



# CITY COUNCIL REGULAR MEETING

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Tuesday, April 18, 2023 at 6:30 PM

---

## AGENDA

---

**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 (5) 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, INVOCATION, & PLEDGE OF ALLEGIANCE**

**B. ROLL CALL & DETERMINATION OF QUORUM**

**C. ORGANIZATIONAL MEETING**

[1.](#) Designation of Council Assignments

[2.](#) Review of City Contracts

**D. PRESENTATION OF PROCLAMATION**

**E. CONSENT AGENDA**

*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.*

[1.](#) March 21, 2023 Draft Meeting Minutes

**F. ORDINANCES (FIRST READING)**

[1.](#) Planning and Zoning Board Report Ordinance 2023-04 County to City Rezoning  
5317 Hansel Avenue

[2.](#) Ordinance 23-04

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES GENERALLY LOCATED ON THE EAST SIDE OF HANSEL AVENUE NORTHEAST OF CITY HALL AND WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF

EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES WITH THE MOST CONSISTENT EXISTING CITY OF EDGEWOOD ZONING DESIGNATION; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

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

1. **Ordinance 2023-01**

**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING CHAPTER 134 OF THE CODE OF ORDINANCES TO CREATE A NEW PLANNED DEVELOPMENT ZONING CATEGORY; COMPREHENSIVE PLAN PLANNED DEVELOPMENT DISTRICT (CP PD); ESTABLISHING A PROCESS AND REQUIREMENTS FOR REZONING PROPERTY TO CP PD; ESTABLISHING APPLICATION AND EVALUATION STANDARDS RELATED TO CP PD REZONING REQUESTS; PROVIDING FOR PERMITTED, AND PROHIBITED USES WITHIN SUCH ZONING; PROVIDING FOR SITE AND DEVELOPMENT STANDARDS; PROVIDING FOR REGULATIONS AND ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE.**

**H. UNFINISHED BUSINESS**

**I. NEW BUSINESS**

1. 2023 Charter Review Commission Selection

**J. GENERAL INFORMATION**

**K. CITIZEN COMMENTS**

**L. BOARDS & COMMITTEES**

**M. STAFF REPORTS**

City Attorney Smith

Police Chief DeSchryver

1. Chief DeSchryver's Monthly Report for march 2023

City Clerk Riffle

**N. MAYOR AND CITY COUNCIL REPORTS**

Mayor Dowless

Council Member Chotas

Council Member Pierce

Council Member Rader

Council Member Lomas

Council President Horn

**O. ADJOURNMENT**

**UPCOMING MEETINGS**

Monday, May 8, 2023 at 6:30 pm.....Planning and Zoning Meeting

Tuesday, May 16, 2023 at 6:30 pm.....City Council Meeting

**Meeting Records Request**

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.

**Americans with Disabilities Act**

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**.



# Memo

**To:** Mayor Dowless, Council President Horn,  
Council Members Chotas Lomas, Pierce, and Rader

**From:** Sandra Riffle, City Clerk

**Date:** April 14, 2023

**Re:** 2023 Council Assignments

---

## Council Assignments

The Code provides the following:

Section 3.12.- Areas of responsibility.

**Upon the start of a new council session, the council president shall designate areas of responsibility (not already under the jurisdiction of the mayor) to be assigned to individual council members.** Each council member shall assume responsibility for the assigned area and execute his/her other responsibilities within the broad guidelines established by the council. The council members shall render reports regarding other areas during a regular or special meeting of the council.

The areas of responsibility with the current assignments are the following:

Area of Responsibility	Designated Assignments on April 19, 2022
Finance	Councilmember Ben Pierce
Code Compliance	Councilmember Lee Chotas
HAINC Liaison	Council President Richard A. Horn
Cypress Grove Liaison	Council President Richard A. Horn
Land Development/Master Plan	Councilmember Chris Rader
Public Works	Councilmember Susan Lomas
Police Department*	Mayor John Dowless
City Hall*	Mayor John Dowless
Contract Staff*	Mayor John Dowless

\* Pursuant to Section 4.04 of the *City Charter*, the mayor has jurisdiction over the police department, city hall, and contract staff.

The Code does not provide the duties associated with Councilmembers' Charter designated responsibility. Historically, Council members serve as City liaisons when contacting various agencies and elected officials to aid the City in projects and other types of assistance that may be needed.



# Memo

**To:** Mayor Dowless, Council President Horn,  
Council Members Chotas Lomas, Pierce, and Rader

**From:** Sandy Riffle, City Clerk

**Date:** April 12, 2023

**Re:** Review of City Contracts

The Charter, Section 411- Consultants, provides that a review of the following contracts is required:

Consultants for the city shall be appointed by the mayor subject to the confirmation by the council and shall serve at the pleasure of city council. All consultants shall be appointed on an annual basis. Consultants shall include but not be limited to the following:

A. *Legal.* Legal consultants shall be an attorney (or firm) who shall provide legal advice to the council, represent the city in legal cases and provide legal services for the city as required.

SERVICE:	Legal – City Attorney
CONSULTANT/FIRM	<b>Drew Smith Shepard, Smith, Kohlmyer &amp; Hand, P.A.</b>
2022/2023 BUDGET	\$60,000
FEES/CONTRACT AMOUNT	\$175.00 per hour Exclusive of costs (court costs, filing fees, taxes, recording fees, etc.)
TERMS	Serves at the pleasure of Council; Notice to terminate not required by City; however, SSK&H will give 30-days’ notice to terminate

SERVICE:	Legal – Code Enforcement Special Magistrate
CONSULTANT/FIRM	<b>Jennifer Nix Garganese, Weiss, D’Agresta &amp; Salzman</b>
2022/2023 BUDGET	\$6,000
FEES/CONTRACT AMOUNT	\$150.00 hourly
TERMS	Serves at the pleasure of Council; however, GWD&S will provide not less than 30 days’ notice to terminate.

