

Ray Bagshaw  
Mayor

Pam Henley  
Council Member

Susan Fortini  
Council Member

John Dowless  
Council President

Neil Powell  
Council Member

Lee Chotas  
Council Member

**CITY COUNCIL AGENDA**  
**Regular Meeting**  
**City Hall – Council Chamber**  
**405 Larue Avenue, Edgewood, Florida**  
**Tuesday, July 19, 2016**  
**6:30 p.m.**

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

**A. CALL TO ORDER**

**B. INVOCATION**

**C. PLEDGE OF ALLEGIANCE**

**D. CONSENT AGENDA**

1. **(Pgs. 1 - 8)** Review and Approval of Minutes
  - June 21, 2016 Regular City Council Meeting

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

**E. PRESENTATIONS**

**F. ORDINANCES**

1. **(Pgs. 9 - 25)** **ORDINANCE 2016-08** - AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA REZONING CERTAIN LANDS GENERALLY LOCATED ON THE SOUTH SIDE OF HOLDEN AVENUE NEAR THE INTERSECTION OF HOLDEN AVENUE AND HOLDEN RIDGE AVENUE COMPRISING APPROXIMATELY 13.46 ACRES +/- FROM R1A AND R1AA (SINGLE FAMILY DWELLING) TO PD (PLANNED DEVELOPMENT); PROVIDING FOR A PLANNED DEVELOPMENT ON SAID LANDS AND PROVIDING FOR THE TERMS AND CONDITIONS OF SUCH DEVELOPMENT; PROVIDING THAT THE

OFFICIAL ZONING MAP BE MODIFIED ACCORDINGLY; PROVIDING FOR CONFLICTS; SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

**H. UNFINISHED BUSINESS**

**I. NEW BUSINESS**

1. **(Pgs. 26 - 28)** Set FY 16/17 Tentative Millage Rate
2. **(Pgs. 29 - 30)** **RESOLUTION 2016-06** - A RESOLUTION OF THE CITY OF EDGEWOOD, FLORIDA AMENDING THE CITY'S BUDGET FOR THE 2015-2016 FISCAL YEAR; AUTHORIZING THE MAYOR AND/OR HIS DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THE TERMS AND CONDITIONS OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.
3. **(Pgs. 31 - 33)** **RESOLUTION 2016-07** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING RESOLUTION NO. 2007-02; AMENDING THE FEE SCHEDULE RELATED TO COPIES OF ZONING MAPS, ZONING CODE REPRINTS, AND BOUND CODE OF ORDINANCES; AMENDING THE FEES FOR COPIES OF AUDIO RECORDINGS AND ACCIDENT REPORTS; REMOVING FEES FOR SERVICES NO LONGER PROVIDED; ESTABLISHING NEW FEES FOR LIVE SCAN FINGERPRINTING AND ESTABLISHING A FEE FOR FINGER PRINTING WITH AHCA PHOTO; PROVIDING FOR RETURNED CHECK FEE; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

**K. CITIZEN COMMENTS**

**L. BOARDS & COMMITTEES**

1. **(Pgs. 34 - 61)** Jorge Alvarez, 1302 Harbour Island Road- Boat Dock Application (*See pocket of agenda notebook for additional information*)
2. **(Pg. 62)** Khaled Hussein, 1090, 1098, 1100, 1103, 1110, 1130 Holden Avenue -- Rezoning Application 2016 RZ-01

**M. STAFF REPORTS**

**City Attorney:**

- **(Pg. 63 - 64)** 5637 Lake Mary Jess Shores - Court Order

**Police Chief:**

- Monthly report

**City Clerk:**

**N. MAYOR & COUNCIL REPORTS**

- Mayor Bagshaw
- Council President Dowless
- Council Member Powell
- Council Member Henley
- Council Member Chotas
- Council Member Fortini

**O. ADJOURNMENT**

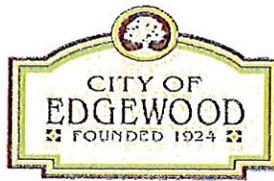
**UPCOMING MEETINGS:**

- Monday, August 1, 2016.....City Council Budget Workshop (#1) – 9 a.m.
- Tuesday, August 2, 2016 .....Charter Review Committee Meeting – 6 p.m.
- Wednesday, August 10, 2016 .....City Council Budget Workshop (#2) – 6:30 p.m.
- Monday, August 22, 2016.....City Council Budget Workshop (#3) 6:30 p.m.

**SPECIAL EVENTS (Held in Raymond A. Bagshaw Park)**

- Friday, July 29, 2016.....Fifth Friday Food Truck Festival

You are welcome to attend and express your opinion. Please be advised that Section 286.0105, Florida Statutes state that if you decide to appeal a decision made with respect to any matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made. In accordance with the American Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, he or she should telephone the City Clerk at (407) 851-2920.



CITY COUNCIL AGENDA  
Regular Meeting  
Tuesday, June 21, 2016 - 6:30 p.m.

**CALL TO ORDER**

On Tuesday, June 21, 2016, Council President Dowless called the Edgewood City Council meeting to order at 6:30 p.m. A moment of silence was held in remembrance of the Pulse Nightclub victims, followed by an invocation given by Council Member Powell who also led the Pledge of Allegiance.

City Clerk Meeks announced that the Mayor and four Council Members were present. She noted that Council Member Fortini was absent. City Clerk Meeks requested a Motion to excuse Council Member Fortini's absence, as advanced notice was given. *Council Member Chotas made the Motion to excuse Council Member Fortini's absence from the City Council meeting; Seconded by Council Member Henley. Unanimously approved (4/0).*

Attendees

- Ray Bagshaw, Mayor
- John Dowless, Council President
- Pam Henley, Council Member
- Lee Chotas, Council Member
- Neil Powell, DDS, Council Member

Absent

Susan Fortini, Council Member (Excused)

- Bea L. Meeks, City Clerk
- Chris Francisco, Police Chief
- Drew Smith, City Attorney
- David Mahler, City Engineer
- Allen Lane, City Engineer
- Shannon Patterson, Police Clerk and Accreditation Manager
- Sgt. Vince Jackson
- Sgt. John Freeburg
- Officer David Ireland
- Sandy Repp, Administrative Assistant

**CONSENT AGENDA**

1. Review and Approval of Minutes

- May 17, 2016 Regular City Council Meeting

2. 90<sup>th</sup> Annual FLC Conference – Voting Delegate Recommendation

City Clerk Meeks announced that Council Member Chotas met with her and presented corrections to the May 17, 2016 minutes. She noted that each Council Member had a copy of the corrections at their dais seat. The corrections were read into the record. City Clerk Meeks said the corrections will be attached to the approved executed minutes.

*Council Member Chotas made the Motion to approve the consent agenda items, with the noted corrections to the Minutes; Seconded by Council Member Henley. Unanimously approved (4/0).*

With the Consensus of Council, Council President Dowless changed the order of items on the agenda as follows:

1. Quiet Zones
2. Seabrook Boat Dock
3. Cypress Grove Park

**Quiet Zones**

Council President Dowless said the City paid the required funds for quiet zones a few months ago. However, the City recently received an email advising that if the City wanted to move forward with the installation of quiet zones, additional funds in the sum of approximately \$500,000 will have to be paid within the next two weeks. Council President Dowless said he contacted Orange County Mayor Jacobs, which was followed by a conference call that he and Mayor Bagshaw both participated in. Council President Dowless indicated that currently the matter is looking more favorable for the City.

**Seabrook Boat Dock**

Council President Dowless referred to City Engineer David Mahler who explained the two reasons why Bill and Beth Seabrook requested a variance to construct a boat dock. He said it was addressed at the Planning & Zoning Board meeting on June 13, 2016. He said Engineer Allen Lane attended that meeting and was in attendance in this meeting to answer any questions. Engineer Mahler said that the Planning & Zoning Board had no objections to the length of the boat dock. However, the Board wanted the dock built to meet the 15 foot setback. Engineer Mahler said the Seabrooks are in attendance to respond to questions.

In response to Council Member Chotas, Engineer Mahler said the hardship necessitating the extension of the length was that the water was too shallow for the boat draft. Engineer Mahler provided the depths of the water. Matt (Summer Time Boat Docks) said the draft of the cradle is three feet and it is recommended that there be another two feet for a five foot depth water clearance. He said due to the fluctuations of the water elevation on Conway, the depth often changes. He said that the purpose of building the boat dock is so that the Seabrooks can be

confident that they can get in and out all during the year. Matt said the proposed length is 75.6 inches (10 foot extension). Matt confirmed for Council Member Chotas that the square footage of the boat dock is 1234 sq.ft., with a total shaded area of 237 square feet beyond the shaded area. Matt said the Seabrooks have obtained the required DEP permit.

*Ivan Smith:* Mr. Smith noted a designated landing strip on the lake that is no longer in use. Mayor Bagshaw said that the landing strip used to be a designated fuel station.

*Beth and Bill Seabrook:* Bill Seabrook confirmed that the information Matt from Summer Time provided was correct. He said it has been difficult getting their boat in and out at certain times of the year. He said they have not seen a seaplane land on the landing strip Ivan Smith referenced. Bill Seabrook said they are trying to use the existing dock's footprint. He confirmed they have signed consents from neighbors. Beth Seabrook said she met with Mrs. Andrews and that she had no concerns. City Attorney Smith confirmed that the Planning & Zoning Board did not agree with item #3 (proposed setbacks). *Planning & Zoning Board Chair Regina Dunay said the argument was to maintain the same footprint for environmental reasons. She said the Seabrooks were not using the same pilings. She said the Board was not persuaded.* Engineer David Mahler said there is a hardship if the Seabrooks cannot use the lift they want. City Attorney Smith said that maybe the question should be what is a reasonable draft? Engineer David Mahler said there are at least six boat docks that are the same length. City Attorney Smith said that Council only needs to address the variance. He confirmed that the variance is for length and setback. Council Member Chotas said that all three variances were not asked for. He said that the Planning & Zoning Board should be able to consider the impact on the vegetation, and the hardship for the increase in the size of the boat dock. In response to Council Member Chotas, City Clerk Meeks confirmed that if a boat dock exceeds 1000 sq. feet of area; a variance is required. It was noted that the proposed square footage of the Seabrook's boat dock exceeded 1000 square feet. **Bill Seabrook confirmed he will pull the application and resubmit.** The Seabrooks were asked to consider environmental concerns including scouring vegetation when the boat is coming in and out to shore.

### Cypress Grove Park

Matt Suedmeyer, Manager, Orange County Parks and Recreation Division, asked Council to consider the deannexation of property adjacent to Cypress Grove Park. He referenced a letter from Orange County Commissioner Pete Clarke indicating that the intent of the County is to move forward with purchasing the property. Mayor Bagshaw said he responded with a letter indicating that a deannexation cannot be guaranteed. Mayor Bagshaw asked for a concrete idea of what will be done with the park. He noted that there are too many unknowns. Additionally, Mayor Bagshaw said there has been no discussion regarding Jamaica Lane. Council Member Chotas noted that the City is not being asked to do anything at this time.

**Council President Dowless called for a recess at 7:47 p.m. – Reconvened at 7:57 p.m.**

### Public Comments

*Resident Brett Barner* gave a timeline of meetings and request for placing this item on the agenda. He said he and some others went door-to-door and showed the Orange County Park's

presentation and explained to them the financial implications to Edgewood. He said 279 people signed the Petition; four did not. He said the opposition was related to traffic and not in favor of anything adding more traffic. He said security was another reason for opposing the Petition, along with the needed improvements to Jamaica Lane.

*Edgewood business owner Fran Pignone* said her feelings are just as strong as the last time she spoke. She noted her concerns regarding quid pro quo. She opined that she thought that is was being used in the acquisition as part of the park being used for the eventual connection of Holden and Gatlin Avenues. She said she objects to the quid pro quo and would pursue from every level.

*Resident Jim Muszynski* said he signed the Petition in support of the deannexation. He said the overall goal is to maintain and preserve the residential character of the community. He said the adjacent property to the park can be used as parks or can be warehouses.

*Resident Ellen James* said if the property is deannexed, the City will lose a tax base. She also stated concerns regarding the Police Department's inability of not being able to control the drug problems because it is the County's jurisdiction.

*Resident Judi Willis* said she lives close to the park project and thinks it would be great to have a larger park. She said she walks there a lot and rides her bike there too. She said she fully supports the park.

Park Manager Suedmeyer said a conceptual plan and intent of the park is rarely developed until meeting with the community. He said all that the County has presented is a conceptual of those things that are priority. He said when and if they develop this portion of the park, they will have community input. He said no due diligence performed on access; currently it is the main entrance to the park. Park Manager Suedmeyer explained the various funds for developing and maintaining parks. He thanked everyone for their positive feedback and support and those that did not support. He said "this is not a done deal". He said the price of the property is going up. Additionally, the State Statute requires two appraisals. He said he is not aware of the County Commission purchasing property above the appraisal value. At the request of Council President Dowless, Park Manager Suedmeyer explained the difference in a passive park and active park. He said that a passive park does not have brick and mortar. He said that Cypress Grove is an active park. Matt said Doris Click and "her group" do not want it to be an active park, they want it to be passive. He confirmed that the County can still purchase the property without deannexing. He said INVEST money can be used in unincorporated Orange County. He said the reason they want the property to be deannexed today is so they can pull permits now. Park Manager Suedmeyer said he is in total agreement that the Edgewood Police Department should be able to control the activity that goes on in the park. Council President Dowless said that no one is looking for quid pro quo, which is usually seen in a negative light, and no one on Council is doing anything in a negative light. In response to City Attorney Smith, Park Manager Suedmeyer said the County is not requiring any action by Council at this time.

*Resident Brett Barner* said that since the initial meeting with Commissioner Clarke the INVEST funds became available to purchase the park. He explained the issues regarding permits if the property is not deannexed. He said there are a large number of residents who would love to have the amenities that have been discussed. He said the property owner's desire

is to sell the property to the County for use as park land. City Attorney Smith said timing is important. He explained that if the City deannexed and the deal falls through, the property does not come back to the City and the County would regulate. He said it is premature to discuss deannexation until the County purchases the property. Mr. Barner said he would like for council to support the deannexation.

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

**ORDINANCE 2016-06 - AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA AMENDING CHAPTER 134, "ZONING," OF THE CITY OF EDGEWOOD CODE OF ORDINANCES; AMENDING THE LISTS OF PERMITTED, PROHIBITED, AND SPECIAL EXCEPTION USES WITHIN THE C-2 ZONING DISTRICT TO PROHIBIT AUTOMOTIVE REPAIR CENTERS WITHIN THE C-2 ZONING DISTRICT; AMENDING THE LISTS OF PERMITTED, PROHIBITED, AND SPECIAL EXCEPTION USES WITHIN THE C-2 ZONING DISTRICT TO CLARIFY THE EXISTING CODE PROVISIONS WHICH PROHIBIT AUTOMOBILE, BOAT, AND RECREATIONAL VEHICLE SALES LOTS; AMENDING THE LISTS OF PERMITTED, PROHIBITED, AND SPECIAL EXCEPTION USES WITHIN THE C-3 ZONING DISTRICT TO CLARIFY THE EXISTING CODE PROVISIONS WHICH PERMIT AUTOMOBILE SERVICE CENTERS; AMENDING THE LISTS OF PERMITTED, PROHIBITED, AND SPECIAL EXCEPTION USES WITHIN THE C-3 ZONING DISTRICT TO CLARIFY THE EXISTING CODE PROVISIONS WHICH PROHIBIT AUTOMOBILE AND BOAT SALES LOTS; PROVIDING FOR THE LAWFUL NON-CONFORMITY OF USES LAWFULLY IN EXISTENCE AS OF THE DATE OF ENACTMENT OF THIS ORDINANCE; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

City Attorney Smith gave the second and final reading of Ordinance 2016-06 in title only.

City Attorney Smith said that after the first reading of the Ordinance, he, the Mayor, Council Member Chotas and business owners met. He said he came out of the meeting with the idea to move to a special exception use or conditional use (whichever term you want to use). Council Member Chotas said if Council denies this Ordinance, the City Attorney can create a revised Ordinance that allows flexibility to be granted for the existing businesses who want to be a special exception use. Council Member Henley agreed. City Attorney Smith said he has started on the template of the Ordinance.

**MOVER:** Council Member Chotas  
**SECONDER:** Council Member Henley

***Deny the Second and Final reading of Ordinance 2016-06;***

Council President Dowless opened for public comments.

***Edgewood business owner Fran Pignone*** thanked Council for changing the use allowing flexibility

*The Motion to deny the Second/Final reading of Ordinance 2016-06 passed with the following roll-call vote (4/0):*

<i>Council Member Henley</i>	<i>Favor</i>
<i>Council President Dowless</i>	<i>Favor</i>
<i>Council Member Chotas</i>	<i>Favor</i>
<i>Council Member Powell</i>	<i>Favor</i>

## UNFINISHED BUSINESS

### 1. Non-ad Valorem Assessment – City Clerk

City Clerk Meeks presented her report regarding the non-ad valorem assessment for the 2016/2017 fiscal year. She referred to Mayor Bagshaw for a recommendation. Mayor Bagshaw said that the City's non-ad valorem assessment is not in a deficit; for this reason, the assessment should remain the same.

*Council President Dowless made the Motion to keep the non-ad valorem assessment the same (\$292.96); Seconded by Council Member Henley. Unanimously approved (4/0).*

## CITIZENS COMMENTS

Resident Janie Drummond thanked Chief Francisco and Officers for their support and service during the Pulse Nightclub incident. She also thanked Mayor Bagshaw and Reserve Officer Zane for their representation for the tribute/memorial held at Old Town.

## BOARDS & COMMITTEES

### 1. Charter Review Committee Update

Mayor Bagshaw said Bob Olsen was selected as chair of the Charter Review Committee however, he tendered his resignation due to medical concerns. He said Keith Farmer is Vice Chair and is willing to step up and be the CRC Chair. Mayor Bagshaw said that Council President Dowless has a potential candidate to serve on the CRC. With Council approval he would like for the Council President to pursue this candidate. *There were no objections to the Mayor's request.*

Edgewood business owner Fran Pignone questioned if Council was going to hire an attorney trained in Charter Review. City Attorney Smith said that he has been a municipal attorney for thirteen years.

## STAFF REPORTS

### • Chief Francisco

Chief Francisco presented his monthly PowerPoint presentation updating Council on the status of the Police Department. Chief Francisco said that Code Enforcement Officer Cabales provided

assistance at the Orange County Emergency Operations Center as a translator for families of victims of the Pulse Nightclub incident.

Mayor Bagshaw updated Council on the police vehicle that was totaled in an auto accident. He said the City received a check from the insurance company for \$16,000+ (included police package too). Police Chief Francisco explained the options to purchase a police vehicle on an information sheet provided to Council. He said he would need approximately \$25,000 in addition to the insurance funds. Chief Francisco confirmed for Council Member Henley that there are four Ford police vehicles and three Dodge police vehicles on the road.

**Council Member Chotas made the Motion to Supplement Chief Francisco's budget not to exceed \$25,000, plus insurance, towards acquisition the of a new police vehicle; Seconded by Council President Dowless. Unanimously approved (4/0).**

Staff was directed to bring this before Council as a budget amendment.

- **City Attorney**

No report.

- **City Clerk**

City Clerk Meeks reported that the State Floodplain Management's office completed their field assistance report. She said the City was found to be appropriately and effectively implementing their floodplain management program in accordance with the National Flood Insurance Program.

## **MAYOR & COUNCIL REPORTS**

- **Mayor Bagshaw:**

Mayor Bagshaw reported that City Clerk Meeks received a Home Rule Hero award from Florida League of Cities. He said City Clerk Meeks was one of the two City Clerks in the State of Florida to receive the award this year. He said this is the first year the League gave the award to a City Clerk. City Clerk Meeks was recognized with applause from Council and meeting attendees. Mayor Bagshaw noted that City Clerk Meeks works throughout the year on legislative matters.

Mayor Bagshaw said it is difficult to be a leader, as it is easy to say yes and hard to say no. He referenced an incident at a recent workshop involving Code Enforcement Officer Cabales. He said he reviewed the tape from Code Enforcement Officer's body camera. He said the tape is available for review. He said the tape will show that Code Enforcement Officer Cabales acted appropriately and professionally. Mayor Bagshaw said it puts the City in a tough position when an employee feels they have been harassed. He said he is passionate about employees and the respect they deserve. He publicly apologized to Code Enforcement Officer Cabales for being wrongly accused of something. He noted that there are policies in the Charter regarding employees. Mayor Bagshaw said he wants to make sure that it is conveyed to Code Enforcement

Officer Cabales that a public apology has been made. City Attorney Smith confirmed for Council President Dowless that if a Council Member has an employee concern, they should talk to the Mayor.

- **Council Member Powell**

No report.

- **Council Member Henley**

Council Member Henley reminded Council Members that budget is around the corner and wants to lay the groundwork on how the budget is prepared. She said she wants the budget numbers to be provided to McDermit-Davis to do the inputting. She said there may or may not be an additional cost. Mayor Bagshaw said he will discuss this with the accounting firm and that there should not be an additional cost.

- **Council Member Chotas**

No report.

## ADJOURNMENT

Having no further business or discussion, Council Member Chotas motioned to adjourn the meeting at 9:31 p.m.; seconded by Council Member Powell.

