRAWING NO:	REVISION:	
2019-12-11	A/03	E	



EAST ELEVATION



WEST ELEVATION

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STATUS: CONSTRUCTION ISSUE			

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 Email: info@comelite-arch.com

CLIENT:  
 Paul Jaszczenski

ARCHITECT:  
 COMELITE ARCHITECTURE, STRUCTURE AND INTERIOR DESIGN

PROJECT:  
 DOG BAR PROJECT\_FLORIDA\_USA

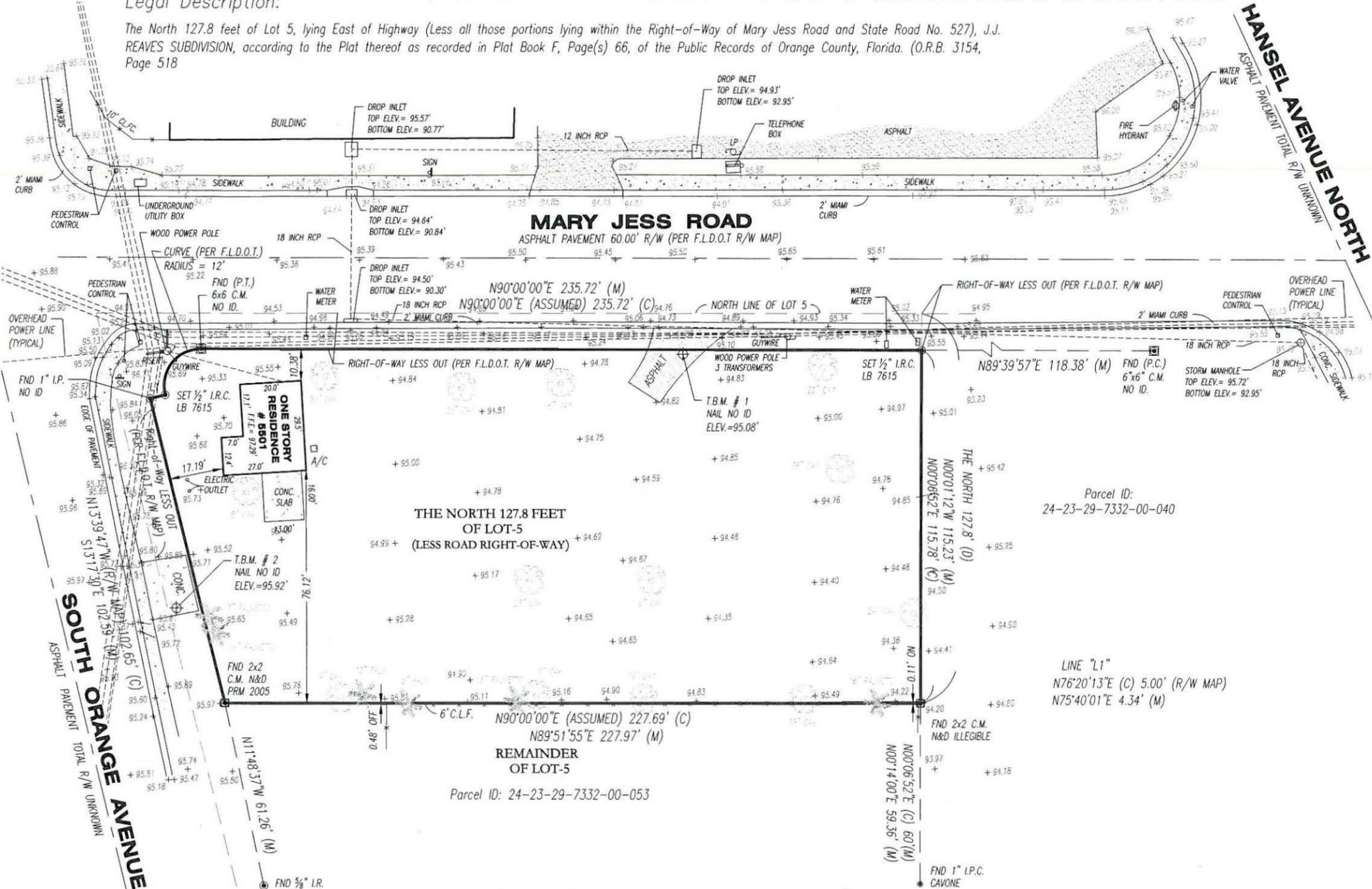
TITLE:  
 EAST & WEST ELEVATIONS

SCALE AT C: 1/8"=1'-0"	DATE: 10/03/18	DRAWN: VSH	CHECKED: DK
PROJECT NO: 2019-12-11	DRAWING NO: A/04	REVISION: E	

# BOUNDARY AND TOPOGRAPHIC SURVEY

## Legal Description:

The North 127.8 feet of Lot 5, lying East of Highway (Less all those portions lying within the Right-of-Way of Mary Jess Road and State Road No. 527), J.J. REAVES SUBDIVISION, according to the Plat thereof as recorded in Plat Book F, Page(s) 66, of the Public Records of Orange County, Florida. (O.R.B. 3154, Page 518



## Surveyor's Notes:

- Legal Description provided by others
- The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the Plat.
- Underground portions of footings, foundations or other improvements were not located.
- Wall ties are to the face of the wall and are not to be used to reconstruct boundary lines.
- Only visible encroachments located.
- No identification found on property corners unless otherwise shown.
- Dimensions shown are Plat and Measured unless otherwise shown.
- Fence ownership not determined.
- This survey depicted here forms a closed geometric figure.
- No underground improvements or visible installations have been located other than shown.
- This survey is prepared for the exclusive use and benefit of the parties listed hereon liability to third parties may not be transferred or assigned.
- This drawing may not be scaled due to electronic transfer.
- This survey does not reflect or determine ownership.
- Fence corners and building corners are witness monuments to abstracted corners, dimensions are as shown.
- Subject to any dedication, limitations, restrictions, reservations, and/or easement of record no examination of Title made by Surveyor.
- This Survey is not an ALTA/ACSM Land Title Survey.
- This Survey was prepared without the benefit of a commitment for Title Insurance.
- The flood data provided is for informational purposes only. The Surveyor makes no guarantees as to the accuracy of the information provided. The local F.E.M.A. Agency should be contacted for verification.
- Boundary bases on existing monumentation as found in field, other matters not known to this surveyor at time of survey may affect Boundary lines shown hereon.
- Elevations shown hereon are based on the Benchmark C1139002, with elevation 89.764' (NAVD 88).
- LESSOUT per FLORIDA DEPARTMENT OF TRANSPORTATION Right-of-Way Map for State Road 527, Section 75040-2509, Sheet 6 OF 10.