**ATTEST:**

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

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

Approved by Council on \_\_\_\_\_

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ORDINANCE NO. 2016-08

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA REZONING CERTAIN LANDS GENERALLY LOCATED ON THE SOUTH SIDE OF HOLDEN AVENUE NEAR THE INTERSECTION OF HOLDEN AVENUE AND HOLDEN RIDGE AVENUE COMPRISING APPROXIMATELY 13.46 ACRES +/- FROM R1A AND R1AA (SINGLE FAMILY DWELLING) TO PD (PLANNED DEVELOPMENT); PROVIDING FOR A PLANNED DEVELOPMENT ON SAID LANDS AND PROVIDING FOR THE TERMS AND CONDITIONS OF SUCH DEVELOPMENT; PROVIDING THAT THE OFFICIAL ZONING MAP BE MODIFIED ACCORDINGLY; PROVIDING FOR CONFLICTS; SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant has filed an application for rezoning of those lands described herein to PD (Planned Development); and

WHEREAS, the City Council of the City of Edgewood has received a presentation from the applicant, public input, and recommendations from staff and the Planning and Zoning Board related to the rezoning; and

WHEREAS, the PD (Planned Development) zoning classification is consistent with the City of Edgewood Comprehensive Plan, Future Land Use Map; and

WHEREAS, the City Council of the City of Edgewood finds the PD (Planned Development) zoning classification to be in the best interest of the inhabitants of the City of Edgewood provided certain conditions of development consistent with the PD (Planned Development) zoning classification are satisfied and, accordingly, desires to amend the Official Zoning Map as hereinafter set forth.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDGEWOOD, FLORIDA:

**Section 1: Property rezoned from R1AA (Single Family Dwelling) to PD (Planned Development).**

That certain property described below is hereby rezoned from R1AA (Single Family Dwelling) to PD (Planned Development), subject to the conditions set forth in this ordinance. Said property is more particularly described as:

THE WEST 165.00 FEET OF THE FOLLOWING TRACT:  
BEGINNING AT A POINT 440 FET EAST OF THE  
NORTHWEST CORNER OF THE NORTHWEST ¼ OF THE  
NORTHWEST ¼ OF SECTION 14, TOWNSHIP 23 SOUTH,

45 RANGE 29 EAST, RUN THENCE EAST 352 FEET; THENCE  
46 SOUTH 1320 FEET TO THE SOUTH LINE OF THE SAID  
47 NORTHWEST ¼ OF THE NORTHWEST ¼ 352 FEET;  
48 THENCE NORTH 1320 FEET TO THE POINT OF  
49 BEGINNING.  
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51 **Section 2: Property rezoned from R1A (Single Family Dwelling) to PD (Planned**  
52 **Development).**  
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54 That certain property described below is hereby rezoned from R1A (Single  
55 Family Dwelling) to PD (Planned Development), subject to the conditions set forth in this  
56 ordinance. Said property is more particularly described as:  
57

58 THE EAST 187.00 FEET OF THE FOLLOWING TRACT:  
59 BEGINNING AT A POINT 440 FEET EAST OF THE  
60 NORTHWEST CORNER OF THE NORTHWEST ¼ OF THE  
61 NORTHWEST ¼ OF SECTION 14, TOWNSHIP 23 SOUTH,  
62 RANGE 29 EAST, RUN THENCE EAST 352 FEET; THENCE  
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65 ALONG THE SOUTH LINE OF THE SAID NORTHWEST ¼  
66 OF THE NORTHWEST ¼ 352 FEET; THENCE NORTH 1320  
67 FEET TO THE POINT OF BEGINNING;  
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71 N 380 FT OF W 100 FT OF E 526.7 FT OF NW ¼ OF NW ¼  
72 (LESS N 30 FT RD R/W) OF SEC 14-23-29  
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74 TOGETHER WITH  
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76 N 380 FT OF W 303 FT OF E 426.7 FT OF NW ¼ OF NW ¼  
77 (LESS N 155 FT OF E 125 FT & LESS N 155 155 FT OF W 128  
78 FT & LESS N 30 FT FOR RD) SEC 14-23-29  
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80 TOGETHER WITH  
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82 N 155 FT OF W 125 FT OF E 248.7 FT OF NW ¼ OF NW ¼  
83 (LESS N 30 FT RD R/W) OF SEC 14-23-29  
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85 TOGETHER WITH  
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87 N 155 OF W 128 FT OF E 426.7 FT OF NW ¼ OF NW ¼ (LESS  
88 N 30 FT FOR RD R/W) OF SEC 14-23-29

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**Section 3: Adoption of Land Use Plan and Development Plan.**

The Land Use Plan, attached hereto as Exhibit "A" and the Development Plan, attached hereto as Exhibit "B," for the property described above is approved and adopted subject to the additional conditions contained herein.

**Section 4: Terminology.**

For the purposes of this Ordinance, the term "Developer" shall refer to any person, corporation or entity, which carried out any building activity, makes any natural change in the use or appearance of any structure or land, or divides the property into two or more parcels.

**Section 5: Development.**

The subject property shall be developed in accordance with the Land Use Plan and Development Plan approved herein and shall be subject to the following additional conditions.

- A. The developer shall be allowed to construct fifty-three single family residences on the property.
- B. Subdivision of lots shall comply with all regulations and ordinances in force at the time of subdivision plan approval.
- C. Access to the site shall be provided on Holden Avenue directly opposite Tinsley Drive.
- D. Density shall not exceed 4.0 dwelling units/acre.
- E. Minimum lot size shall be 6000 square feet.
- F. Minimum dwelling size shall be 1800 square feet of livable space.
- G. Minimum lot width shall be 50 feet.
- H. Minimum front yard building setback shall be 25 feet.
- I. Minimum rear yard building setback shall be 20 feet.
- J. Minimum side yard setback shall be 5 feet.

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A buffer yard of at least 15 feet in width shall be located along the western property perimeter where the property is adjacent to existing residential lots and/or parcels. The buffer yard may not be counted toward the minimum yard setbacks. The buffer area can be used for stormwater management provided:

- (i) Any such stormwater management consists of a dry bottom stormwater management pond;
- (ii) The stormwater management pond is sodded;
- (ii) The stormwater management pond is designed and constructed to be dry within 72 hours after a 25-year storm event;
- (iii) A skimmer must be provided to minimize the accumulation of trash and pollutants;
- (iv) At least five percent of the area above the peak stage elevation must be landscaped with at least 50 percent of the required area landscaped with plant materials other than ground cover (the use of native plant species is encouraged).

K. A masonry wall or solid low-maintenance fence of consistent material and at least six feet in height shall be constructed around the entire perimeter of the subject property except that portion of the subject property adjacent to Holden Avenue.

L. A masonry brick wall with equally spaced columns shall be constructed along the Holden Avenue perimeter and along the entry road of subdivision entrance.

M. Irrigated landscaping shall be placed on the Holden Avenue side of the wall and along the entry road of subdivision entrance. The landscaping shall include a continuous hedge, ground cover, and trees that will not interfere with the overhead utility lines. The continuous hedge shall be at least 30 inches high at planting of a species capable of growing to at least 36 inches in height within 18 months, which hedge shall be maintained at a height not less than 36 inches. The height of the hedge shall be measured from site grade. All requisite landscaping, whether preserved or newly planted, must demonstrate health and viability after issuance of the certificate of occupancy/completion. The city may perform a courtesy inspection of the landscaping within 90 days after issuance of the certificate of occupancy/completion. If the landscaping appears to be under stress, staff shall notify the developer/HOA. A compliance inspection will be performed approximately one year after landscape installation. If the landscaping is not viable, notice shall be given to the developer/HOA, and the developer/HOA shall be responsible for restoring the landscaping within a time period acceptable to the city.

N. A homeowners' association (HOA) shall be created and shall maintain in perpetuity all perimeter walls, common open space, buffer areas, common

- 175 irrigation, streets, sidewalks, street lighting, signage, and retention and drainage  
176 systems.
- 177
- 178 O. The buffer yard and all portions of the subject property upon which perimeter  
179 walls are constructed shall be owned by the HOA.
- 180
- 181 P. The streets, street lighting, signage, and drainage systems within the development  
182 are to be private, owned and maintained by the HOA. The City shall not pay for  
183 any portion of the cost of constructing or maintaining the private streets, street  
184 lighting, signage, and drainage systems. The HOA shall own and be responsible  
185 for all costs associated with the maintenance and reconstruction of the private  
186 streets, drainage facilities, street lighting, sidewalks, signage, and related  
187 appurtenances, and the City has no obligation to maintain the private streets,  
188 sidewalks, signage, and drainage systems.
- 189
- 190 Q. The private streets must be constructed within a separate tract owned by the HOA.  
191 This tract must conform to the City's standards for public streets/right-of-way.  
192 The City shall have the right to inspect the private streets and related  
193 appurtenances at any time, and require the HOA to provide the repairs needed to  
194 ensure emergency access and quality of life for residents. The City Council shall  
195 be the final judge of whether such repairs are needed.
- 196
- 197 R. An easement over the platted roadway right-of-way tract must be dedicated or  
198 otherwise granted to the owners of each lot within the subdivision and to all their  
199 successors in interest. Unrestricted access rights over the platted street tract must  
200 also be granted to the City and utility providers providing use of the property for  
201 any purpose related to the exercise of a governmental service or function,  
202 including but not limited to fire and police protection, inspection and code  
203 enforcement. The easement shall permit the City/Orange County to remove any  
204 vehicle or obstacle within the private street tract that impairs emergency access.
- 205
- 206 S. Guard houses, access control gates and cross arms may be constructed. The  
207 restricted access entrances must be manned 24 hours every day, or provide an  
208 alternative means of ensuring access to the subdivision by the City and other  
209 public/utility service providers with appropriate identification.
- 210
- 211 T. Restricted Access Entrance Design Standards - Any private street that has an  
212 access control gate or cross arm must have a minimum uninterrupted pavement  
213 width of 20 feet at the location of the access control device. Gate designs may  
214 incorporate one or two gate sections to meet the required minimum width of 20  
215 feet.
- 216
- 217 U. Entryway gates must be equipped with an audio (siren) override device to allow  
218 emergency access to the subdivision by fire/rescue, police and other emergency-

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response personnel. The audio-override device must be submitted to the fire and rescue department for inspection and the entrance gates may not be closed unless and until the department determines that the device is acceptable and in good working order. Emergency Responders shall have the right to enter the subdivision and remove any gate or device that is a barrier to access at the sole expense of the HOA, subject to approval by the City Council. The HOA's documents must contain provisions in conformity with this paragraph that must not be amended without the written consent of the City.

- V. The entryway gate must include a box, labeled "City of Edgewood," with a master-keyed padlock, and the box must contain a key, a card-key, a code, a remote-control device, or some other means by which public service and utility workers may gain access to the subdivision. The means of access must be approved by the City, public service/utility providers and the box must be installed prior to the city's issuance of the certificate of completion for the subdivision infrastructure. Any other utilities serving the subdivision must have similar access, and the names of such utilities must be on the outside of the box containing the means of access.
  
- W. Water, sanitary sewer, storm drainage facilities placed within the private street tract shall be installed to city/utility provider standards. All storm drainage facilities in the subdivision shall remain within the ownership and maintenance responsibilities of the HOA. All city regulations relating to infrastructure financing, performance bonds, developer cost participation and capital cost recovery shall apply to the subject development. Any and all city executable maintenance bonds covering subdivision construction shall be transferred to the HOA upon approval of the private street subdivision by the City Council.
  
- X. The private street must be equipped for visitor access. In addition to the above Restricted Access Entrance Design Standards, said visitor entrance must be equipped with a call or code box located at least 50 feet from the boundary of the subdivision to provide for visitors calling in and vehicle queuing. The City reserves the right to require the developer to provide a detailed study to determine if the traffic generated by the proposed development will warrant the call or code box to be set back greater than the 50-foot minimum requirement in order to ensure sufficient vehicle storage or queuing space. A turn-around space with a minimum outside radius of 30 feet must be located between any call or code box and access control gate or cross arm to allow vehicles denied access to safely exit onto public streets in a "head out" position. A sign must be erected next to the edge of such turn around space to prohibit vehicle parking in such space.
  
- Y. Parking for each lot shall be designed to allow two parking spaces in the garage and two spaces in the driveway for a total of four (4) parking spaces per

262 residence. Sidewalks shall be placed to not interfere with the driveway parking  
263 spaces required herein.

264  
265 Z. Simultaneous with or prior to the recording of the subdivision final plat, the  
266 developer must record in the public records of Orange County, Florida, a  
267 document or documents ("declaration") that shall govern all platted lots within the  
268 subdivision, shall impose requirements and restrictions that run with the land, and  
269 shall address the responsibilities for the ongoing maintenance and repair of the  
270 subdivision infrastructure. The terms of the declaration shall be, to the city's  
271 satisfaction, legally sufficient and enforceable to accomplish or otherwise ensure,  
272 at a minimum, the following:

273  
274 (i) Require the establishment and maintenance of an HOA budget account for  
275 annual routine maintenance and repair of the streets, street lights,  
276 landscaping, sidewalks, fence/wall, and drainage system, including  
277 stormwater detention and retention areas.

278  
279 (ii) Require the establishment and maintenance of an HOA reserve account for  
280 major capital repair and replacement of the subdivision's streets.

281  
282 (iii) Require the establishment and maintenance of an HOA reserve account for  
283 major capital repair and replacement of the subdivision's stormwater  
284 retention and detention facilities.

285  
286 (iv) Require the establishment and maintenance of an HOA reserve account for  
287 major capital repair and replacement of other subdivision infrastructure  
288 such as sidewalks, stormwater conveyance systems, curbing, wall/fences,  
289 etc.

290  
291 (v) Require the establishment and maintenance of an HOA budget account for  
292 storm debris clean-up and removal, such as clearing downed trees,  
293 landscape, and other storm-created debris from the subdivision's streets,  
294 sidewalks and drainage facilities.

295  
296 (vi) Provide that:

297  
298 a. Until turnover of the HOA to the property owners and/or transfer  
299 of control of subdivision infrastructure to the HOA, all  
300 maintenance and repair of streets, street lighting, landscaping,  
301 walls/fences, sidewalks and the drainage system, including  
302 stormwater detention/retention areas, is the responsibility of the  
303 developer;  
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- b. Prior to turnover of the HOA and/or transfer of control of subdivision infrastructure to the property owners, the developer may expend monies in the routine-infrastructure-maintenance account for such maintenance and repair, but only with the written consent of the board of directors of the HOA; and
  
  - c. Insufficiency of monies in the routine-infrastructure-maintenance account shall not act to relieve the developer of any responsibility to maintain and repair the streets, sidewalks, streetlights, and drainage system (including stormwater detention/retention areas) properly prior to turnover of the HOA and/or transfer of control of subdivision infrastructure.
- (vii) Require that:
- a. No earlier than one hundred eighty (180) days before turnover of the HOA and/or transfer of control of subdivision infrastructure to the property owners, the developer must retain the services of a Florida registered engineer experienced in subdivision construction (other than the engineer of record for the subdivision as of the date of the city's approval of the subdivision infrastructure construction plans, and engineers who are principals of, employed by, or contractors of the same firm as the engineer of record) to inspect the streets, sidewalks, street lighting, and drainage system, including stormwater detention/retention areas in accordance with the existing approved plans, and prepare a report recommending the amount of scheduled maintenance and unscheduled repair that likely will be needed each year for the streets, sidewalks and drainage system (including stormwater detention/retention areas), in accordance with standards that may be established and revised from time to time by the City Engineer or his or her designee, which recommends the amounts of money that should be deposited each year in the routine-infrastructure-maintenance account, and determining what repairs, if any, are needed prior to turnover of the HOA;
  
  - b. The report be signed and sealed by the engineer;
  
  - c. The developer shall pay the cost of this initial engineer's report, which payment may be made from the routine-infrastructure-maintenance account;

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- d. A copy of the initial engineer's report shall be provided to all owners of lots, blocks, and tracts in the subdivision and to the City Engineer within fifteen (15) days after it is completed;
  - e. Any needed repairs or replacements identified by the report be completed by the developer, at the developer's sole expense, prior to either the developer's turnover of the HOA to the property owners of the subdivision or transfer of control of subdivision infrastructure to the HOA, whichever occurs first; and
  - f. If turnover of the HOA and/or transfer of control of subdivision infrastructure occurs and the foregoing requirements have not been fulfilled, the rights of the HOA, any of its members, and any and all owners of land in the subdivision to enforce these requirements against the developer shall survive the turnover of the HOA to the property owners, with the prevailing party to be entitled to attorneys' fees and costs.
- (viii) Require that, after turnover of control of the HOA, or turnover of control of the subdivision infrastructure to the property owners:
- a. The HOA shall obtain an inspection of the streets, sidewalks and drainage systems, including stormwater detention/retention areas, by a Florida-registered engineer experienced in subdivision construction no less frequently than once every three (3) years after the initial engineer's inspection; and
  - b. Using good engineering practice, and in accordance with standards that may be established and revised from time to time by the City Engineer or his or her designee, or in accordance with such other standards as may be adopted from time to time by the HOA, or in accordance with such standards as the HOA's engineer may determine to be appropriate, the inspection determine the level of maintenance and repair (both scheduled and unscheduled) needed, the amounts of funding needed each year for the next three (3) years in the routine-infrastructure-maintenance account to pay for such maintenance and repair, and any repairs then needed;
  - c. That the inspection be written in a report format; and
  - d. A copy of each engineering report be provided to each owner of property in the gated community within fifteen (15) days of completion of the report; and

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- e. Within one hundred eighty (180) days of receipt of each tri-annual engineering report, the HOA complete all remedial work identified and recommended by the engineer.
  
- (ix) The developer (so long as the developer retains control of the board of directors of the HOA) and the HOA expressly indemnify and hold the City of Edgewood and its officers and employees harmless from any cost of maintenance, repair, and reconstruction of, or tort liability or award of damages related to or arising in connection with, the streets, sidewalks, street lights, walls/fences, drainage system (including stormwater retention/detention area), and/or any other subdivision infrastructure.
  
- (x) No contract for the sale and purchase of a residential lot or home in the subdivision shall be effective until cost disclosure statement ("disclosure statement") has been provided to and executed by such purchaser.
  
- (xi) Expressly declare that property owners receive no discount in property or other taxes because of private streets or drainage system.
  
- (xii) Require that each initial purchaser of a residential lot in the gated subdivision for the personal or family use of the purchaser receive a copy of the declaration at or prior to the time the sales contract is executed, together with the current budget for the HOA, including a schedule disclosing the then-existing amounts of the periodic assessments for each of the HOA accounts and a copy of the most recent year-end financial statement for the HOA, and if none are then existing, a good faith estimate of the HOA operating budget, along with a form to be signed by such initial purchaser acknowledging receipt of a copy of the declaration, budget, financial statement or good faith estimate, and that the original of the form acknowledging receipt of a copy of the declaration is to be attached to the sales contract as an exhibit or appendix. Such schedule must also state that the periodic assessments for the HOA accounts do not necessarily include assessments for either the routine maintenance of or the capital repair and replacement of HOA facilities not related to subdivision infrastructure (such as common area landscaping, entrance and exit gates, walls, etc.).
  
- (xiii) Declare that upon any default by the HOA or the developer in any requirements of the declaration, the City, at its option and after due notice of its declaration of a default and a reasonable time to cure, may prohibit closure of the gates and, upon dedication or conveyance of the rights-of-way to the City, assume responsibility for maintenance, using all HOA monies on deposit in the routine-infrastructure-maintenance account and the several capital-repair accounts or, if no monies exist or if an

- 435 insufficient amount exists, using such other revenues or financing methods  
436 as the City may elect, including (but not limited to) special assessments  
437 against the subdivision lots, blocks, and tracts.  
438
- 439 (xiv) Require that enforcement of traffic laws within the gated community, as  
440 requested by the HOA, shall be by the City Police Department and that all  
441 costs of enforcement incurred by the City shall be paid by the HOA.  
442
- 443 (xv) Provide a procedure for nonbinding mediation in the event of a dispute  
444 between any homeowner and the developer, or between the HOA and the  
445 developer, with respect to the repair and maintenance of the streets,  
446 sidewalks, street lighting, drainage system or other subdivision  
447 infrastructure or appurtenances and/or funding for such maintenance and  
448 repair.  
449
- 450 (xvi) Provide that:
- 451 1. The HOA, any member of the HOA, and any and all owners of  
452 land in the subdivision shall have the right jointly and severally to  
453 enforce against the developer the requirements and provisions of  
454 the declaration required hereunder, with the prevailing party being  
455 entitled to attorney's fees and costs;
  - 456 2. Any member of the HOA and any and all owners of land in the  
457 subdivision shall have the right to enforce against the HOA the  
458 requirements and provisions of the declaration required hereunder,  
459 with the prevailing party being entitled to attorneys' fees and costs;  
460 and
  - 461 3. Venue for any such enforcement action shall be in the Ninth  
462 Judicial Circuit of Florida, in Orange County.  
463
- 464 (xvii) Provide that any transfer of subdivision infrastructure (including the  
465 property on which the subdivision infrastructure is located) to the City of  
466 Edgewood or other governmental entity is prohibited without the  
467 concurrence of the owners of two-thirds (2/3) (or such higher percentage  
468 as the declaration may provide) of the platted lots.  
469
- 470 (xviii) No portion of the association's documents pertaining to the maintenance  
471 of the private streets, sidewalks, street lighting, and drainage systems, and  
472 assessments thereto shall be amended without the written consent of the  
473 City.
- 474 (xix) The Declaration must contain language whereby the HOA, as owner of the  
475 private streets, sidewalks and appurtenances, agrees to release, indemnify,  
476 defend and hold harmless the City, its officers, agents, licensees, servants  
477 and employees, from and against any and all claims or suits for property  
478 damage or loss and/or personal injury, including death, to any and all

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persons, of whatsoever kind of character, whether real or asserted, arising out of or in connection with, directly or indirectly: a) the reasonable use of the private streets and sidewalks, emergency access, utility easements, entrance gate or structure by the City, its officers, agents, licensees, servants and employees; b) the condition of the private streets, sidewalks, private street lights, private entrance gates or structures, private walls or fences, private pedestrian access, private storm drainage systems and emergency access; or c) any use of the subdivision with private streets by the City, County, or Utility provider, its officers, agents, licensees, servants and employees for any purpose related to the exercise of a governmental function or service, whether or not caused, in whole or in part, by alleged negligence of officers, agents, servants, employees, contractors, subcontractors, licensees or invitees of City. The HOA shall be responsible for carrying liability insurance to meet the requirements in this paragraph. Those portions of the HOA's documents pertaining to the subject matter contained in this paragraph must not be amended without the written consent of the City.

(xx) The HOA must not be dissolved without the prior written consent of the City.

**Section 6: Zoning map.**

The Official City Zoning Map shall be amended to conform to the zoning assigned as described in Section 2 of this Ordinance.

**Section 7: Conflicts.**

All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed.

**Section 8: Severability.**

Should any section or part of this Ordinance be declared invalid by any court of competent jurisdiction, such adjudication shall not apply or affect any other provision of this Ordinance, except to the effect that the entire section or part of the section may be inseparable in meaning and effect from section to which such holding shall apply.

**Section 9: Effective date.**

This ordinance shall take effect immediately upon its final adoption by the City Council of the City of Edgewood, Florida.

PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

523 PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

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526

CITY OF EDGEWOOD, FLORIDA

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CITY COUNCIL

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

531

ATTEST:

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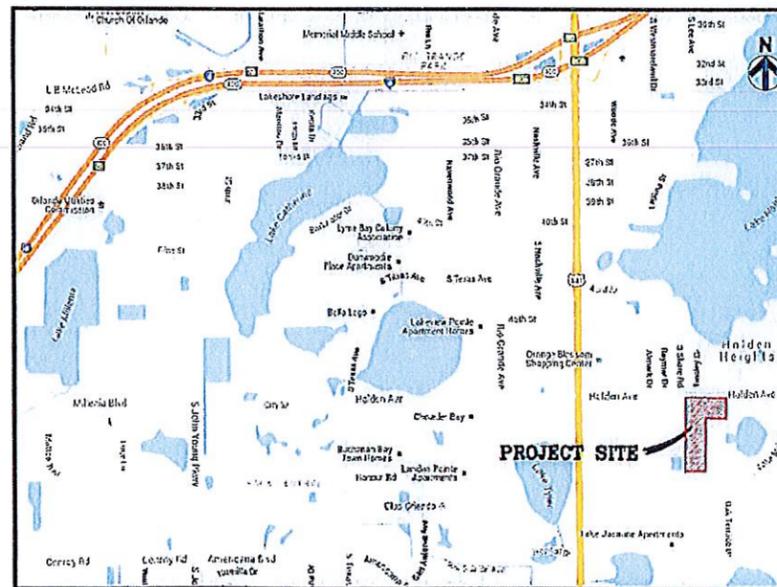
\_\_\_\_\_  
Bea Meeks, City Clerk

# HOLDEN AVENUE PD LAND USE PLAN ORLANDO, FLORIDA

PARCEL ID# 14-23-29-0000-00-004  
14-23-29-0000-00-005  
14-23-29-0000-00-062  
14-23-29-0000-00-064  
14-23-29-0000-00-063 &  
14-23-29-0000-00-042

JUNE 15, 2016

LOCATION MAP:



### LEGAL DESCRIPTION

#### LEGAL DESCRIPTION PARCEL A

THE WEST 165.00 FEET OF THE FOLLOWING TRACT: BEGINNING AT A POINT 440 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, RUN THENCE EAST 352 FEET; THENCE SOUTH 1320 FEET TO THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE WEST ALONG THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 352 FEET; THENCE NORTH 1320 FEET TO THE POINT OF BEGINNING.

#### LEGAL DESCRIPTION PARCEL B

THE EAST 187.00 FEET OF THE FOLLOWING TRACT: BEGINNING AT A POINT 440 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, RUN THENCE EAST 352 FEET; THENCE SOUTH 1320 FEET TO THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE WEST ALONG THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 352 FEET; THENCE NORTH 1320 FEET TO THE POINT OF BEGINNING.

N 330 FT OF W 100 FT OF E 526.7 FT OF NW1/4 OF NW1/4 (LESS N 30 FT RD R/W) OF SEC 14-23-29

N 380 FT OF W 303 FT OF E 428.7 FT OF NW1/4 OF NW1/4 (LESS N 155 FT OF E 125 FT & LESS N 155 FT OF W 128 FT & LESS N 30 FT FOR RD) SEC 14-23-29

N 155 FT OF W 125 FT OF E 248.7 FT OF NW1/4 OF NW1/4 (LESS N 30 FT RD R/W) OF SEC 14-23-29

N 155 FT OF W 128 FT OF E 426.7 FT OF NW1/4 OF NW1/4 (LESS N 30 FT FOR RD R/W) OF SEC 14-23-29

TOTAL ACREAGE 13.46 ACRES MORE OR LESS

AVCON PROJECT NO. 2015.099.41

DATE 01/22/2016

### REVISIONS

NO.	DATE	DESCRIPTION	SHEETS
~	~	~	~

### Sheet List Table

Sheet Number	Sheet Title
CS000	Cover Sheet
C100	Project Survey
C200	Aerial, Soils, Topo & Flood Plain
C300	Land Use Plan
C301	Concept Plan

### PROJECT TEAM:

#### OWNER

KAREN JANE THORNTON  
2920 BIRON RD.  
SAINT CLOUD, FL 34772  
(407) 333-3233

FIRST EQUITY DEVELOPMENT GROUP INC.  
5300 S ORANGE AVE.  
ORLANDO, FL 32809

#### APPLICANT

KHALED HUSSEIN  
6671 CURRITUCK SOUND LN.  
ALTAMONTE SPRINGS, FL 32829  
(321) 695-7772

#### CIVIL ENGINEER

AVCON, INC.  
5555 EAST MICHIGAN STREET, SUITE 200  
ORLANDO, FL 32822  
(407) 599-1122

#### SURVEYOR

AMERICAN SURVEYING & MAPPING, INC.  
1030 N. ORLANDO AVE. SUITE B  
WINTER PARK, FLORIDA 32789  
(407) 426-7979

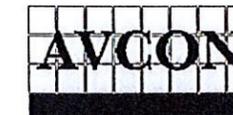
### UTILITY PROVIDERS

#### SEWER

ORANGE COUNTY UTILITIES (OCU)  
9150 CURRY FORD RD,  
ORLANDO, FL 32825  
(407) 836-5515

#### WATER

ORLANDO UTILITIES COMMISSION (OUC)  
3800 GARDENIA AVE  
ORLANDO, FL  
(407) 423-9018



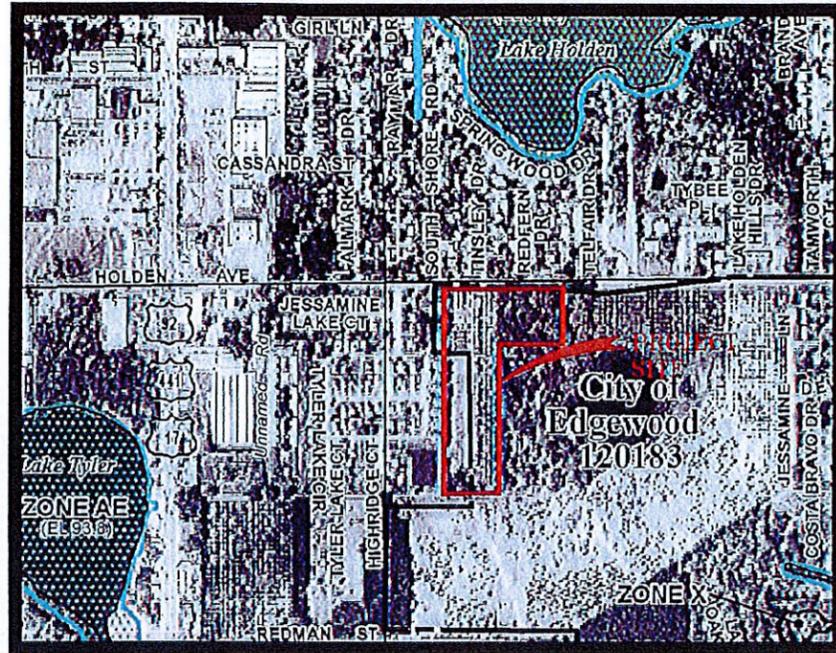
AVCON, INC.  
ENGINEERS & PLANNERS  
5555 East Michigan Street, Suite B Orlando, FL 32822-7779  
COA# 1403, S&L# 132, A&E# (407) 599-1122  
CORPORATE OFFICE: 1030 N. ORLANDO AVE. SUITE B WINTER PARK, FL 32789

### ENGINEER OF RECORD:

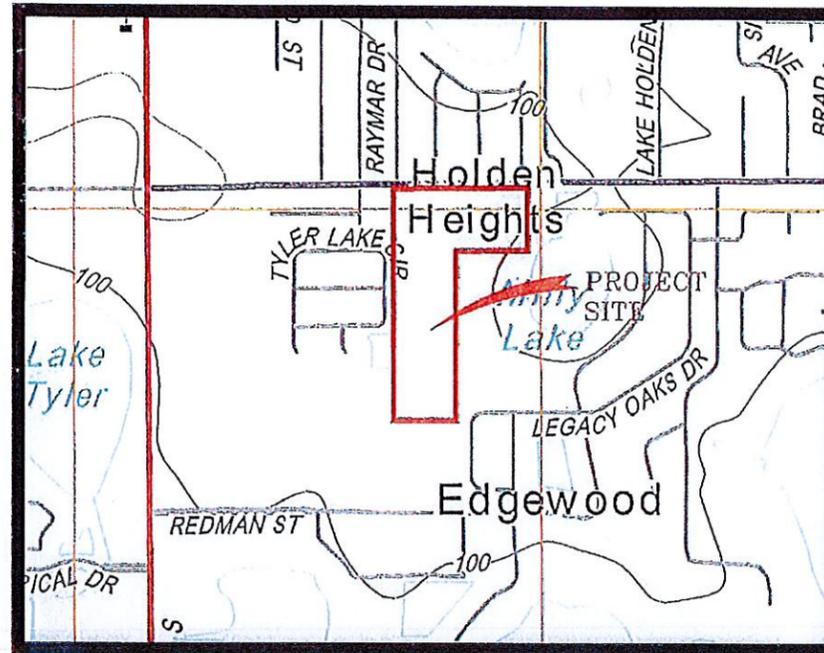
DARIN ALEX LOCKWOOD  
FL P.E. #63504

RECEIVED  
 JUN 15 2015  
 CITY OF EDGEWOOD

FLOOD MAP



USGS TOPO MAP



SOILS MAP



- SOILS LEGEND**
- 3 BASINGER FINE SAND DEPRESSIONAL, 0 TO 1 PERCENT SLOPES
  - 43 SEFFNER FINE SAND, 0 TO 2 PERCENT SLOPES
  - 48 TAVARES-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES
  - 99 WATER

AERIAL MAP



DARIN ALEX LOCKWOOD,  
 P.E. #63504

LAND USE PLAN

HOLDEN AVENUE PD

AERIAL, SOILS, TOPO &  
 FLOOD PLAN

ATTENTION:  
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SCALE:

REVISIONS:			
NO.	DATE	BY	DESCRIPTION
-	-	-	-

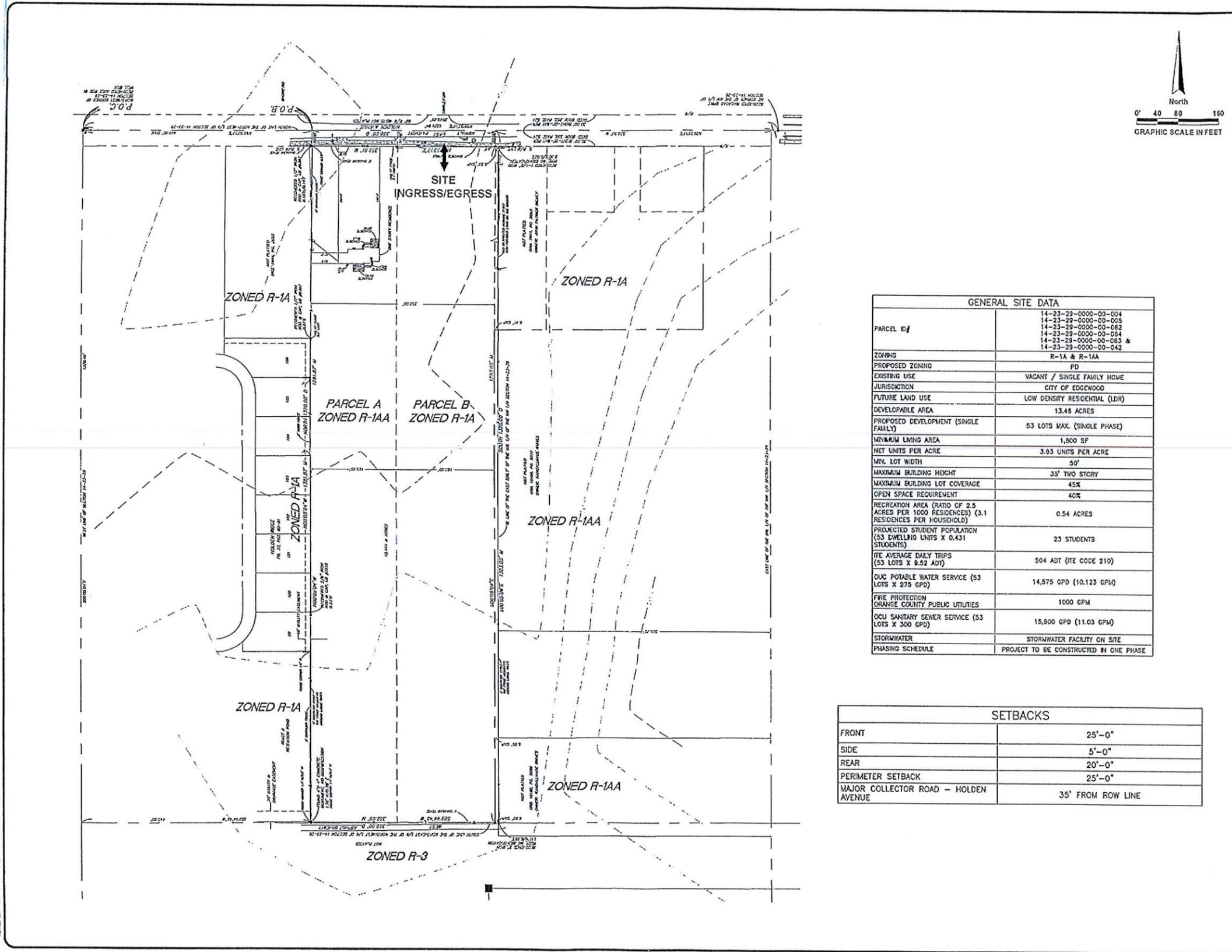
DESIGNED BY: RVB  
 DRAWN BY: CFB  
 CHECKED BY: DAL  
 APPROVED BY: RVB  
 DATE: 06-15-2016

AVCON PROJECT No. 2015.099.41

SHEET NUMBER

C200

RECEIVED  
 JUN 15 2015  
 CITY OF EDGEWOOD



GENERAL SITE DATA	
PARCEL ID#	14-23-29-0000-00-004 14-23-29-0000-00-005 14-23-29-0000-00-062 14-23-29-0000-00-064 14-23-29-0000-00-063 & 14-23-29-0000-00-042
ZONING	R-1A & R-1AA
PROPOSED ZONING	PD
EXISTING USE	VACANT / SINGLE FAMILY HOME
JURISDICTION	CITY OF EDGEWOOD
FUTURE LAND USE	LOW DENSITY RESIDENTIAL (LDR)
DEVELOPABLE AREA	13.46 ACRES
PROPOSED DEVELOPMENT (SINGLE FAMILY)	53 LOTS MAX. (SINGLE PHASE)
MINIMUM LIVING AREA	1,800 SF
NET UNITS PER ACRE	3.93 UNITS PER ACRE
MIN. LOT WIDTH	50'
MAXIMUM BUILDING HEIGHT	35' TWO STORY
MAXIMUM BUILDING LOT COVERAGE	45%
OPEN SPACE REQUIREMENT	40%
RECREATION AREA (RATIO OF 2.5 ACRES PER 1000 RESIDENCES) (3.1 RESIDENCES PER HOUSEHOLD)	0.54 ACRES
PROJECTED STUDENT POPULATION (53 DWELLING UNITS X 0.431 STUDENTS)	23 STUDENTS
ITE AVERAGE DAILY TRIPS (53 LOTS X 9.52 ADT)	504 ADT (ITE CODE 210)
OCU POTABLE WATER SERVICE (53 LOTS X 275 GPD)	14,575 GPD (10.123 GPM)
FIRE PROTECTION	1000 GPM
OCU SANITARY SEWER SERVICE (53 LOTS X 300 GPD)	15,900 GPD (11.03 GPM)
STORMWATER	STORMWATER FACILITY ON SITE
PHASING SCHEDULE	PROJECT TO BE CONSTRUCTED IN ONE PHASE

SETBACKS	
FRONT	25'-0"
SIDE	5'-0"
REAR	20'-0"
PERIMETER SETBACK	25'-0"
MAJOR COLLECTOR ROAD - HOLDEN AVENUE	35' FROM ROW LINE



DARIN ALEX LOCKWOOD,  
 P.E. #63504

LAND USE PLAN

HOLDEN AVENUE PD

LAND USE PLAN

ATTENTION:  
 THIS DOCUMENT CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION. ALL OF WHICH IS EXPRESSLY PROVIDED BY AVCON, INC. FOR USE BY THE INTENDED RECIPIENT, AND FOR A SPECIFIC PURPOSE. WITHOUT THE EXPRESS WRITTEN CONSENT OF AVCON, INC. ANY REPRODUCTION, REPRODUCTION, OR OTHER USE OF THIS DOCUMENT, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED.

SCALE:			
REVISIONS:			
NO.	DATE	BY	DESCRIPTION

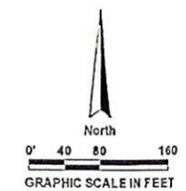
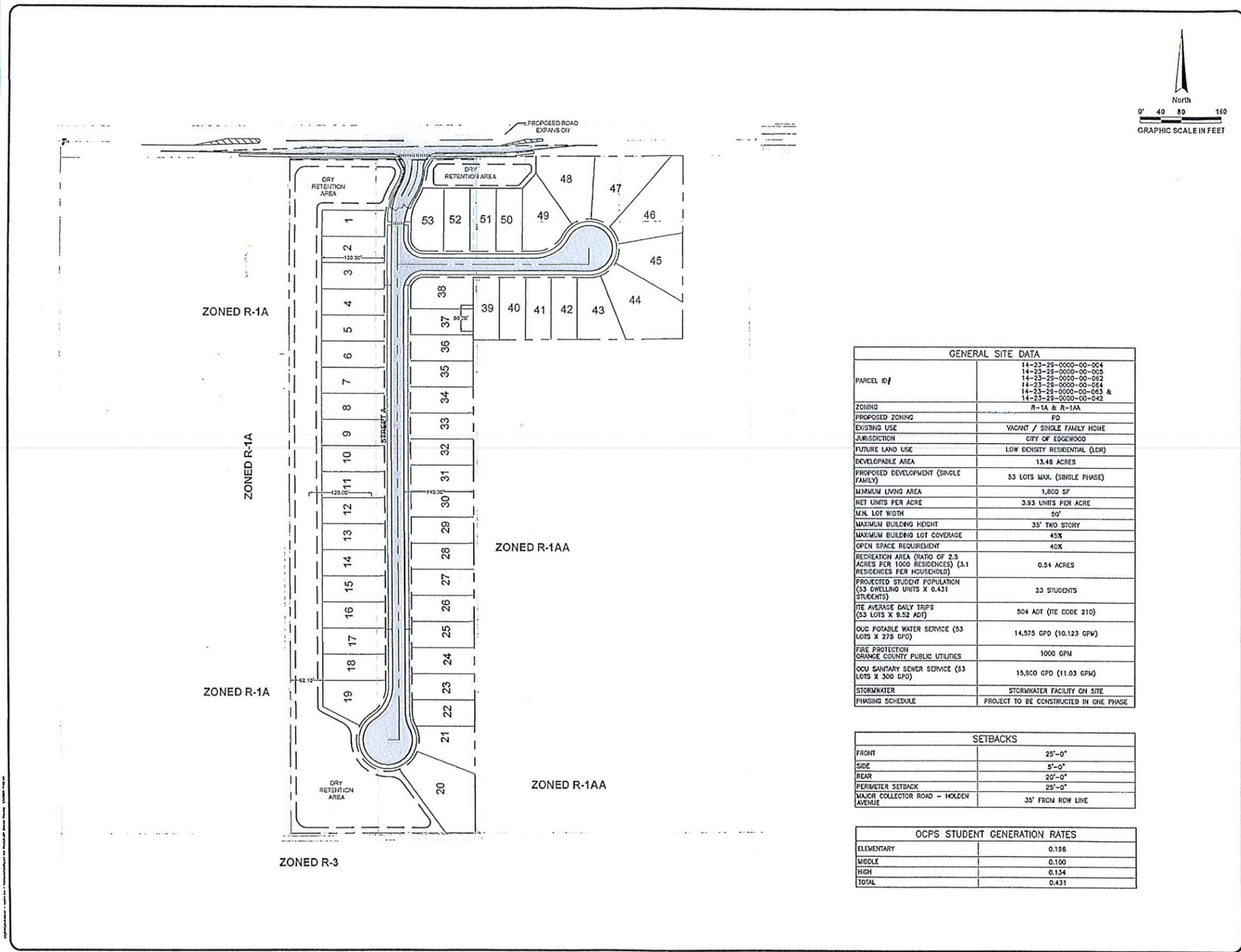
DESIGNED BY: RVB  
 DRAWN BY: CFS  
 CHECKED BY: DAL  
 APPROVED BY: RVB  
 DATE: 06-15-2016

AVCON PROJECT No. 2015.099.41

SHEET NUMBER

C300

JUN 15 2016  
CITY OF EDGEWOOD



DARIN ALEX LOCKWOOD,  
P.E. #63504

LAND USE PLAN

HOLDEN AVENUE PD

CONCEPT PLAN

ATTENTION:  
THIS DOCUMENT CONTAINS PRIVILEGED AND PROPRIETARY INFORMATION, ALL OF WHICH IS EXPRESSLY PROVIDED BY AVCON, INC. FOR USE BY THE INTENDED RECIPIENT, AND FOR A SPECIFIC PURPOSE. WITHOUT THE EXPRESS WRITTEN CONSENT OF AVCON, NO COPY, DISTRIBUTION, REPRODUCTION, OR OTHER USE OF THIS DOCUMENT, IN WHOLE OR IN PART, IS PERMITTED.