Certified to/for the exclusive use of:  
Paul C Jaszczenski

## Legend:

- |                                    |   |                                 |                     |
|------------------------------------|---|---------------------------------|---------------------|
| (D) = DEED                         | FND = FOUND                                 | F.F.E. = FINISH FLOOR ELEVATION | Δ = CENTRAL ANGLE   |
| (M) = MEASURE                      | LS = LAND SURVEYOR                          | A/C = AIR CONDITIONER           | L = ARC LENGTH      |
| (P) = PLAT                         | PLS = PROFESSIONAL LAND SURVEYOR            | W/H = WATER HEATER              | CB: = CHORD BEARING |
| (NR) = NON RADIAL                  | PSM = PROFESSIONAL LAND SURVEYOR AND MAPPER | W/P = WATER PUMP                | R = RADIUS          |
| (C) = CALCULATED                   | RLS = REGISTERED LAND SURVEYOR              | CONC. = CONCRETE                | I.P. = IRON PIPE    |
| BLK. = BLOCK                       | LB = LICENSES BUSINESS                      | CONC.F.C. = CONCRETE FENCE      | I.R. = IRON ROD     |
| COVD = COVERED                     | I.R.C. = IRON ROD AND CAP                   | WO.F.C. = WOOD FENCE            | N&D = NAIL AND DISK |
| O.H.L. = OVERHEAD LINES            | I.P.C. = IRON PIPE AND CAP                  | PVC.F.C. = VINYL FENCE          | PP. = POWER POLE    |
| CATV. = CABLE TV RAISER            | C.M. = CONCRETE MONUMENT                    | CL.F.C. = CHAIN LINK FENCE      | W.P.P. = WOOD POLE  |
| C.L. = CENTER LINE                 | P.C.P. = PERMANENT CONTROL POINT            | AL.F.C. = ALUMINUM FENCE        | ☉ = POLE            |
| ⊕ = CENTER LINE                    | P.R.M. = PERMANENT REFERENCE MONUMENT       | M.F.C. = METAL FENCE            |                     |
| DESC. = DESCRIPTION                | P.O.L. = POINT ON LINE                      | B.F.P. = BACK FLOW PREVENTER    |                     |
| ELEV. = ELEVATION                  | P.R.C. = POINT OF REVERSE CURVATURE         | S.M.H. = STORM SEWER MANHOLE    |                     |
| ID. = IDENTIFICATION               | P.C.C. = POINT OF COMPOUND CURVATURE        | T.M.H. = TELEPHONE MANHOLE      |                     |
| R.O.W. = RIGHT OF WAY              | W.P. = WITNESS POINT                        | F.H. = FIRE HYDRANT             |                     |
| R/W = RIGHT OF WAY                 | T.B.M. = TEMPORARY BENCH MARK               | W/M = WATER METER               |                     |
| ESMT. = EASEMENT                   | RCP = REINFORCED CONCRETE PIPE              | W/V = WATER VALVE               |                     |
| U.E. = UTILITY EASEMENT            | P.O.C. = POINT OF COMMENCEMENT              | I/V = IRRIGATION VALVE          |                     |
| D.E. = DRAINAGE EASEMENT           | P.C. = POINT OF CURVATURE                   | C/O = CLEAN OUT                 |                     |
| D.U.E. = DRAINAGE UTILITY EASEMENT | P.I. = POINT OF INTERCEPTION                | LP. = LIGHTING POLE             |                     |
| P.D.E. = PRIVATE DRAINAGE EASEMENT | P.T. = POINT OF TANGENCY                    |                                 |                     |
| E.P.E. = ELECTRIC POWER EASEMENT   | R.P. = RADIUS POINT                         |                                 |                     |

## Basis of Bearing:

Bearings shown hereon are based on the SOUTH Right-of-Way Line of MARY JESS ROAD ASSUMED to be N 90°00'00" E.



SCALE 1"=40'  
North per Plat

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

## Flood Insurance Rate Map:

Community Number: 120183 Panel: 0430  
Suffix "F" Flood Insurance Rate Map  
Dated September 25, 2009 Flood Zone: " X " X "  
Map ID: 12095C0430F

CODE: 5501SORANGEAVENUE20171611 DATE: DECEMBER 10, 2019  
HECTOR LEBRON PSM #6634 JOSE R. NEGRON PSM#6850  
Professional Surveyor and Mapper Professional Surveyor and Mapper  
"NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED RAISED/ELECTRONIC SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."

LICENSE BUSINESS #7615  
**LEBRON GROUP**  
 LAND SURVEYING AND MAPPING CORP.  
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 2236 Winter Woods Blvd. S. 1000 Winter Park, FL 32789  
 Phone (407) 781-9229 Fax (407) 517-4383  
 Website WWW.LEBRONGROUP.COM

DATE	DESCRIPTION	APP
04/03/2019	TOPO AND TREE DATA ADDED	JRN
05/03/2019	UPDATE	JRN
12/10/2019	UPDATE	JRN

ADDRESS: 5501 SOUTH ORANGE AVENUE,  
 EDGEWOOD, FLORIDA 32809

FIELD: 09/20/2017	SHEET
DRAWN: HL	1
CHECKED: JRN	
CADD:	
JOB NO.:	
2017-	
1611	