GENERAL SITE DATA	
PARCEL ID#	14-23-29-0000-00-004 14-23-29-0000-00-005 14-23-29-0000-00-062 14-23-29-0000-00-064 14-23-29-0000-00-063 & 14-23-29-0000-00-042
ZONING	R-1A & R-1AA
PROPOSED ZONING	PD
EXISTING USE	VACANT / SINGLE FAMILY HOME
JURISDICTION	CITY OF EDGEWOOD
FUTURE LAND USE	LOW DENSITY RESIDENTIAL (LDR)
DEVELOPABLE AREA	13.46 ACRES
PROPOSED DEVELOPMENT (SINGLE FAMILY)	53 LOTS MAX. (SINGLE PHASE)
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ITE AVERAGE DAILY TRIPS (53 LOTS X 0.52 ADT)	504 ADT (ITE CODE 210)
OCU POTABLE WATER SERVICE (53 LOTS X 275 GPD)	14,575 GPD (10.123 GPM)
FIRE PROTECTION ORANGE COUNTY PUBLIC UTILITIES	1000 GPM
OCU SANITARY SEWER SERVICE (53 LOTS X 300 GPD)	15,900 GPD (11.03 GPM)
STORMWATER	STORMWATER FACILITY ON SITE
PHASING SCHEDULE	PROJECT TO BE CONSTRUCTED IN ONE PHASE

SETBACKS	
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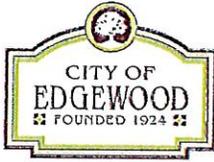
OCPS STUDENT GENERATION RATES	
ELEMENTARY	0.196
MIDDLE	0.100
HIGH	0.134
TOTAL	0.431

SCALE:			
REVISIONS:			
NO.	DATE	BY	DESCRIPTION
-	-	-	-

DESIGNED BY: RVB  
DRAWN BY: CFS  
CHECKED BY: DAL  
APPROVED BY: RVB  
DATE: 06-15-2016

AVCON PROJECT No. 2015.099.41

SHEET NUMBER  
**C301**



*From the desk of the City Clerk....*

*Bea L. Meeks, MMC, CPM, CBTO*

**TO:** Mayor Bagshaw, Council President Dowless, Council Members, Powell, Henley, Fortini and Chotas

**DATE:** July 13, 2016

**RE:** Request to set tentative ad valorem millage rate and establish public hearings on the proposed budget and millage for Fiscal Year 2016/2017

---

The purpose of this memorandum is to recommend that the Edgewood City Council set the proposed operating millage rate for Fiscal Year 2016/2017. The highest allowable millage rate for a taxing entity is ten mills.

- The millage rate for Fiscal Year 2015/2016 is 4.950.
- The rolled-back rate, based on the Property Appraiser's Certification of Taxable Value for the current Calendar Year is 4.4568 mills. The rolled-back rate is that millage rate that will generate the same ad valorem tax proceeds as the prior year exclusive of any new construction.
- That the rate requested be the maximum allowed by state law given the limitations of property tax reform legislation. The adoption of the highest allowable millage rate gives City Council the maximum flexibility in ultimately establishing the final millage rate after the budget workshop(s) in August and the two required public hearings in September.
- Any modification of the tentative rate by City Council during the budget workshop(s) and the public hearings can only be a decrease from the proposed millage rate.

Council agreed to hold the first public hearing on the tentative budget and millage in a Special Council meeting on **Tuesday, September 6, 2016** in the Council Chamber of City Hall at 6:30 p.m., or as soon thereafter as the matter may be heard. This first public hearing is advertised on the Notice of Proposed Property Taxes (TRIM Notice) and is mailed to taxpayers by the Orange County Property Appraiser.

Within 15 days following the tentative budget hearing, the City must advertise its intent to adopt a final millage rate and budget in a newspaper of general paid circulation within the town. The second public hearing on the budget must be held within two to five days after the date the

advertisement is published. The Second and Final Public Hearing is set for **Tuesday, September 20, 2016** at 6:30 p.m., or as soon thereafter as the matter may be heard.

Recommendation:

1. Direct City staff to set the millage at the highest allowable rate given property tax reform.
2. For alternative consideration and direction, Staff is providing Council with information showing three proposed millage rates.
3. Advise the Orange County Property Appraiser's Office of the tentative ad valorem millage rate and public hearing date on the appropriate Form DR-420 in accordance with Truth in Millage (TRIM) requirements.

<b>CURRENT YEAR AGGREGATE TENTATIVE MILLAGE RATE</b>	<b>CURRENT YEAR AGGREGATE RBR</b>	<b>REPRESENTS INCREASE</b>
4.9500	4.7608	3.97%
5.2000	4.7608	9,23%
5.50000	4.7608	15.53%

**[(current year aggregate tentative millage rate ÷ current year aggregate RBR) - 1.00] x 100=% change RBR**

Other:

**Motion Language**

**Millage**

I move to set the City of Edgewood's tentative millage rate for Fiscal Year 2016/2017 at

---

**Budget**

I move to schedule the first public hearing on the City of Edgewood's Fiscal Year 2016/2017 tentative budget and millage rate, as a Special Council Meeting on Tuesday, September 6, 2016, at 6:30 p.m., or as soon thereafter as the matter may be heard.

**Millage History**

1998 – 2000	3.9000
2001	4.1000
2002 – 2007	4.7000
2008 – 2011	3.9500
2012 – 2015	4.7000
2015-2016	4.9500

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<sup>i</sup> The Florida Constitution caps the millage rate assessed against the value of the property at 10 mills per taxing entity. That is, taxing units are prohibited from levying more than \$10 in taxes per \$1,000 of taxable value on properties they tax, without obtaining voter approval at least every two years.

RESOLUTION NO. 2016-06

**A RESOLUTION OF THE CITY OF EDGEWOOD, FLORIDA AMENDING THE CITY'S BUDGET FOR THE 2015-2016 FISCAL YEAR; AUTHORIZING THE MAYOR AND/OR HIS DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THE TERMS AND CONDITIONS OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, at its regular meeting on November 17, 2015, the City Council of the City of Edgewood, Florida adopted Resolution No. 2015-02 approving the annual budget for Fiscal Year 2015/2016; and

**WHEREAS**, it is appropriate to provide for certain transfers, appropriations and authorizations based upon previous and anticipated expenditures and revenues,

**WHEREAS**, the City Council has determined that it is necessary to amend the budget to reflect these changes,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EDGEWOOD, FLORIDA AS FOLLOWS:**

**SECTION 1. BUDGET AMENDMENT:** The City Council of the City of Edgewood, Florida amends the Fiscal Year 2015/2016 budget as shown on Schedule "A", which is attached hereto and incorporated by reference herein.

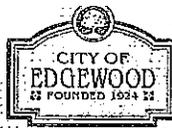
**SECTION 2. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its passage and adoption.

**PASSED and ADOPTED** by the City Council of the City of Edgewood, Florida on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
JOHN DOWLESS, COUNCIL PRESIDENT

**ATTEST:**

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



## BUDGET AMENDMENT

FY 2015/2016

### REASON FOR BUDGET AMENDMENT:

To increase expenditures budget for purchase of police vehicle and package for the vehicle due to funds received in the following transactions:

- Fiat Chrysler – Lemon Law \$25,148.37
- FMIT – Collision Claim \$16,265.00
- Total \$41,413.37

### ADDITION OF GENERAL LEDGER ACCOUNTS:

<i>Account Number:</i>	<i>Account Description:</i>
369950-01	Miscellaneous (PD) – Revenues

### INCREASE EXPENDITURES BUDGET:

<i>Account Number:</i>	<i>Account Description:</i>	<i>Amount:</i>
521463-01	Police Vehicles/Equipment	\$ 41,413.37

### INCREASE REVENUES BUDGET:

<i>Account Number:</i>	<i>Account Description:</i>	<i>Amount:</i>
369950-01	Miscellaneous (PD)	\$ 41,413.37

### NOTES/COMMENTS:

City Council approved expenditures of new vehicle purchase not to exceed \$25,000, in addition to the \$16,265.00 insurance reimbursement for a total amount of \$41,265.00. The total cost for the vehicle that was purchased is as follows, and did not exceed the approved amount:

Amount approved by Council:	\$41,265.00
Total Cost of vehicle:	\$40,796.80

SCHEDULE "A"

RESOLUTION 2016- 07

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING RESOLUTION NO. 2007-02; AMENDING THE FEE SCHEDULE RELATED TO COPIES OF ZONING MAPS, ZONING CODE REPRINTS, AND BOUND CODE OF ORDINANCES; AMENDING THE FEES FOR COPIES OF AUDIO RECORDINGS AND ACCIDENT REPORTS; REMOVING FEES FOR SERVICES NO LONGER PROVIDED; ESTABLISHING NEW FEES FOR LIVE SCAN FINGERPRINTING AND ESTABLISHING A FEE FOR FINGER PRINTING WITH AHCA PHOTO; PROVIDING FOR RETURNED CHECK FEE; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Edgewood incurs out-of-pocket costs and staff costs in the production of public records and various services to its citizens; and

**WHEREAS**, Florida Statutes provide for the reimbursement of costs incurred in the provision of certain public records; and

**WHEREAS**, these costs may fluctuate from time to time; and

**WHEREAS**, the Edgewood Police Department acquired Live Scan Digital Fingerprinting System in 2007; and

**WHEREAS**, the City Council adopted Resolution 2007-02 establishing new fees for live scan fingerprinting and restating the City's fee schedule for various city services; and

**WHEREAS**, the City Council wishes to restate its fee schedule and amend Resolution 2007-02 by establishing a new fee for fingerprinting with AHCA photo; and

**WHEREAS**, the City Council wishes to amend the fee schedule as to copies of zoning maps, the zoning code, and the code of ordinances to reflect a charge consistent with the charges incurred by the City for the duplication; and

**WHEREAS**, the City Council wishes to amend the fee schedule as to copies of audio/video media and accident reports to be consistent with the cost of reproducing such records; and

**WHEREAS**, the City Council desires to provide for a returned check fee equivalent to any charges assessed by its financial institution; and

**WHEREAS**, the City Council wishes to remove items from the schedule related to services no longer provided by the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EDGEWOOD, FLORIDA, as follows**

**SECTION 1.** The following fee schedule is hereby established (Note: deletions are identified by strikethrough and additions are identified by underline.):

ITEM	FEE	NOTES
Photocopies: 8½" x 11" per page 8½" x 14" per page 8½" x 11" double sided 8½" x 14" double sided 11" x 17" per page	\$ 0.15 \$ 0.15 \$ 0.20 \$ 0.20 \$ 0.25	Pursuant to Florida Statute Section 119.07, for copies of public records only. Copy work requiring in excess of one hour to complete will incur labor costs based on the employee's time and hourly rate. If it is believed that the copy work will take over one hour, an estimate will be provided prior to the work being started.
Certification of documents	\$ 1.00	Per document certified.
Notary Public Services	\$ 5.00*	*No charge for City residents. Per document notarized.
Audio/video Tapes Media (each)	<del>\$ 5.00</del> \$1.00 \$ 4.00 \$ .50	City provides the Media.
Audio/video Tapes (tape Media provided)		Customer provides the Media.
Zoning Maps – Large (black & white)	<del>\$ 5.00</del> <u>Cost of reproduction incurred by City</u>	<u>The City must utilize the services of an outside business to reproduce large zoning maps. The customer will be charged the actual cost incurred by the City.</u>
Zoning Maps – Small (11" x 17")	\$ 0.25	
Code of Ordinances (bound)	<del>\$ 400.00</del> <u>Cost of reproduction incurred by City</u>	Note: Supplement service only available through Municipal Code Corporation
Zoning Code Reprint	<del>\$ 20.00</del> <u>Cost of reproduction incurred by City</u>	Note: Supplement service only available through Municipal Code Corporation.
City of Edgewood Auto Tags	\$ 5.00	
Fingerprinting	No Charge \$ 20.00 \$ 25.00 \$ 30.00	City residents. Cash, check Or credit Card Credit Card Payment <u>Fingerprinting with AHCA Photo</u>
Child Identification Card	<del>\$ 5.00</del>	<u>For first and second child</u>

	\$ 12.00	Family Rate *No charge for City residents
Vehicle Equipment Inspection	\$ 4.00	Police Department
Accident Reports	\$ 2.00 \$0.15 per page \$0.20 per double sided	Police Department
Building Plans	Actual <del>Cost</del> <u>Cost</u> of reproduction incurred by City	The City must utilize the services of an outside business to reproduce building plans. The customer will be charged the actual cost incurred by the City.
<u>Returned Check Fee</u>	<u>Cost charged to the City by its financial institution</u>	

**SECTION 3. Conflicts.** All resolutions or parts of resolutions in conflict with this Resolution be and the same are hereby repealed.

**SECTION 4. Severability.** If any portion of this Resolution is for any reason held or declared to be unconstitutional, inoperative, or void, such holding shall not affect the remaining portions of this Resolution.

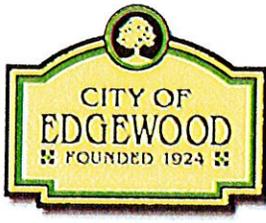
**SECTION 5. Effective Date.** This Resolution shall become effective upon passage and adoption.

**PASSED AND ADOPTED** by the City Council of the City of Edgewood, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2016.

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

*ATTEST:*

\_\_\_\_\_  
Bea Meeks, MMC, CPM, CBTO  
City Clerk



# Memo

**To:** City Council  
**From:** Sandy Repp, Administrative Assistant  
**Date:** July 13, 2016  
**Re:** Alvarez Boat Dock

---

The following application was received and approved for zoning by CPH pursuant to Code Sec. 14-11(c)(1).

Seventeen (17) Letters of Public Notice were sent to property owners within 300 feet of the applicant. There were no (0) letters returned to City Hall as undeliverable. City Hall staff received one (1) comment that was addressed by CPH and (1) objection; the objection was withdrawn. Further explanation will be provided during City Council meeting.

## Sandy Repp

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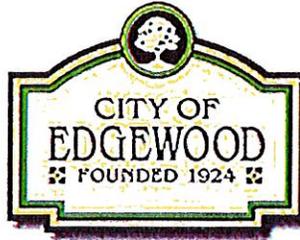
**From:** Runda, Michael (Mike) <mrunda@avaya.com>  
**Sent:** Thursday, July 07, 2016 4:55 PM  
**To:** Sandy Repp  
**Subject:** 1302 Dock permit in Edgewood

Hi Sandy Repp,

After further discussions with my neighbor, Jorge-Luis, we have agreed to lift our objection to his building of a new dock on his property. (1302 Harbour Island Rd, Edgewood, FL. Please feel free to contact me if you have any questions, thanks.

Best regards,  
Mike Runda  
1270 Harbour Island Rd  
Orlando, FL 32708.

407 760 7542.



BOAT DOCK APPLICATION DECISION

RE:

APPLICANT: Jorge Alvarez

CONTRACTOR: Sheila Cichra

- Application submitted 5/25/2016
- Provided to Engineer 5/26/2016
- Engineer Review Complete 6/18/2016
- Notice to Shoreline Property Owners (15 day notice)  
6/9/2016 response due by 6/24/2016
- Notice Letters Undeliverable 0
- Objections 1 - withdrawn
- Comments 1 – addressed by CPH
- Approved \_\_\_\_\_
- Denied \_\_\_\_\_

---

Appeal of city engineer's decision. The applicant or any person entitled to notice under this article may appeal a decision of the city engineer regarding the interpretation of the contents of the application or the minimum criteria set forth in this section. City council shall consider such appeal at its next available regularly scheduled meeting.

**405 LARUE AVENUE, EDGEWOOD, FL 32809  
PHONE: 407-851-2920 FAX: 407-851-7361**



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

June 8, 2016

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

**RE: 1302 Harbour Island Road – Boat Dock Permit Application  
CPH Plan Review**

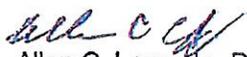
Dear Ms. Repp;

We are in receipt of the revised boat dock plans date stamped June 7, 2016. The revised plans were in response to our review letter dated June 1, 2016. We reviewed the plans and our previous letter to verify the information we requested was provided on the plans. We have reviewed the application for completeness and have assessed the plans for compliance with the applicable municipal code.

Per the plans, the proposed boat dock and boat house cover less than 1000 square feet of water surface area and the dock, including the overhang for the boat house extends less than 65 feet beyond the normal high water elevation (NHWE). The designed height of the boat house is 13 feet above the NHWE. The setback to the nearest property line is shown as 15 feet. The design meets the allowable criteria in the City and County codes for boat docks.

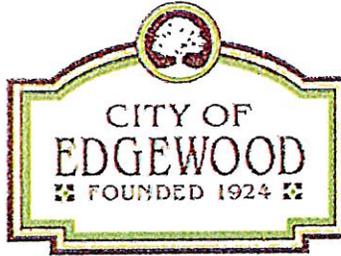
Based on the information provided on the revised application, we have no objections to approving the boat dock application. Please be reminded, approval of this application by the City of Edgewood does not grant authority to alter other portions of this property, nor does it waive any permits that may be required by Federal, State, or County agencies which may have jurisdiction.

Sincerely,  
CPH, Inc.

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

CC: David Mahler, P.E., file

J:\E7601\Civil\Documents\Letter\1302 Harbor Island Road- Boat Dock Approval ltr 6-8-16.docx



MA 25 2016

**BOAT DOCK APPLICATION**

Reference: [City of Edgewood Code of Ordinances, Section 14-11](#)

Please note the fee of \$350 is non refundable

Complete applications must be received by the City on or before 4 P.M. of the posted deadline date.

**AN APPLICATION IS CONSIDERED COMPLETE BASED ON THE CITY ENGINEER'S DETERMINATION AND WHEN THE FEE IS PAID AT EDGEWOOD CITY HALL.**

**APPLICATIONS DEEMED INCOMPLETE AND/OR UNACCOMPANIED BY FEES WILL BE DEFERRED TO THE NEXT POSTED DEADLINE DATE.**

**NOTE: THE APPLICATION WILL NOT BE CONSIDERED BY THE PLANNING AND ZONING BOARD UNLESS THE APPLICANT OR REPRESENTATIVE IS IN ATTENDANCE.**

The applicant is advised that individual board members can only be addressed during board proceedings.

Applicant's Name:	Sheila Cichra	Owner's Name:	Jorge Alvarez
Address:	2154 Oak Beach Blvd Sebring, FL 33875	Address:	1302 Harbour Island Road
Telephone:	(863) 314-6711	Telephone:	
Cell:	(407) 450-4241	Cell:	(321) 202-0478
Fax:		Fax:	
Email:	sheilacichra@gmail.com	Email:	
Name of Lake or Body of Water:	Lake Conway	NHWE:	
Parcel ID/ Legal description:	13-23-29-3380-00-160	Lot 16, Harbour Island Sub, as per Plat Book 1, page 131	

Revised 4/1/08

1 of 5

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

Names and Addresses of adjoining property owners:	
1.	John Pantaleon 1334 Harbour Island Road
2.	Michael Runda 1270 Harbour Island Road
3.	
4.	
5.	
6.	
7.	
Notarized consent forms shall be provided from adjoining property owners if the side setback is less than 15 feet	
1. Exact distance of setbacks from adjacent property lines:	
A. (side):	15'
B. (side):	75'
C. (Rear):	
<b>NOTE: IF REAR SETBACK IS LESS THAN 25 FEET, A VARIANCE IS REQUIRED</b>	
2. Brief description of work to be done (dock and site plans must be attached): 4' x 38' dock and 27' x 28.5' terminal platform with one boat slip	
3. Electric Power to dock:	
Yes:	
No:	<input checked="" type="checkbox"/>
If yes, an electrical permit must be obtained by Orange County Building Department	
4. Total area of structure: (Area lake ward of NHWL; 1,000 sq. ft. maximum allowed)	
937.5	Square feet
5. Length extending lake ward from NHWE shoreline: (65 feet maximum allowed)	
63	Feet
6. Depth of water on date of application at end of proposed dock:	
4.5'	
7. Height of structure above NHWE contour:	
13	Feet

8. Is width of water body less than 200 feet?

Yes:		No:	<input checked="" type="checkbox"/>
------	--	-----	-------------------------------------

If yes, width of water body (from the NHWL) at proposed dock:

	Feet
--	------

9. Type of materials to be used:

6x6 Pine pilings, 2x8 Pine framing, 2x6 ~~Pine~~ decking. Shingle roof.

*Composite*

I have complied with all requirements and procedures and proclaim this application to be complete. I understand that an incomplete application will be deferred to the next posted deadline date.

I also understand that following the administrative approval by the City Council (when applicable), an approved building permit from the Orange County Building Department is required **before any construction shall commence.**

The application fees are established by the City Council. The application fee does not, in any way, ensure the applicant a favorable decision. All applications will be reviewed on the merits of the request alone, regardless of the application fee. All fees are non refundable.

Following approval from the City Engineer and the City Council (when applicable), the following must be submitted for zoning stamp approval from the City of Edgewood

- Completed building permit application
- Recorded notice of commencement
- Proof of contractor's worker's compensation, naming the City of Edgewood as certificate holder

Applicant's Signature:	<i>Sheila Cichra</i>	Date:	05/03/2016
Applicant's Printed Name:	Sheila Cichra		
Owner's Signature:	<i>Jorge Luis Alvarez</i>	Date:	5/5/2016
Owner's Printed Name:	Jorge Luis Alvarez		

Revised 4/1/08

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

3 of 5

## BOAT DOCK APPLICATION PROCESS

1. Submit application with
  - a. 3 site plans
  - b. 3 sets of engineered construction plans
2. Application will be forwarded to the City Engineer
3. If a variance from the provisions is requested or required, the City Engineer is not authorized to approve the application
4. Notices will be mailed to the neighboring property owners who have a legal interest in the shoreline within 300' of the property via mail
5. Written comments from neighboring property owners are due within 15 calendar days after mailing
6. If **NO** written objections are received it shall be deemed that property owners have given consent and have waived their right not to object to the construction of the dock. The application is then approved based on recommendation by the City Engineer 15 calendar days from the date notices are sent as long as the application is complete in all other aspects.
7. If one written objection is received or the City Engineer believes the application should be approved by City Council, the Council will consider the application during a regularly scheduled council meeting with
  - a. 9 site plans
  - b. 3 sets of engineered construction plans as submitted by the applicant
8. When City Council must decide the application, it shall approve, deny or approve with conditions taking into consideration comments or objections from all parties who were previously notified and staff's review of the proposed
9. Copies of City Council's decision shall be sent to the applicant and those who filed written objections with the date of the decision
10. If **NO** objections have been filed and City Council approved the application, the application will be effective immediately.
11. Following City Council's action and within 15 days, applicant or parties who have submitted written objections may submit written Notice of Appeal to the City Clerk.
12. If a Notice of Appeal is filed, it shall be heard by City Council during a regular council meeting. Notice of Appeal shall be provided to the applicant and parties who previously objected in writing
13. During Notice of Appeal hearing, City Council may affirm, reverse or modify their previous decision
14. If **NO** Notice of Appeal is received, City Council's ruling is final
15. City Council's decision on appeal is final

Revised 4/1/08

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

4 of 5

## BOAT DOCK VARIANCE APPLICATION PROCESS

1. Applicant must apply for a variance to the Edgewood Planning and Zoning Board, simultaneous with the submission of the Boat Dock Application and the required processing fee
2. When a variance is requested the applicant shall submit to the City Clerk's office
  - a. 9 site plans
  - b. 3 sets of engineered construction plans as submitted by the applicant
3. Applications for a variance shall follow the variance procedures as outlined in the Code (See Chapter 126, Section 126-588)
4. Following the approval of a boat dock application, either by the City engineer or by the City Council, the applicant is also required to obtain a building permit prior to commencing construction
5. In the event electricity is run to the boat dock, the proper electrical permit must also be obtained from Orange County.
6. All construction must be commenced, or completed, or both within the guidelines established by the City of Edgewood
7. The applicant is responsible for all fees associated with the procurement of necessary permits
8. Approval of a boat dock permit by the City of Edgewood does not eliminate the applications of any other government requirements or the necessity for required other permits or fees

Please submit your completed application to City Hall via email at [cityhallstaff@edgewood-fl.gov](mailto:cityhallstaff@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:	
	Three (3) Site Plans
	A survey of the property with the normal high water elevation (NHWE) as established by Orange County and performed by a Florida Registered Surveyor or mapper
	Three (3) sets of engineered construction plans (signed and sealed)
	Non refundable application fee of \$350.00
Rec'd Date:	5/25/2016
Rec'd By:	[Signature]
Forwarded to:	COH 5/25/16
Notes:	

Revised 4/1/08

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

5 of 5

MAY 26 2013



Orange County Division of Building Safety
201 South Rosalind Avenue
Reply To: Post Office Box 2687 • Orlando, Florida 32802-2687
Phone: 407-836-5550 • Fax 407-836-5492 • Inspections ONLY: 407-836-2825
www.ocfl.net/building

Date
Building Permit Number

APPLICATION FOR BUILDING/LAND USE PERMIT\*

\* All Applications Must Comply with Concurrency Requirements

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

PLEASE PRINT:

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

Project Address: 1302 Harbour Island Road
Suite/Unit #: Bldg #: City: Orlando Zip Code: 32809

Subdivision Name:
Parcel ID Number: Section 13 Township 23 Range 29 Subdivision 3380 Block 00 Lot 160
(15 Digit Parcel Number)

Owner Name: Jorge Alvarez Phone No.: ( ) -

Owner Address: 1302 Harbour Island Road City: Orlando State: FL Zip Code: 32809

Tenant Name: Phone No.: ( ) -

Nature of Business:

Architect Name: License No.: Phone No.: ( ) -

Civil Engineer Name: Michael Thompson License No.: 47509 Phone No.: (407) 529 - 3300

Nature of Proposed Improvements: 4' x 33' dock, 16' x 27' deck and 12.5' x 27' boathouse

Demolition Permit #: Site Work Permit #:

Date First Inspection Desired: or will call

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

Is Notice of Commencement Recorded? [X] Yes [ ] No

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

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

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

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

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

Is building fire sprinklered? [ ] Yes [X] No Required work: [ ] Plumbing [ ] Electrical [ ] Mechanical [ ] Gas [ ] None

Alterations Only: N/A

Is this a new tenant? [ ] Yes [ ] No If yes, state previous use:

Intended use of space:

List use of adjoining tenant space(s): Side: Above:

Rear: Side: Below:

Total Job Valuation: \$

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

PLEASE PRINT: (Check one) Owner: [ ] Contractor: [X]

Name of License Holder/Agent: Sheila Cichra for Mark Jensen

Contractor License Number (if applicable):

Contact Phone Number: (407) 450-4241 E-Mail Address: sheilacichra@gmail.com

Authorized Signature: [Signature]

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

Permit Number

### Permit Application Information - Page Two

Permit Number \_\_\_\_\_

Owner's Name Jorge Alvarez  
 Owner's Address 1302 Harbour Island Road, Orlando, FL 32809  
 Fee Simple Titleholder's Name (If other than owner's) \_\_\_\_\_  
 Fee Simple Titleholder's Address (If other than owner's) \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Contractor's Name MJ Carpentry, Inc.  
 Contractor's Address 4409 Hoffner Avenue, Ste. 339  
 City Orlando State FL Zip Code 32812  
 Job Name Alvarez  
 Job Address 1302 Harbour Island Road SUITE/UNIT \_\_\_\_\_  
 City Orlando State FL Zip Code 32809  
 Bonding Company Name N/A  
 Bonding Company Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Architect/Engineer's Name Michael Thompson  
 Architect/Engineer's Address 4401 Vineland Road, #A6, Orlando FL 32811  
 Mortgage Lender's Name N/A  
 Mortgage Lender's Address \_\_\_\_\_

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

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

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

✓ Owner Signature *[Signature]* Contractor Signature \_\_\_\_\_  
 The foregoing instrument was acknowledged before me this 5/16/16 The foregoing instrument was acknowledged before me this \_\_\_/\_\_\_/\_\_\_  
 by Jorge Luis Alvarez who is personally known to me by \_\_\_\_\_ who is personally known to me  
 and who produced United States passport and who produced \_\_\_\_\_  
ID as identification and who \_\_\_\_\_ as identification and who  
 did not take an oath. did not take an oath.

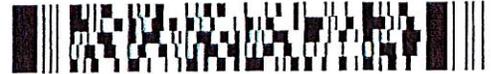
Notary as to Owner *[Signature]* Notary as to Contractor \_\_\_\_\_  
 Commission No. 243726 Commission No. \_\_\_\_\_  
 State of FL, County of Seminole State of FL, County of \_\_\_\_\_  
 My Commission expires: 6/23/2019 My Commission expires: \_\_\_\_\_  
 (SEAL) (SEAL)



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

Permit Number: \_\_\_\_\_  
 Folio/Parcel ID #: 13-23-29-3380-00-160  
 Prepared by: Sheila Cichra  
2154 Oak Beach Blvd  
Sebring, FL 33875  
 Return to: Sheila Cichra  
2154 Oak Beach Blvd  
Sebring, FL 33875

DOCH 20160269426  
 05/25/2016 10:11:26 AM Page 1 of 1  
 Rec Fee: \$10.00  
 Martha O. Haynie, Comptroller  
 Orange County, FL  
 MB - Ret To: SHEILA CICHRA



**NOTICE OF COMMENCEMENT**

State of Florida, County of Orange

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

- Description of property (legal description of the property, and street address if available)  
HARBOUR ISLAND SUB 1/131 LOT 16 1302 Harbour Island Rd
- General description of improvement  
boat dock
- Owner information or Lessee information if the Lessee contracted for the improvement  
 Name Jorge Alvarez  
 Address 1302 Harbour Island Rd, Orlando, FL 32809  
 Interest in Property \_\_\_\_\_  
 Name and address of fee simple titleholder (if different from Owner listed above)  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_
- Contractor  
 Name MJ Carpentry, Inc. Telephone Number (321) 202-0478  
 Address 4409 Hoffner Avenue, Ste. 339, Orlando, FL 32812
- Surety (if applicable, a copy of the payment bond is attached)  
 Name N/A Telephone Number \_\_\_\_\_  
 Address \_\_\_\_\_ Amount of Bond \$ \_\_\_\_\_
- Lender  
 Name N/A Telephone Number \_\_\_\_\_  
 Address \_\_\_\_\_
- Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by §713.13(1)(a)7, Florida Statutes.  
 Name \_\_\_\_\_ Telephone Number \_\_\_\_\_  
 Address \_\_\_\_\_
- In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in §713.13(1)(b), Florida Statutes.  
 Name \_\_\_\_\_ Telephone Number \_\_\_\_\_  
 Address \_\_\_\_\_
- Expiration date of notice of commencement (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified) \_\_\_\_\_



STATE OF FLORIDA - COUNTY OF ORANGE  
 I HEREBY CERTIFY THAT THIS IS A TRUE AND  
 ACCURATE COPY OF A DOCUMENT FROM THE  
 OFFICE OF THE COMPTROLLER OF  
 PUBLIC ACCOUNTS, COUNTY OF ORANGE, FLORIDA.  
 DATE: 05/25/16 BY: MA  
 MARtha O. HAYNIE, COMPTROLLER

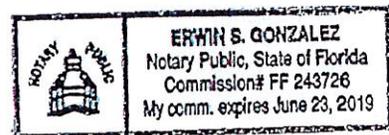
**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

[Signature] Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager  
 \_\_\_\_\_ Owner  
 \_\_\_\_\_ Signatory's Title/Office

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of May, 2016 by Jorge Luis Alvarez  
 as Owner for Owner  
 \_\_\_\_\_ name of person  
 \_\_\_\_\_ Type of authority, e.g., officer, trustee, attorney in fact  
 \_\_\_\_\_ Name of party on behalf of whom instrument was executed

[Signature] Signature of Notary Public - State of Florida  
 \_\_\_\_\_ Print, type, or stamp commissioned name of Notary Public

Personally Known \_\_\_\_\_ OR Produced ID   
 Type of ID Produced U.S. Armed Forces ID



JB/K/RS

# BOAT DOCK PLANS

ALVAREZ RESIDENCE  
1302 Harbour Island Rd.  
Edgewood, FL 32809

Prepared For

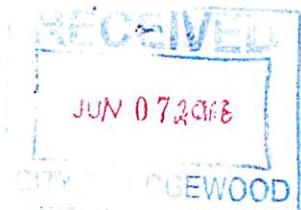
**DOCKS – N – SEAWALLS, INC.**  
VIA  
STREAMLINE PERMITTING, INC.

Prepared By

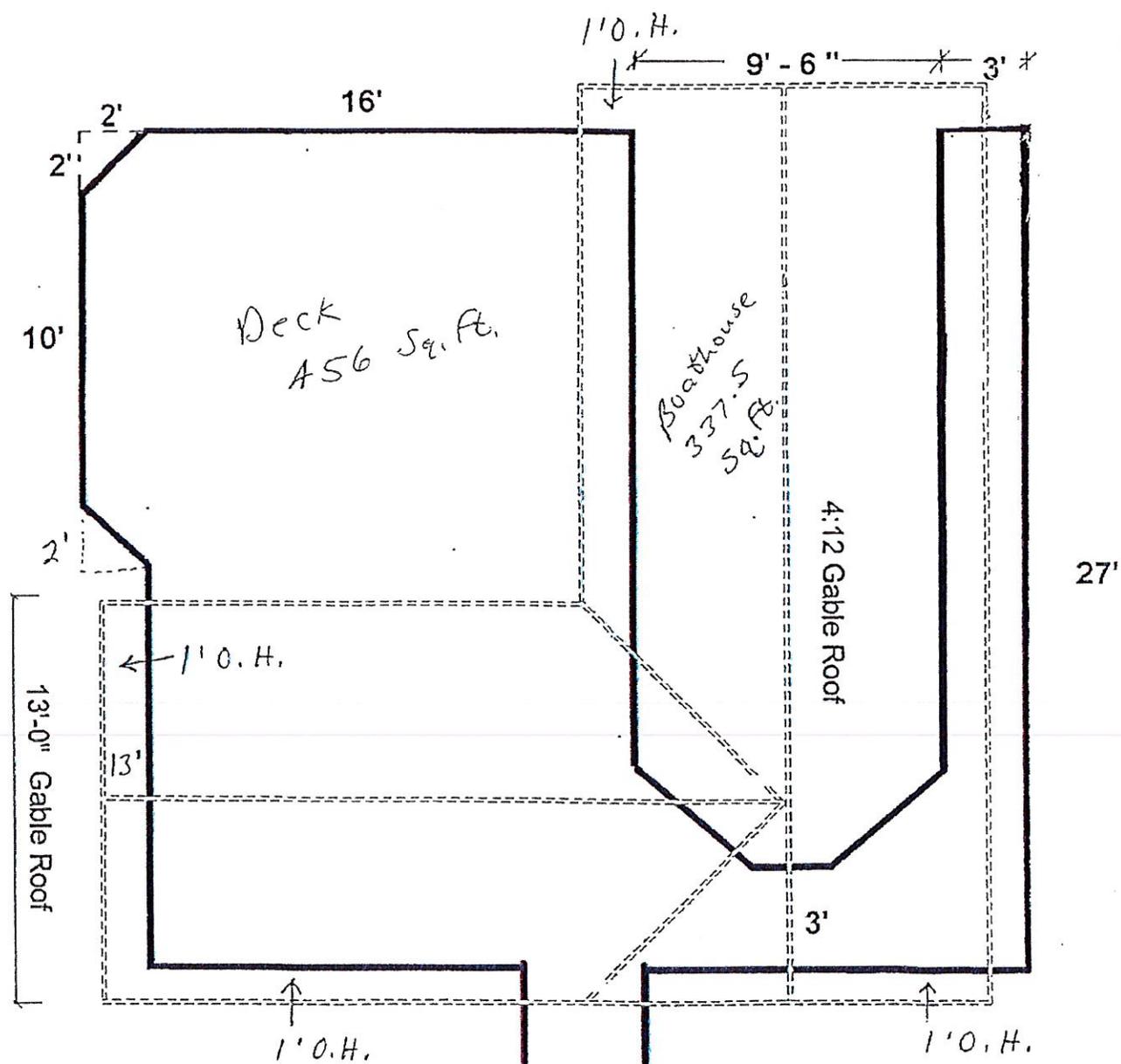
## **THOMPSON ENGINEERING GROUP, INC**

Engineer: Michael Thompson, MSc, P.E. (#47509)  
5200 Vineland Road, Suite 250  
Orlando, Florida 32811  
Ph: 407-529-3306  
Fax: 407-529-3306  
Certificate of Authorization No. 30060  
[www.thompsoneng.com](http://www.thompsoneng.com)

MAY 2016

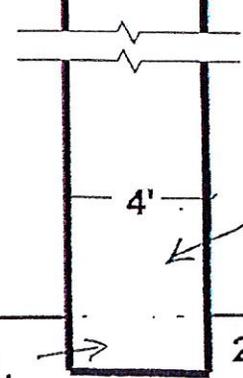


fol/bly



✓ N  
1" = 5'

38' WALKWAY



LAKE CONWAY

Dock 144 Sq. Ft.

NHWE 85.90

8 Sq Ft on land

47.5 Sq. Ft.  
of O. H.  
Boathouse  
337.5 Sq. Ft.  
Deck  
456 Sq. Ft.  

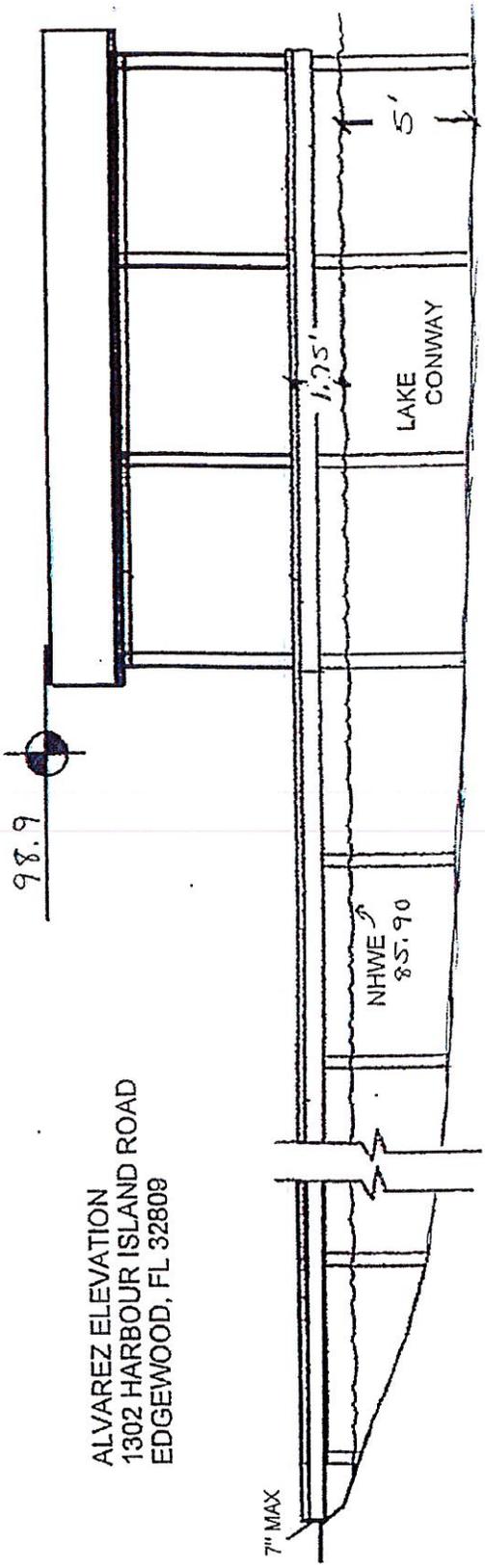
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Dock 144 Sq. Ft.  

---

Total 985  
Square Feet

10/6/12



ALVAREZ ELEVATION  
1302 HARBOUR ISLAND ROAD  
EDGEWOOD, FL 32808

98.9

NHWE  
85.90

LAKE  
CONWAY

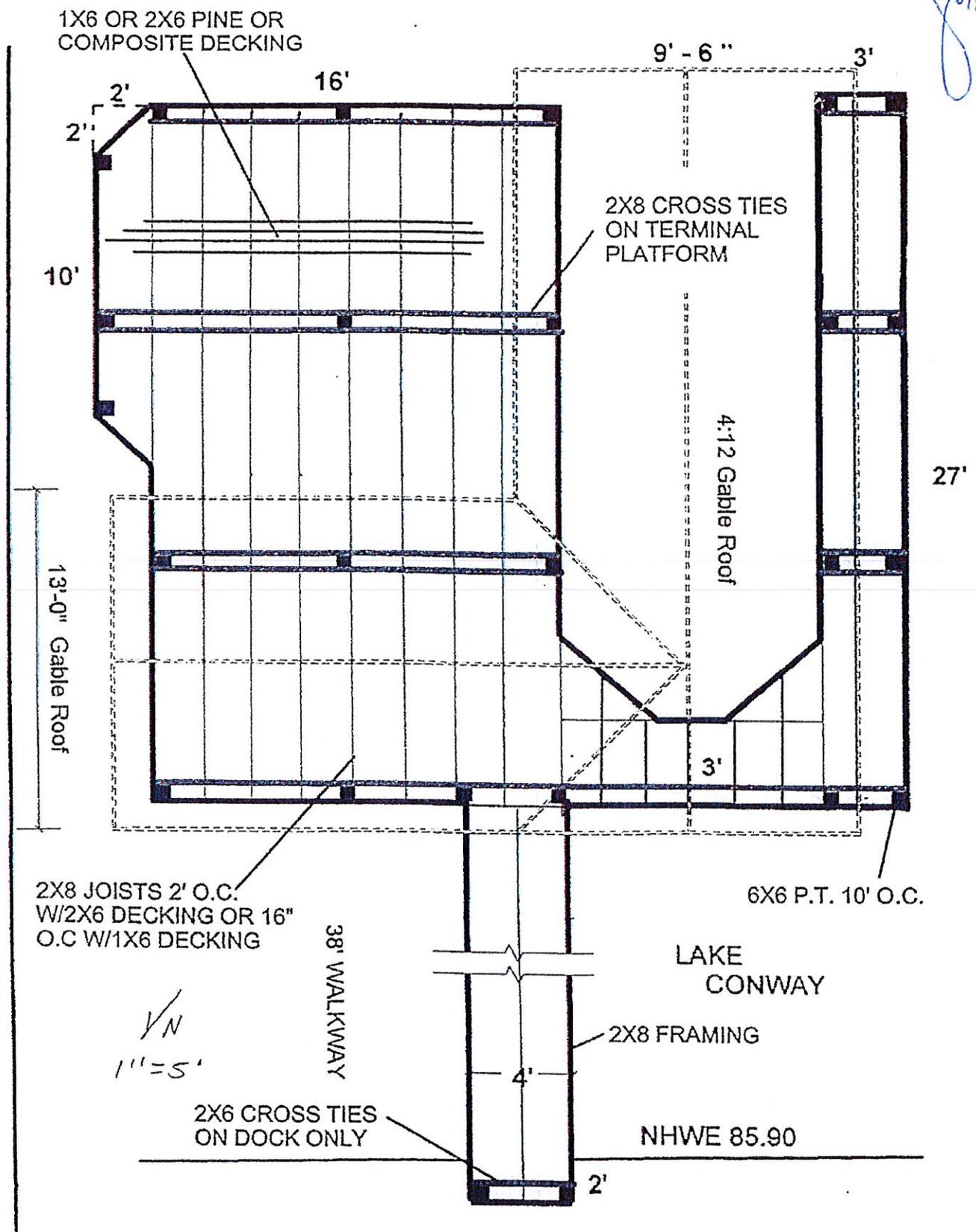
7" MAX

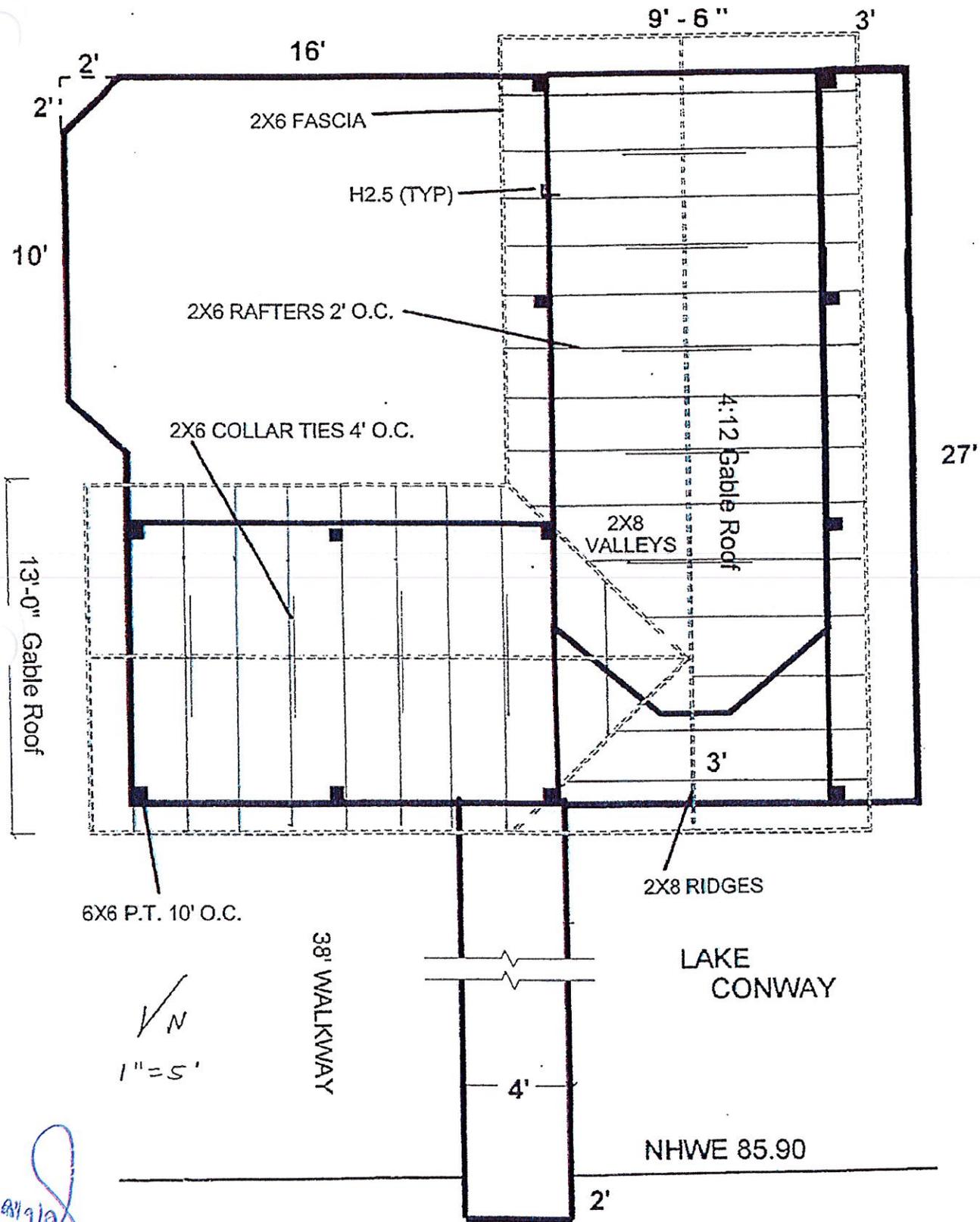
1.75'

5'

1" = 8'

*John*





8/19/99

(N.T.S.)

1/2" CDX EXT. PLYWOOD over 5/8" T1-11

Asphalt Shingles  
over min. 30# felt  
installed as per manuf.

2X6 P.T. .40 cca RAFTERS @ 24" O.C.

2X8 P.T. .40 cca  
RIDGE BEAM  
Rafter to ridge  
(4) 12D nails ea.  
side

2X6 P.T. .40  
cca Fascia Bd

(4) 12d nails  
ea. side

2X6 COLLAR  
TIE (see roof  
plan for location)

Db1 P.T. 2x10 bm. .40 cca  
(overlap ea. Joint min. 4').  
Attach w/ Min. (2) 16d nails  
@ 8" o.c. (staggered)

2X6 P.T. .40 cca Decking  
w/ (2) 16D HDG Ringshank  
Nails ea. connection

2X6 P.T. .40 cca Floor  
Joists @ 24" o.c. Nailed  
to member below w/ min.  
(2) 12D-Spiral-Shank  
Nails ea. connection

2X8 P.T. .40 cca horizontal  
member below Floor Joist  
Nailed to poles w/ (5) 16D  
HDG Ringshank Nails

6X6 P.T. .60 cca  
Piles w/ min. 5'  
Embedment, or  
to Hardpan

(2) 1/2" HDG  
Carriage  
Bolts @ ea.  
HDR to  
POST CONN.

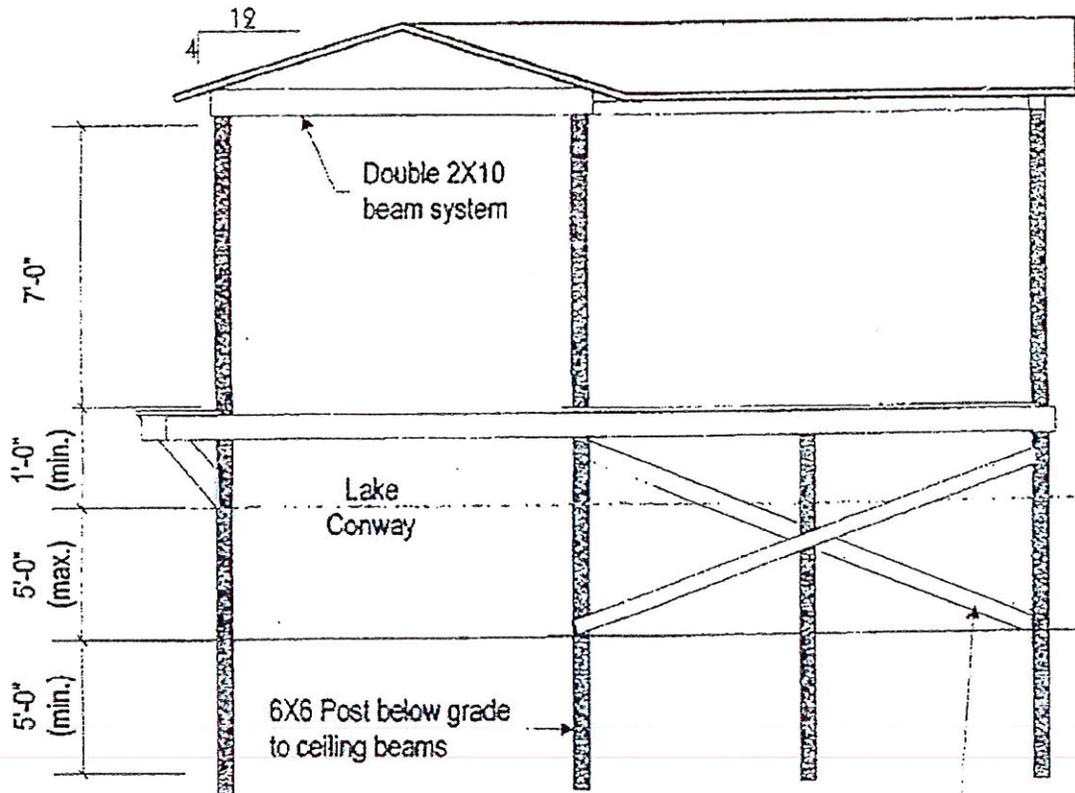
1.75'

N.H.W.E.

6/6/16

# Bracing Detail and Specifications

8/18/14



(N.T.S.)

2x6 P.T. .40cca (one per post pair) cross bracing attached w/ (3) HDG Ring shank nails @ ea connection (bracing not required in boat side.)

**NOTES:**

- Bolts; ASTM A572
- All nails shall be common wire nails
- Simpson straps shall be ZMAX or galvanized
- Lumber shall be #2 P.T. SYP or as noted
- Roof rafters and fascia shall be #2 PT

**NAILING SCHEDULE:**

Wall and Roof sheathing – 1/2" CDX APA rated plywood w/8d sinker nails @ 4" O.C. at supported PNL edges & 6" O.C. in the field  
 Simpson H2.5Z – four 8d x 1 1/2" nails to rafters and plates  
 Simpson LUS26Z – four 8d x 1 1/2" nails to headers and joists  
 HETA20 – seven 10d x 1 1/2" nails to trusses  
 LST12 – four 10d x 1 1/2" nails and four 1/4" x 1 1/2" tapcons

THIS STRUCTURE HAS BEEN DESIGNED TO MEET THE 2014 FLORIDA BUILDING CODE, 5<sup>TH</sup> EDITION AND ASCE 7- 10 AND 2011 NEC.

1. BASIC WIND SPEED (V<sub>asd</sub>) = 108 MPH, ULTIMATE WIND SPEED (V<sub>ult</sub>) = 140 MPH
2. CONSTRUCTION TYPE = R2
3. WIND EXPOSURE = CATEGORY D
4. OPEN STRUCTURE WITH A ZERO PRESSURE COEFFICIENT

## DOCKS - N - SEAWALLS

# Design Standards

The following are general design standards. More stringent design standards may be noted on the plans.

## General Requirements:

Reproductions of contract drawings by contractor in lieu of preparation of shop drawings signifies acceptance of information shown as correct and obligates himself to any expense, real or implied, arising from their use. A change to the structural drawings due to the acceptance of alternates and/or substitutes is the responsibility of the contractor and must be submitted to the engineer for approval. The general contractor and each subcontractor shall verify all existing conditions prior to the start of any work. All inconsistencies shall be reported to the designer and/or structural engineer, if needed. Should contractor construct the premises in a fashion not consistent with the plans prepared by the designer and/or structural engineer, or in any fashion, change the plans and drawing without the review and approval from the designer and/or structural engineer. Then designer and/or structural engineer shall bear no responsibility or liability for the construction of premises and accuracy of the drawings.

## Design Code:

Florida Building Code 2014  
The Aluminum Association, latest edition  
ASCE 7-10

## Galvanized Bolts:

All bolts shall be galvanized be ASTM  
A572, grade 50 threaded round stock with  
a minimum yield stress of 50,000 psi.

## Timber:

Design in accordance with the National Design specification for wood construction, with loading in accordance with the Florida Building Code. All graded structural lumber shall be pressure treated and meet the following minimum requirements:

Minimum bending stress = 1250 psi (No. 1 Dense So. Pine)

Young Modulus = 1600 ksi

Maximum of 15% moisture content

Contractor may use Southern Yellow Pine No. 2 or U.O.N.

Lumber sizes shown are nominal sizes. Lumber shall be furnished in finished sizes meeting the requirement of the American Softwood Lumber Standard.

## Structural Aluminum:

Conform to latest edition of Aluminum  
Association of Florida standard practice for  
aluminum design.

All aluminum shall be 6061-T6 (E= 10,000  
ksi; Fy = 35 ksi)

## Concrete

Conform to ACI 318, latest edition and ACI  
301

Compressive Ultimate Strength (Minimum at  
28 days) shall be 3,000 psi

Exposed chamfer edges shall be 1/4"

## Reinforcing Steel:

Conform to ACI 318 and 315, Latest edition  
All reinforcement steel shall be ASTM A615  
Grade 60. Min footing cover 3"  
Smooth dowels & ties shall be ASTM A185

## Design Loads:

Pursuant to Chapter 1609 LL (-Table 1607; WL- Section 1609)

Ultimate Wind: 140 mph at 3 second gust (30 psf minimum)

Risk Category II (Table 1604.5)

Exposure Category: "D" (FBC 1609.4.3 & ASCE 7-10, Section 26.7.2)

Deck Live Load: 60 psf

Dead Load: 10 psf

Roof Live Load: 20 psf

Components and cladding, design wind pressures + 38psf/-38psf

## Structural Steel:

Conform to latest edition of AISC "Specification for structural steel  
building" and AISC "Code of standard practice for steel buildings and  
bridges".

All structural steel shall be ASTM A36, (E= 29,000 ksi; Fy = 36 ksi)

Splicing prohibited without prior approval as to location and type.

Burning of holes in steel members is prohibited. Any member with  
burned holes must be replaced.

## Welding:

Conformed to "code for welding in building construction" by the  
American Welding Society, latest edition.

Steel Weld IAW AWS D1.1 (latest edition) -E70XX electrodes

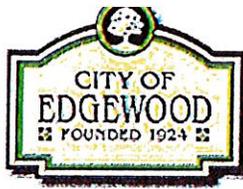
Aluminum Weld IAW AWS D1.2 (lasts edition)-Filler Alloy 5356 or  
equal.

Connection welds to be sized for forces and reactions indicated.

All steel welds shall be E70XX low hydrogen, 250 degrees min.

Welds shall be full penetration welds at all points of contact

# DOCKS - N - SEAWALLS



June 24, 2016

**NOTICE OF PUBLIC HEARING  
EDGEWOOD CITY COUNCIL**

Dear Property Owner

The Edgewood City Council will conduct a public hearing regarding the boat dock application described below at Edgewood City Hall Council Chambers, 405 Larue Avenue, Edgewood, Florida during its regular meeting on Tuesday, July 19, 2016 at 6:30 P.M. or as soon thereafter as possible.

**APPLICANT(S):** Sheila Cichra  
**OWNER(S):** Jorge Alvarez  
**REQUEST:** Construct a boat dock on Lake Conway  
**LOCATION:** 1302 Harbour Island Road, Edgewood, Florida

**ALL RECORDS ARE AVAILABLE FOR REVIEW BY THE PUBLIC.** You are encouraged to review the applicant's submittal documents at Edgewood City Hall, 405 Larue Avenue from 8:00 A.M. to 4:00 P.M., Monday through Thursday and 8:00 A.M. to 12:00 P.M Friday.

The hearing before the City Council is to consider the objection(s) to the construction of the boat dock pursuant to the City Code, Sec. 14-11. - Boat dock construction rules and regulations.

The procedure for the hearing shall be set by the City Council. The applicant and all other parties, whether in favor or opposed to the request, may appear in person or by agent or attorney. The formal rules of evidence shall not apply, but fundamental due process shall be observed and govern the proceedings. All evidence of a type commonly relied on by reasonably prudent persons in the conduct of their affairs shall be admissible, whether or not such evidence would be admissible in a trial in the courts of Florida. The City Council has the power to administer oaths and to complete the attendance of witnesses at all hearings. All hearings shall be open to the public. The City Council shall keep minutes of its meetings showing the vote of each member of each hearing, which vote shall be by the roll-call method or, if absent or failing to vote, indicating such fact. It shall also keep records of its examination and other official actions.

The City Council shall render its decision within thirty (30) days after the hearing.

In accordance with the American with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, he or she should telephone the City Clerk at the Edgewood City Hall at (407) 851-2920.

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

FARIS MATTHEW S  
FARIS KRISTIN B  
1338 SW IVANHOE BLVD  
ORLANDO, FL. 32804

AUSTIN DOROTHY Y TR  
1287 HARBOUR ISLAND RD  
ORLANDO, FL. 32809

STINE JOSEPH P  
STINE JOAN L  
1159 HARBOUR ISLAND RD  
ORLANDO, FL. 32809

PANTALEON JOHN D  
1334 HARBOUR ISLAND RD  
ORLANDO, FL. 32809

IURCOVICH ROBERT S  
IURCOVICH SUSANA  
1174 HARBOUR ISLAND RD  
ORLANDO, FL. 32809

CRABB JONATHAN C  
CRABB KAREN A  
1223 HARBOUR ISLAND RD  
ORLANDO, FL. 32809

RUNDA MICHAEL  
PELLEGRINO ANNE  
1270 HARBOUR ISLAND RD  
ORLANDO, FL. 32809

MCCANLESS CHARLES  
1238 HARBOUR ISLAND RD  
ORLANDO, FL. 32809

LEVINE LEONARD J TR  
207 W GORE ST STE 7  
ORLANDO, FL. 32806

ALVAREZ JORGE LUIS  
TRIVEDI AILEEN  
1302 HARBOUR ISLAND RD  
ORLANDO, FL. 32809

DAVIS KIM L  
1272 WINDSONG RD  
ORLANDO, FL. 32809

BREMER TURM INC  
7380 W SAND LAKE RD STE 500 PMB 50  
ORLANDO, FL. 32819

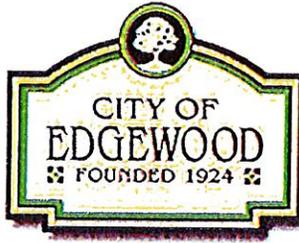
FITCH JEFFREY L  
FITCH MICHELE J  
1142 HARBOUR ISLAND RD  
ORLANDO, FL. 32809

ADAMS VANESSA B  
1368 WINDSONG RD  
ORLANDO, FL. 32809

COOK MICHAEL H  
1336 WINDSONG RD  
ORLANDO, FL. 32809

BROWN PATRICIA W  
BROWN STEPHEN T  
1240 WINDSONG RD  
ORLANDO, FL. 32809

BREMER TURM INC  
7380 W SAND LAKE RD STE 500 PMB 50.  
ORLANDO, FL. 32819



*PUBLIC NOTICE*

The City of Edgewood, Florida has received an application to construct a boat dock on Lake Conway at a site for which you are described as an adjacent or otherwise potentially affected property owner (e.g. shoreline property owner within 300 feet of the property on which the dock is to be located). The boat dock application was submitted by Sheila Cichra on behalf of property owner Jorge Alvarez for the property located at 1302 Harbour Island Road.

The City is providing you with this notice to allow you the opportunity to voice any concerns which you may have regarding this project or to inform the City of any adverse impact you may expect as a result of this activity. Any comments that you may have regarding this notice must be provided in writing to the City Clerk's Office, City of Edgewood 405 Larue Avenue, Edgewood FL 32809. Said comments should state in detail your concerns.

Pursuant to *City Code Section 14-11 (c) (2)*, you have 15 calendar days from the date of this notice to provide a written response. If no written objections are returned by property owners receiving this notice by June 24, 2016 such owners shall be deemed to have given consent and to have waived their right to object to the construction of the dock.

Should you desire additional information regarding this application, please feel free to contact the City Clerk's Office at 407-851-2920.

Dated: June 9, 2016

**Comments:**

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**OCPA Web Map**

- |                         |                  |               |                        |                                   |                 |                  |
|-------------------------|------------------|---------------|------------------------|-----------------------------------|-----------------|------------------|
| Florida Turnpike        | Major Roads      | Proposed Road | Block Line             | Commercial/Institutional          | Hydro           | Golf Course      |
| Interstate 4            | Public Roads     | Brick Road    | Lot Line               | Governmental/Institutional/Misc   | Waste Land      | Lakes and Rivers |
| Toll Road               | Gated Roads      | Rail Road     | Residential            | Commercial/Industrial/Vacant Land | County Boundary | Building         |
| Road Under Construction | Proposed SunRail | Agriculture   | Agricultural Curtilage | Parks                             | Hospital        |                  |



FARIS MATTHEW S  
FARIS KRISTIN B  
1338 SW IVANHOE BLVD  
ORLANDO, FL. 32804

AUSTIN DOROTHY Y TR  
1287 HARBOUR ISLAND RD  
ORLANDO, FL. 32809

STINE JOSEPH P  
STINE JOAN L  
1159 HARBOUR ISLAND RD  
ORLANDO, FL. 32809

PANTALEON JOHN D  
1334 HARBOUR ISLAND RD  
ORLANDO, FL. 32809

IURCOVICH ROBERT S  
IURCOVICH SUSANA  
1174 HARBOUR ISLAND RD  
ORLANDO, FL. 32809

CRABB JONATHAN C  
CRABB KAREN A  
1223 HARBOUR ISLAND RD  
ORLANDO, FL. 32809

RUNDA MICHAEL  
PELLEGRINO ANNE  
1270 HARBOUR ISLAND RD  
ORLANDO, FL. 32809

MCCANLESS CHARLES  
1238 HARBOUR ISLAND RD  
ORLANDO, FL. 32809

LEVINE LEONARD J TR  
207 W GORE ST STE 7  
ORLANDO, FL. 32806

ALVAREZ JORGE LUIS  
TRIVEDI AILEEN  
1302 HARBOUR ISLAND RD  
ORLANDO, FL. 32809

DAVIS KIM L  
1272 WINDSONG RD  
ORLANDO, FL. 32809

BREMER TURM INC  
7380 W SAND LAKE RD STE 500 PMB 50  
ORLANDO, FL. 32819

FITCH JEFFREY L  
FITCH MICHELE J  
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BREMER TURM INC  
7380 W SAND LAKE RD STE 500 PMB 50  
ORLANDO, FL. 32819

City of Edgewood

Orlando, FL

Alvarez Dock request

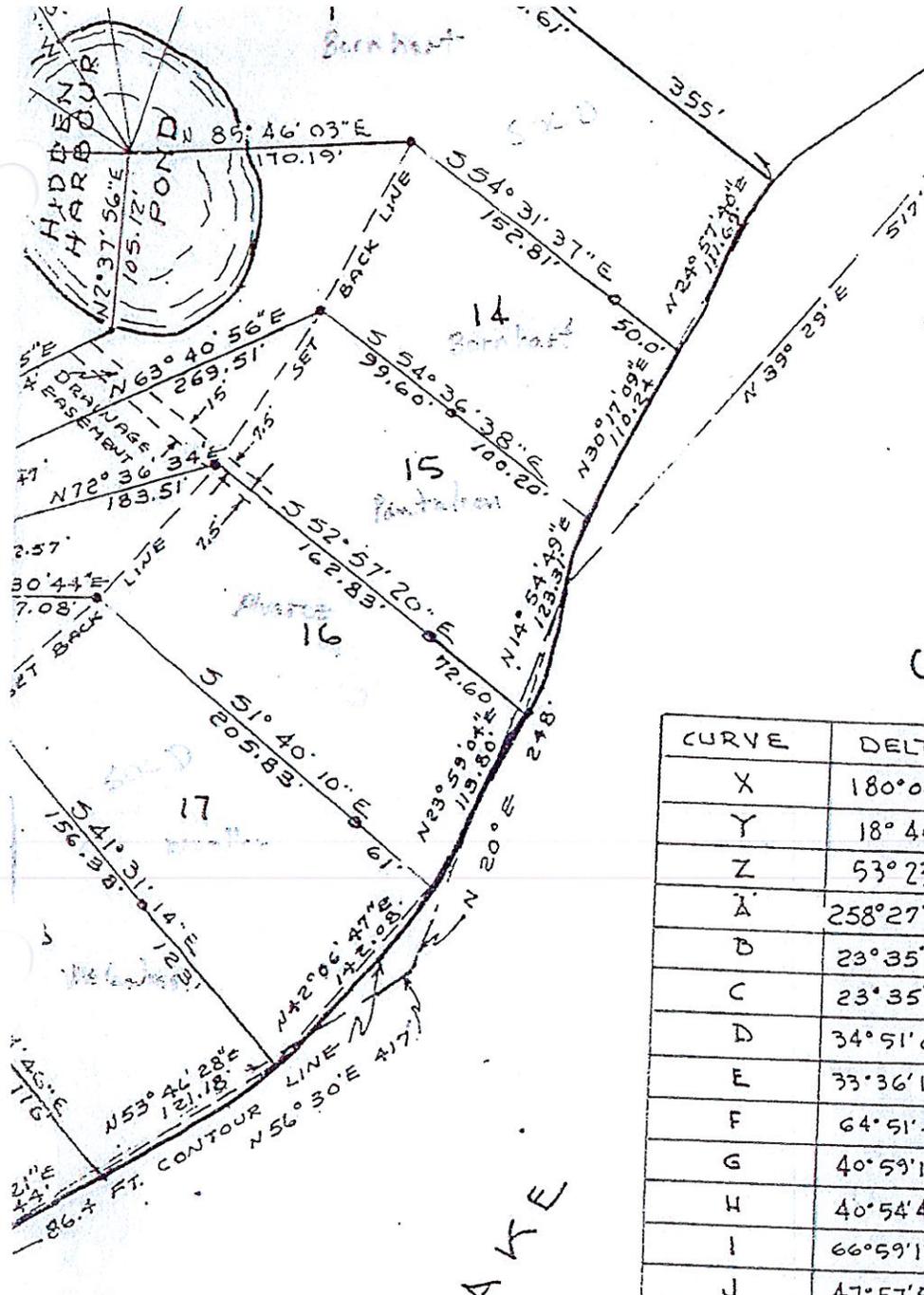
6/20/16

I have reviewed the Alvarez request for a boat dock at their home at Lot 16, Harbour Island subdivision and find no problems with the proposed dock on the west side of their lot and suggest it be approved.

There is a second request on the application which is to remove an existing dock from the east side of the lot. This dock was put there during early development some 40 years ago to protect a drainage pipe going into the lake. Initially it was not known what would happen to the pond level in a large rain storm so a large drain pipe was installed between the pond and lake Conway on the lot line between lots 15 and 16 and covered by easement on those two lots. To my knowledge there has never been water flowing through the drainage pipe. The pond follows the lake level regardless of what we do. My suggestion would be to approve the removal of the dock over the drainage line but add a small sign at the end of the line to alert boaters that the line is there. This would require no change to the existing easement and would remove the dock eyesore.

Charles McCanless

  
407-851-1238



NOTE: LOT 37  
TO RECREATIONAL USE  
NOT TO BE USED FOR  
PURPOSES.  
LOT 1-A IS TO  
BE A PART OF LOT

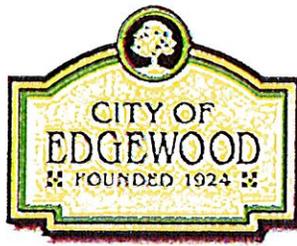
CONWAY

LAKE

CURVE	DELTA	TANGENT	RADIUS
X	180°00'00"	—	50.00'
Y	18°44'15"	69.88'	423.57'
Z	53°23'31"	213.00'	423.57'
A	258°27'44"	—	50.00'
B	23°35'27"	14.00'	67.03'
C	23°35'27"	26.53'	127.03'
D	34°51'08"	55.34'	176.32'
E	33°36'13"	71.36'	236.32'
F	64°51'46"	38.12'	60.00'
G	40°59'10"	64.34'	172.16'
H	40°54'48"	41.84'	112.16'
I	66°59'17"	39.70'	60.00'
J	47°57'55"	26.69'	60.00'
K	9°12'20"	96.88'	1203.37'
L	9°11'00"	101.46'	1263.37'
M	54°50'54"	115.19'	222.00'
N	54°50'54"	84.06'	162.00'
O	7°13'15"	57.01'	903.56'
P	7°13'15"	60.80'	963.56'
Q	19°11'33"	106.11'	627.60'
R	19°11'33"	116.25'	687.60'
S	22°20'43"	110.25'	558.21'
T	22°20'43"	122.10'	618.21'
U	143°07'30"	149.98'	50.00'
V	90°21'00"	30.15'	30.00'



Wm. C. HART  
COUNTY SURVEYOR  
ORANGE COUNTY, FLORIDA  
827 HIGHLAND AVE. PH. 422.4334  
ORLANDO - FLORIDA



JUN 24 2016

**PUBLIC NOTICE**

The City of Edgewood, Florida has received an application to construct a boat dock on Lake Conway at a site for which you are described as an adjacent or otherwise potentially affected property owner (e.g. shoreline property owner within 300 feet of the property on which the dock is to be located). The boat dock application was submitted by Sheila Cichra on behalf of property owner Jorge Alvarez for the property located at 1302 Harbour Island Road.

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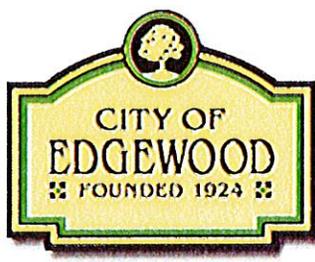
Should you desire additional information regarding this application, please feel free to contact the City Clerk's Office at 407-851-2920.

Dated: June 9, 2016

NOT on West side of lot -- <sup>Yes to</sup> Reuse existing dock location

Comments: We purchased home next door partly based on South eastern lake view with a room angled beautifully to maximize the lake view. Being that the house requesting new dock already had a pier which must have been permitted some years earlier, we felt safe that the view would not be obstructed thus altering the property value of our home. ~ Perhaps the homeowner should consider rebuilding their dock in the previously town approved location.  
We

405 Larue Avenue • Tel: 407-851-2920 • Fax: 407-851-7361 • www.edgewood-fl.gov



Planning and Zoning Report  
July 11, 2016

**Holden Avenue PD**

**Board recommendation for Rezoning Application 2016-RZ-01 Holden Avenue PD**

The Planning and Zoning Board and the applicants agreed to table the recommendation until the next Planning and Zoning meeting on August 8, 2016 in order for the applicant to provide more details of the proposed PD.

The motion was made as follows:

*Board Member Rader moved to table for further discussion until August 8<sup>th</sup> at 6:30 pm. The motion was seconded by Board Member Rayburn. The motion was unanimously approved (3/0).*

**BEFORE THE CODE ENFORCEMENT HEARING OFFICER  
OF THE CITY OF EDGEWOOD, FLORIDA**

**CITY OF EDGEWOOD**  
FLORIDA, a municipal corporation,

Petitioner,

vs.

CEB CASE NO.: 16500076

**WILLIAM WALTER ASH,**

Respondent/Owner,

**GMAC MORTGAGE, LLC,**

Mortgagee,

**GREEN TREE SERVING, LLC,**

Mortgagee Agent.

---

**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER**

This case was heard on the 25th day of May, 2016, before the undersigned Hearing Officer, at public hearing, after legal and due notice to Respondent. The undersigned, having heard testimony, and being otherwise duly advised in the premises, makes the following FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. The property which is the subject of this code enforcement action is located at 5637 Lake Mary Jess Shores Court, Edgewood, Florida 32839.
2. The property was inspected by a Code Enforcement Officer on April 21, 2016.
3. At the time of inspection the Code Enforcement Officer found the property to be in violation of the following:
  - (a) Sec. 134-515(d)(e): (Swimming pools; owner's responsibilities in operation and maintenance)of the City of Edgewood Code of Ordinances;
  - (b) IPMC Sec. 303.1: (Swimming pool is not maintained and in a clean and sanitary condition); and
  - (c) IPMC Sec. 303.2: (Swimming pool enclosure gate is not self-closing or self-latching).

4. The Respondent was properly and legally sent a Notice of Violation on April 21, 2016 and the violations were to be corrected before April 26, 2016, as allowed by City Code and Chapter 162, Fla.Stat.

5. The Code Enforcement Officer thereafter checked the property for compliance. The violations were not corrected by the April 26, 2016 deadline and the violations continue at the time of the hearing.

BASED ON THE FOREGOING IT IS ORDERED that:

1. The Respondent has fifteen (15) days to correct and remedy the condition of the pool and the Respondent has five (5) days to secure the pool screen and barrier or he will be subject to a fine of \$150.00 per day for each and separate violation.

2. This property, consistent with Section 162.06(4), Fla. Stat., constitutes a serious threat to the public safety, health, and welfare, and therefore, the undersigned Hearing Officer requests the City of Edgewood governing body direct City staff to abate this condition and code violation; and thereafter, charge the violator/Respondent with the reasonable cost of repairs.

3. Any violations of the same code sections by the code violators within five (5) years from the date of this Order shall be treated as repeat violations, wherein the Hearing Officer may impose a fine of up to \$500.00 per day for each day such violation exists.

DONE and ORDERED this 25th day of May, 2016.



William E. Reischmann, Jr., Esquire  
Code Enforcement Hearing Officer

Copies to: William Walter Ash                      *via Certified Mail, RRR and by U.S. Mail*  
5653 Lake Mary Jess Shores Court  
Edgewood, Florida 32839

GMAC Mortgage LLC  
1100 Virginia Drive  
Fort Washington, PA 19034

Green Tree Servicing LLC  
RC BK KE  
7360 S. Kyrene Rd., Mail Stop T330  
Tempe, AZ 85283

Debbie Wallace, Code Enforcement Officer  
D. Andrew Smith III, City Attorney

G:\Docs\Reischmann\MRS\FILES\WER\Cities\Edgewood\GMAC - 5637 Lake Mary Jess Shores Pool - Findings of Fact.doc

	Florida turnpike
	Interstate 4
	Toll Road
	Major Roads
	Public Roads
	Gated Roads
	Road Under Construction
	Proposed Road
	US Road
	State Road
	County Road
	One Way
	Brick Road
	Proposed SunRail
	Block Line
	Lot Line
	Residential
	Agriculture
	Commercial/Institutional
	Governmental/Institutional/Misc
	Commercial/Industrial/Vacant Land
	Hydro
	Waste Land
	Agricultural Curtilage
	County Boundary
	Parks
	Golf Course
	Lakes and Rivers
	Block Number
	Lot Number
	Parcel Number
	Parcel Address
	Parcel Dimension



Courtesy Rick Smith, CFA, Orange County Property Appraiser



THE EXISTING DOCK DOES NOT MEET THE REQUIRED SETBACK AND WILL BE COMPLETELY REMOVED



Created: 6/23/2016

This map is for reference only and is not a survey.

# BOAT DOCK PLANS

6/8/16

**ALVAREZ RESIDENCE  
1302 Harbour Island Rd.  
Edgewood, FL 32809**

Prepared For

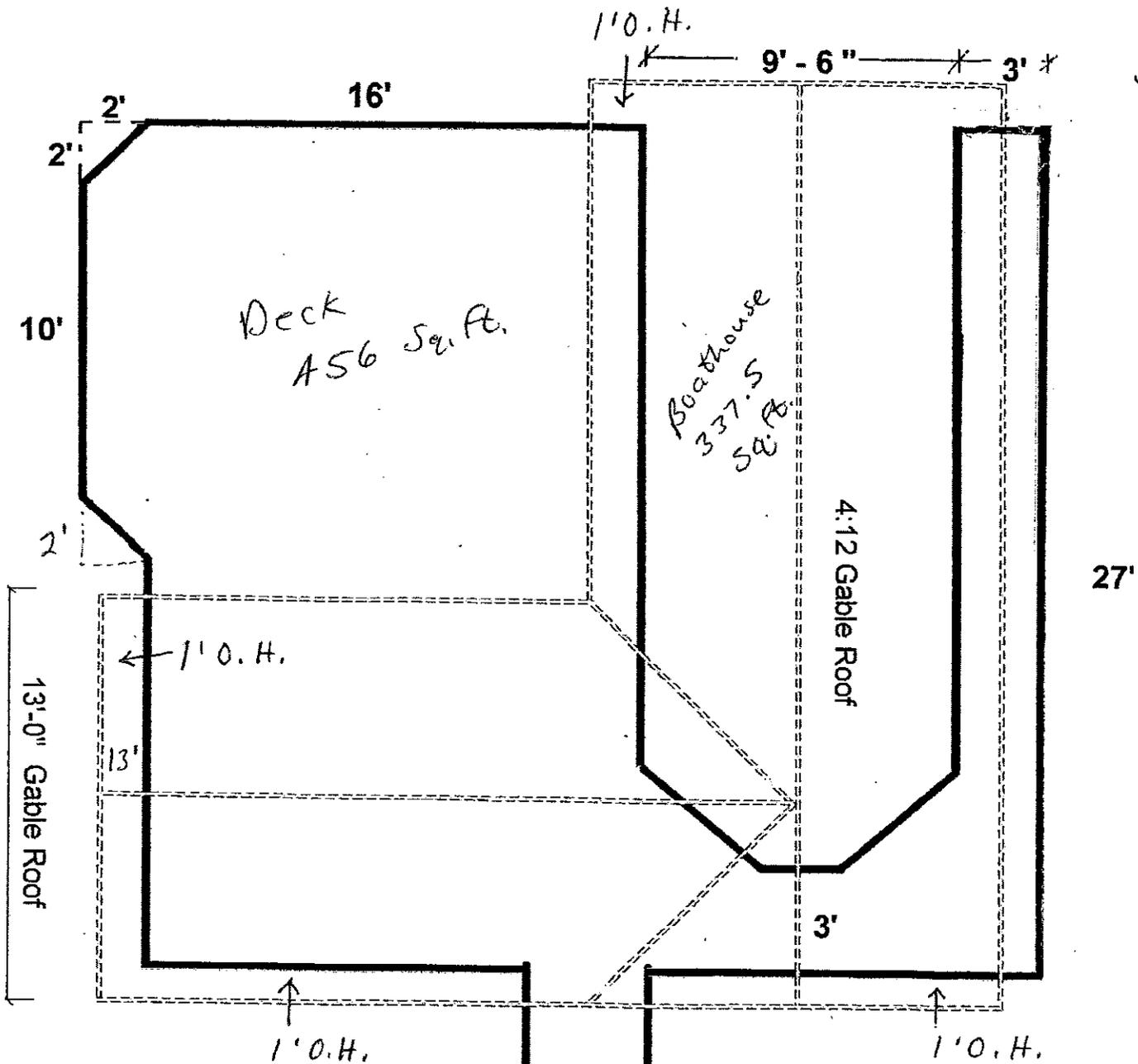
**DOCKS – N – SEAWALLS, INC.**  
VIA  
STREAMLINE PERMITTING, INC.

Prepared By

** THOMPSON ENGINEERING GROUP, INC**

Engineer: Michael Thompson, MSc, P.E. (#47509)  
5200 Vineland Road, Suite 250  
Orlando, Florida 32811  
Ph: 407-529-3306  
Fax: 407-529-3306  
Certificate of Authorization No. 30060  
[www.thompsoneng.com](http://www.thompsoneng.com)

**MAY 2016**



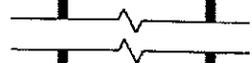
*folio*

Deck  
456 Sq. Ft.

Bathroom  
337.5  
Sq. Ft.

VN  
1"=5'

38' WALKWAY



LAKE  
CONWAY

47.5 Sq. Ft.  
of O.H.  
Bathroom  
337.5 Sq. Ft.

Dock  
144 Sq. Ft.

Deck  
456 Sq. Ft.

NHWE 85.90

8 Sq. Ft. on land →

Dock 144 Sq. Ft.

Total 985  
Square feet

ALVAREZ ELEVATION  
1302 HARBOUR ISLAND ROAD  
EDGEWOOD, FL 32809

98.9

7" MAX

NHWE  
85.90

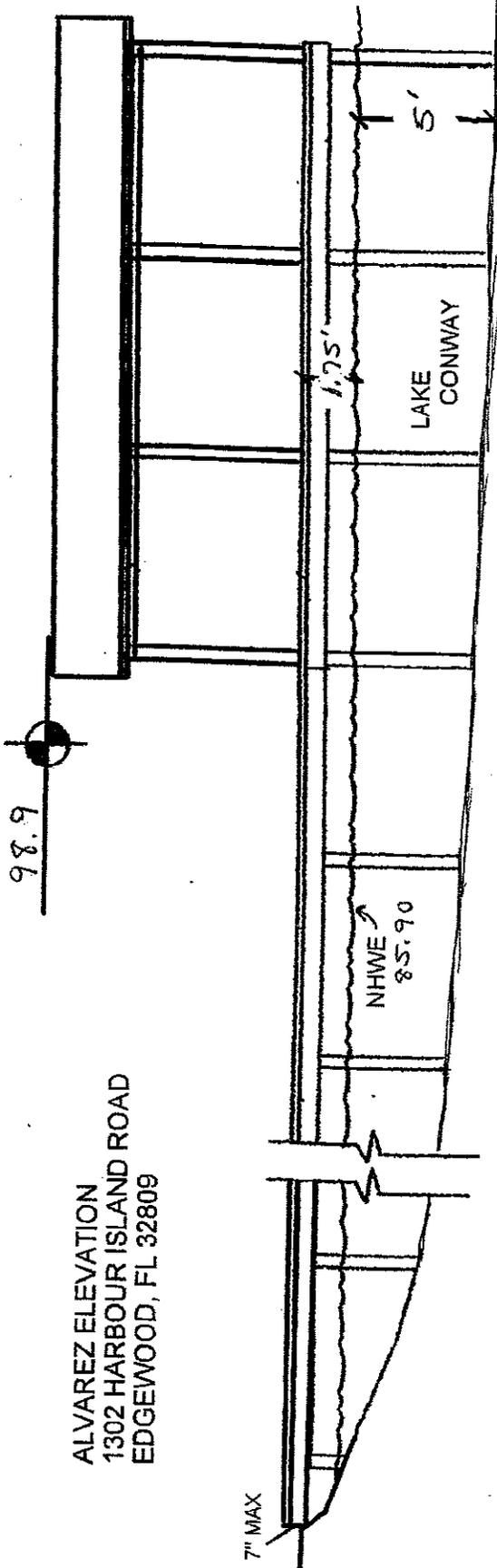
1.75'

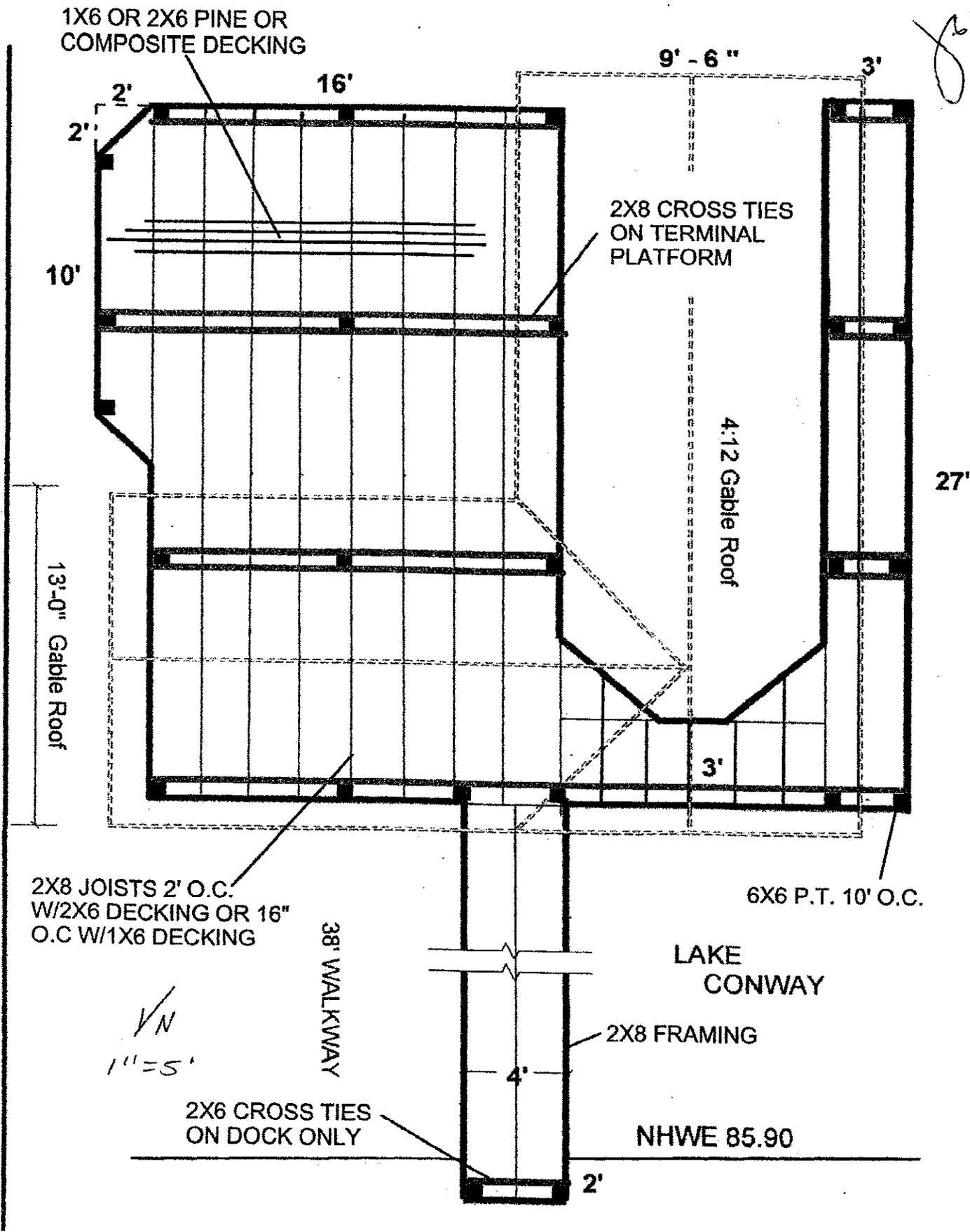
LAKE  
CONWAY

5'

1" = 8'

*Alvarez*





1X6 OR 2X6 PINE OR COMPOSITE DECKING

9'-6"

16'

2'

2'

10'

2X8 CROSS TIES ON TERMINAL PLATFORM

4:12 Gable Roof

27'

13'-0" Gable Roof

3'

2X8 JOISTS 2' O.C. W/2X6 DECKING OR 16" O.C W/1X6 DECKING

38" WALKWAY

6X6 P.T. 10' O.C.

LAKE CONWAY

2X8 FRAMING

4'

2X6 CROSS TIES ON DOCK ONLY

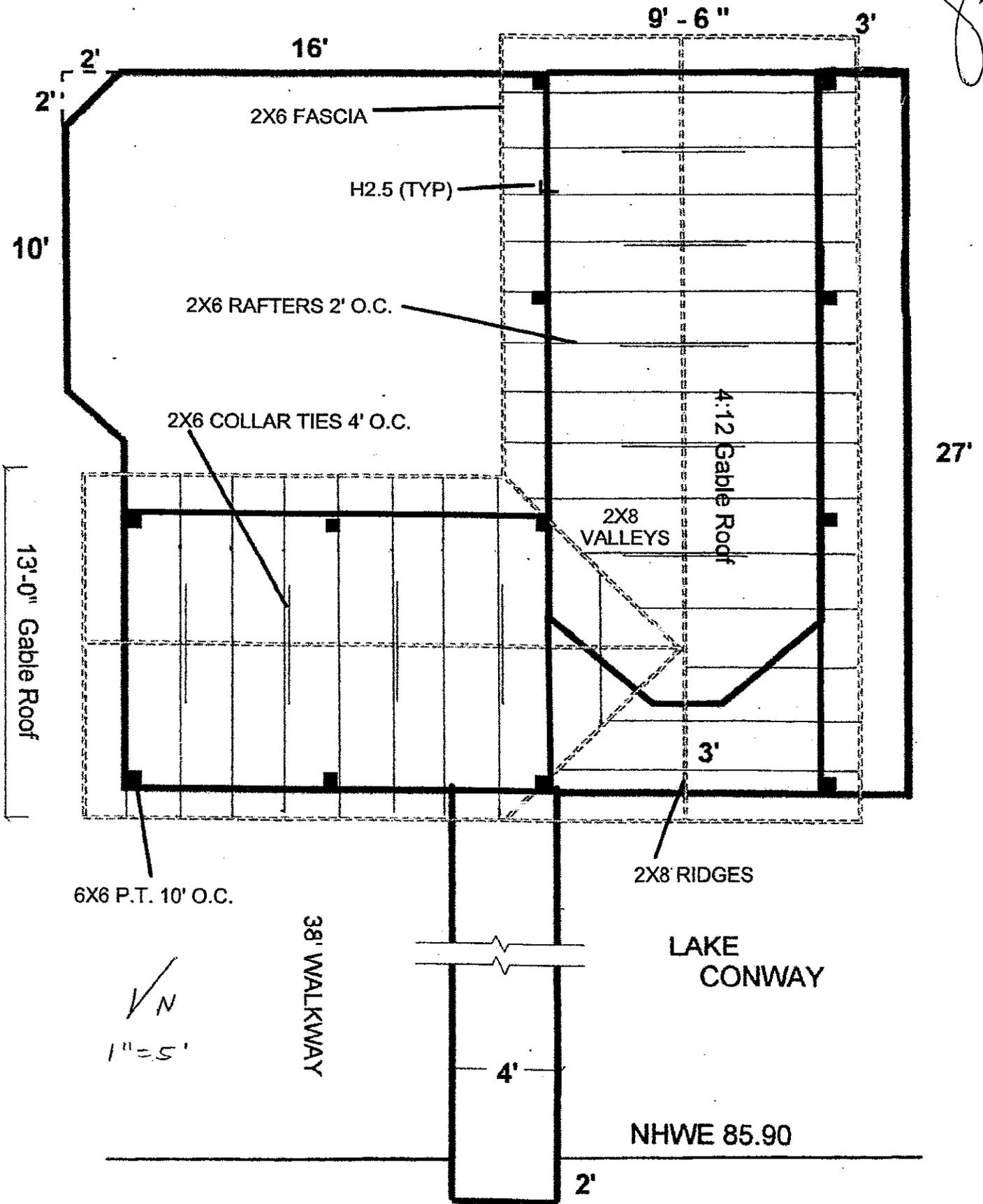
NHWE 85.90

2'

*1/2" = 5'*

*2/10/12*

2/7/66



(N.T.S.)

1/2" CDX EXT. PLYWOOD over 5/8" T1-11

Asphalt Shingles  
over min. 30# felt  
installed as per manuf.

2X6 P.T. .40 cca RAFTERS @ 24" O.C.

Rafter to ridge  
(4) 12D nails ea.  
side

2X8 P.T. .40 cca  
RIDGE BEAM

2X6 P.T. .40  
cca Fascia Bd

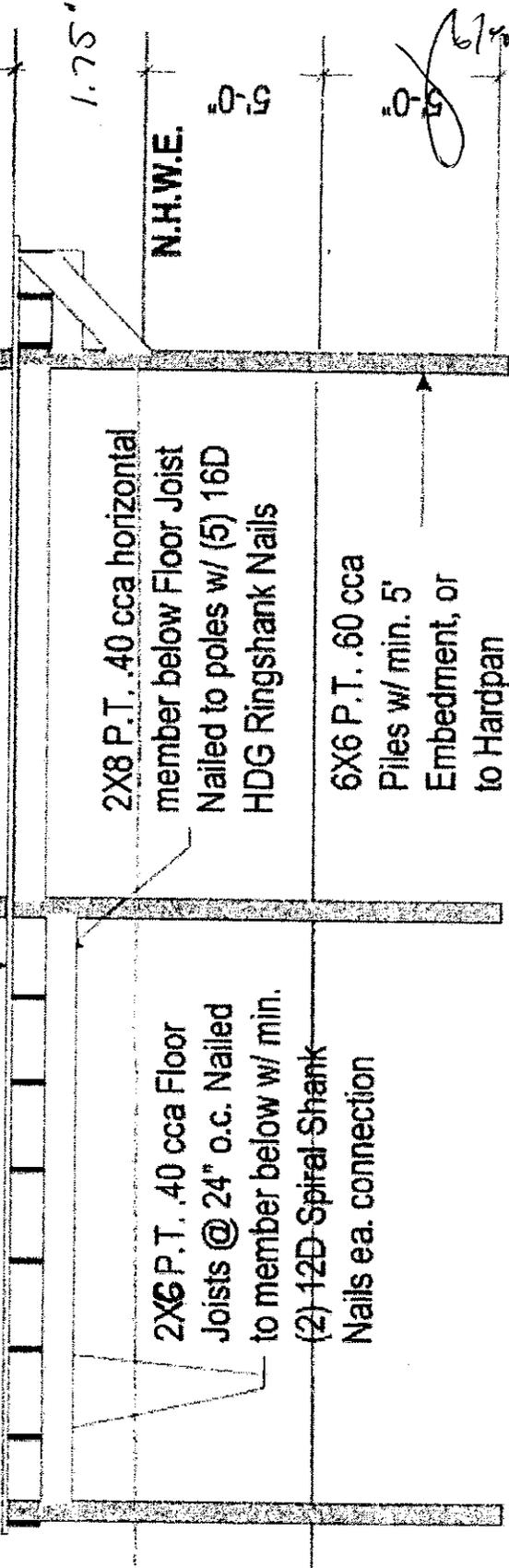
(4) 12d nails  
ea. side

2X6 COLLAR  
TIE (see roof  
plan for location)

Db1 P.T. 2x10 bm. .40 cca  
(overlap ea. joint min. 4').  
Attach w/ Min. (2) 16d nails  
@ 8" o.c. (staggered)

2X6 P.T. .40 cca Decking  
w/ (2) 16D HDG Ringshank  
Nails ea. connection

(2) 1/2" HDG  
Carriage  
Bolts @ ea.  
HDR to  
POST CONN.



2X8 P.T. .40 cca horizontal  
member below Floor Joist  
Nailed to poles w/ (5) 16D  
HDG Ringshank Nails

6X6 P.T. .60 cca  
Piles w/ min. 5'  
Embedment, or  
to Hardpan

2X6 P.T. .40 cca Floor  
Joists @ 24" o.c. Nailed  
to member below w/ min.  
(2) 12D Spiral Shank  
Nails ea. connection

N.H.W.E.

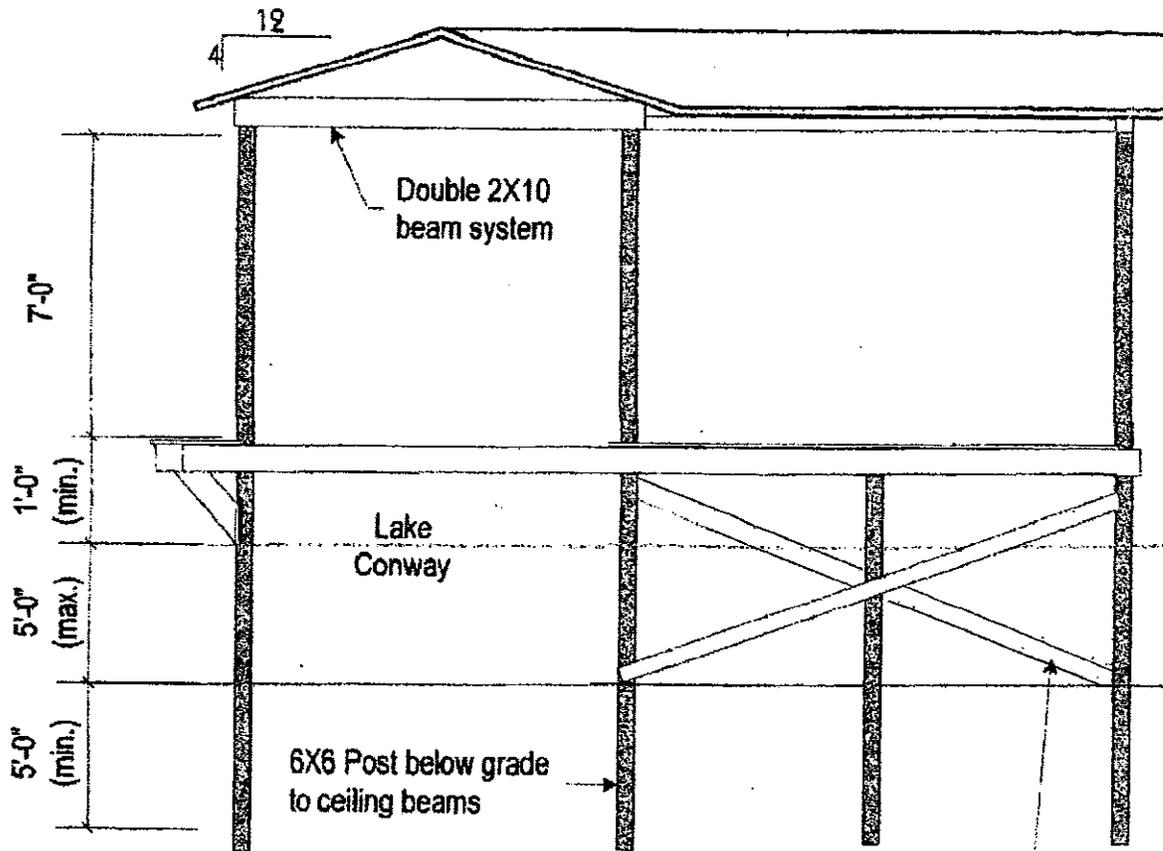
1.75'

5.0'

5.0'

6/14/06

# Bracing Detail and Specifications



(N.T.S.)

2x6 P.T. .40cca (one per post pair) cross bracing attached w/ (3) HDG Ring shank nails @ ea connection (bracing not required in boat side.)

## NOTES:

- Bolts; ASTM A572
- All nails shall be common wire nails
- Simpson straps shall be ZMAX or galvanized
- Lumber shall be #2 P.T. SYP or as noted
- Roof rafters and fascia shall be #2 PT

## NAILING SCHEDULE:

Wall and Roof sheathing – 1/2" CDX APA rated plywood w/8d sinker nails @ 4" O.C. at supported PNL edges & 6" O.C. in the field  
 Simpson H2.5Z - four 8d x 1 1/2" nails to rafters and plates  
 Simpson LUS26Z – four 8d x 1 1/2" nails to headers and joists  
 HETA20 – seven 10d x 1 1/2" nails to trusses  
 LST12 – four 10d x 1 1/2" nails and four 3/4" X 1 1/2" tapcons

THIS STRUCTURE HAS BEEN DESIGNED TO MEET THE 2014 FLORIDA BUILDING CODE, 5<sup>TH</sup> EDITION AND ASCE 7- 10 AND 2011 NEC.

1. BASIC WIND SPEED ( $V_{asd}$ ) = 108 MPH, ULTIMATE WIND SPEED ( $V_{ult}$ ) = 140 MPH
2. CONSTRUCTION TYPE = R2
3. WIND EXPOSURE = CATEGORY D
4. OPEN STRUCTURE WITH A ZERO PRESSURE COEFFICIENT

## DOCKS - N - SEAWALLS

# Design Standards

The following are general design standards. More stringent design standards may be noted on the plans.

## General Requirements:

Reproductions of contract drawings by contractor in lieu of preparation of shop drawings signifies acceptance of information shown as correct and obligates himself to any expense, real or implied, arising from their use. A change to the structural drawings due to the acceptance of alternates and/or substitutes is the responsibility of the contractor and must be submitted to the engineer for approval. The general contractor and each subcontractor shall verify all existing conditions prior to the start of any work. All inconsistencies shall be reported to the designer and/or structural engineer, if needed. Should contractor construct the premises in a fashion not consistent with the plans prepared by the designer and/or structural engineer, or in any fashion, change the plans and drawing without the review and approval from the designer and/or structural engineer. Then designer and/or structural engineer shall bear no responsibility or liability for the construction of premises and accuracy of the drawings.

## Design Code:

**Florida Building Code 2014**  
The Aluminum Association, latest edition  
ASCE 7-10

## Galvanized Bolts:

All bolts shall be galvanized be ASTM A572, grade 50 threaded round stock with a minimum yield stress of 50,000 psi.

## Timber:

Design in accordance with the National Design specification for wood construction, with loading in accordance with the Florida Building Code. All graded structural lumber shall be pressure treated and meet the following minimum requirements:

Minimum bending stress = 1250 psi (No. 1 Dense So. Pine)

Young Modulus = 1600 ksi

Maximum of 15% moisture content

Contractor may use Southern Yellow Pine No. 2 or U.O.N.

Lumber sizes shown are nominal sizes. Lumber shall be furnished in finished sizes meeting the requirement of the American Softwood Lumber Standard.

## Structural Aluminum:

Conform to latest edition of Aluminum Association of Florida standard practice for aluminum design.

All aluminum shall be 6061-T6 (E= 10,000 ksi; Fy = 35 ksi)

## Concrete

Conform to ACI 318, latest edition and ACI 301

Compressive Ultimate Strength (Minimum at 28 days) shall be 3,000 psi

Exposed chamfer edges shall be ¼"

## Reinforcing Steel:

Conform to ACI 318 and 315, Latest edition

All reinforcement steel shall be ASTM A615 Grade 60. Min footing cover 3"

Smooth dowels & ties shall be ASTM A185

## Design Loads:

Pursuant to Chapter 1609 LL (-Table 1607; WL- Section 1609)

Ultimate Wind: 140 mph at 3 second gust (30 psf minimum)

Risk Category II (Table 1604.5)

Exposure Category: "D" (FBC 1609.4.3 & ASCE 7-10, Section 26.7.2)

Deck Live Load: 60 psf

Dead Load: 10 psf

Roof Live Load: 20 psf

Components and cladding, design wind pressures + 38psf/-38psf

## Structural Steel:

Conform to latest edition of AISC "Specification for structural steel building" and AISC "Code of standard practice for steel buildings and bridges".

All structural steel shall be ASTM A36, (E= 29,000 ksi; Fy = 36 ksi)

Splicing prohibited without prior approval as to location and type.

Burning of holes in steel members is prohibited. Any member with burned holes must be replaced.

## Welding:

Conformed to "code for welding in building construction" by the American Welding Society, latest edition.

Steel Weld IAW AWS D1.1 (latest edition) -E70XX electrodes

Aluminum Weld IAW AWS D1.2 (lasts edition)-Filler Alloy 5356 or equal.

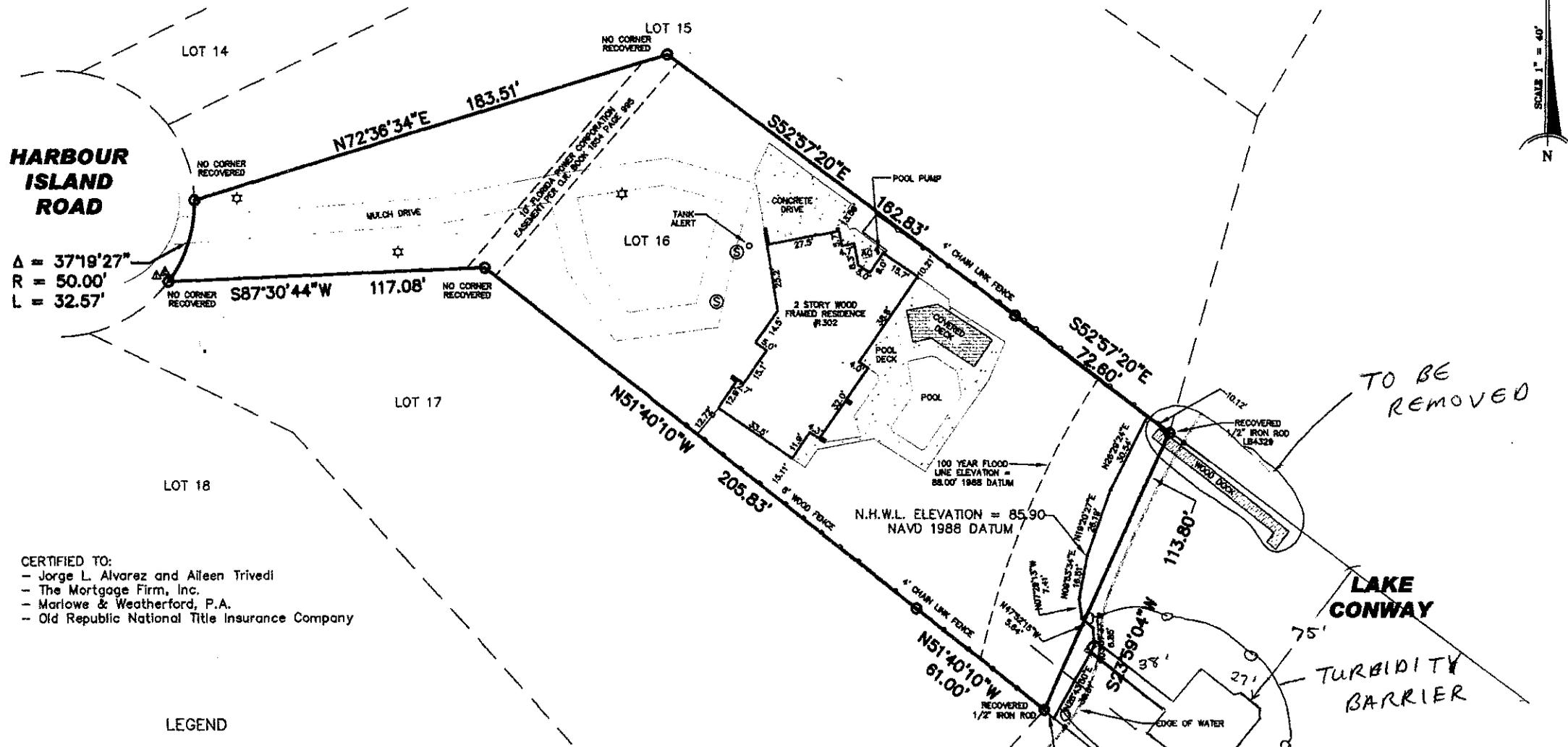
Connection welds to be sized for forces and reactions indicated.

All steel welds shall be E70XX low hydrogen, 250 degrees min.

Welds shall be full penetration welds at all points of contact

# DOCKS - N - SEAWALLS

DESCRIPTION: LOT 16, HARBOUR ISLAND SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 131, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



Δ = 37°19'27"  
 R = 50.00'  
 L = 32.57'

CERTIFIED TO:  
 - Jorge L. Alvarez and Aileen Trivedi  
 - The Mortgage Firm, Inc.  
 - Marlowe & Weatherford, P.A.  
 - Old Republic National Title Insurance Company

- LEGEND**
- ⊙ GREASE TRAP MANHOLE
  - ☆ LIGHT POLE
  - △ TELEPHONE RISER
  - ▴ CABLE RISER

**NOTES:**  
 - BEARINGS BASED ON THE NORTHWEST PROPERTY LINE OF LOT 16 AS BEING N72°36'34"E.  
 - NO UNDERGROUND UTILITIES WERE LOCATED.  
 - ELEVATIONS BASED ON ORANGE COUNTY BENCHMARK L1500020 ELEVATION = 97.238 NAVD 1988 DATUM.  
 - PROPERTY IS SUBJECT TO COVENANTS AND RESTRICTIONS PER O.R. BOOK 1647, PAGE 503, AMENDED IN O.R. BOOK 1902 PAGE 446, AMENDED AGAIN IN O.R. BOOK 5941 PAGE 3055

*[Signature]*  
 JAMES R. SHANNON JR., P.L.S. #4671  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

TO BE REMOVED

LAKE CONWAY  
 TURBIDITY BARRIER

SHANNON SURVEYING, INC.  
 499 NORTH S.R. 434 - SUITE 2155  
 ALTAMONTE SPRINGS, FLORIDA, 32714  
 (407) 774-8372 LB # 6898

DATE OF SURVEY: 5/21/2015  
 FIELD BY: RR/LB SCALE: 1" = 40'  
 FILE NUMBER: PR1-P0131-LOT16