B. Engineering. The engineering consultant (or firm) shall provide such engineering services that the council shall request.

SERVICE:	Engineering
CONSULTANT/FIRM	<b>David Mahler, P.E., Allen Lane, P.E., and Jim Winter, RLA (Primary Engineers) CPH Engineering</b>
2022/2023 BUDGET	\$15,000
FEES/CONTRACT AMOUNT	Maximum hourly rate is \$150.00, exclusive of costs
TERMS	3-year contract 9/7/2015 with 2-year automatic renewal. In 2018, Council agreed to allow to automatically renew. City can terminate w/o cause with 30-day written notice.

C. Accountant. An accountant (or firm) shall be retained for annual audits and other related work as deemed necessary by the council.

SERVICE:	Accounting (prepare monthly FS and accounting staff Lindsey Rock prepares the monthly financial statements and assists with annual audits (additional fees for this service)  Beginning FY 2022/2023 City Hall staff has transitioned to handle A/R and A/P and the weekly deposit.
CONSULTANT/FIRM	<b>Lindsey Rock and Tammy Campbell McDermitt-Davis</b>
2022/2023 BUDGET	\$22,000
FEES/CONTRACT AMOUNT	\$1700 monthly (last FY was \$2700 monthly) Additional services Billed: Partner \$285 Manager \$175 Bookkeeper \$85.00 (Lindsey)
TERMS	Letter of engagement 2021. Is extended by mutual agreement

SERVICE:	Audit Services
CONSULTANT/FIRM	<b>Yvonne Clayborne, Carr, Riggs &amp; Ingram CPAs and Advisors (CRI)</b>
2022/2023 BUDGET	\$26,530
FEES/CONTRACT AMOUNT	Other costs built in, i.e. Local Highway Finance Report, information for the City Clerk
TERMS	Letter of engagement 2022. Is extended by mutual agreement

D. *Other.* As the circumstances require, the council may retain consultant services from a recognized authority or firm.

SERVICE:	City Planner
<b>CONSULTANT/FIRM</b>	<b>Ellen Hardgrove, AICP</b>
2022/2023 BUDGET	\$54,000
FEES/CONTRACT AMOUNT	\$125 hourly
TERMS	By mutual agreement

**SUMMARY:**

Overall, city staff continues to have good relations with all consultants and appreciate the assistance that is provided to staff in maintaining and meeting the expectations of the day-to-day operations of our respective departments.



**CITY COUNCIL REGULAR MEETING**  
City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Tuesday, March 21, 2023 at 6:30 PM

---

**DRAFT MINUTES**

---

**CALL TO ORDER, INVOCATION, & PLEDGE OF ALLEGIANCE**

Council President Pro-Tem Pierce called the meeting to order at 6:31 pm. He asked for a moment of silence and then led the Pledge of Allegiance.

**ROLL CALL & DETERMINATION OF QUORUM**

City Clerk Riffle announced a quorum with three Council Members and Mayor Dowless present.

Council President Horn and Councilmember Chotas could not attend and requested to be excused.

***Council member Pierce made a motion to excuse the absences of Council President Horn and Councilmember Chotas; seconded by Councilmember Rader. Motion approved by voice vote (3/0).***

**PRESENT**

Mayor John Dowless  
Council President Pro-Tem Ben Pierce  
Councilmember Susan Lomas  
Councilmember Chris Rader

**ABSENT**

Council President Horn  
Councilmember Chotas

**STAFF**

Sandra Riffle, City Clerk  
Dean DeSchryver, Police Chief  
Shannon Patterson, Chief of Staff  
Scot Zane, Police Officer  
Drew Smith, City Attorney  
Ellen Hardgrove, City Planner  
Allen Lane, City Engineer

**APPLICANTS**

Eric and Tina Baker  
Stuart McDonald - Toll Brothers  
Bradley Elwell - AVCON

**OATHS OF OFFICE**

**Administer Oaths of Office for Councilmembers Rader and Lomas**

City Clerk Riffle administered the Oath of Office to Councilmembers Lomas and Rader.



## ELECTION OF COUNCIL PRESIDENT & PRESIDENT PRO-TEM

A brief discussion was held regarding the election of a Council President Pro-Tem. City Clerk Riffle reminded Council that during the February 21, 2023 meeting, Council President Horn said he would be willing to accept a nomination as Council President.

***Councilmember Rader made a motion to continue the offices of Council President and Council President Pro-Tem as currently held; seconded by Councilmember Lomas. Motion approved by voice vote (3/0).***

## CONSENT AGENDA

### February 21, 2023 City Council Meeting Minutes

Prior to the meeting, Councilmember Rader requested the following changes to the February 21, 2023, meeting minutes. A copy of the proposed changes was submitted to each Councilmember.

- Under Ordinance 2023-03, "required" should be "requires."
- Under Ordinance 2023-01, the following should be added to paragraph four:  
"Councilmember Rader further emphasized that the genesis of this concept was born from a project and a potential applicant was seeking to rezone residential land to a C-3 only use. The project was to introduce a large warehouse with a quasi-industrial use to the property immediately adjacent to multiple developments with single-family homes.
- Added new paragraph, "Attorney Smith noted that there is the ability to have more than C-3 in Industrial through the special exception process. Councilmember Rader said there is some form of manufacturing in C-3 and Attorney Smith added that there is some form of clean manufacturing permitted in the ECD."

Mayor Dowless noted that in his report "McDirmitt David" should be "McDirmitt Davis."

City Clerk Riffle said that under Councilmember Rader's report she also corrected "Mectatos" to "Mecatos."

***Councilmember Rader made a motion to approve the February 21, 2023 meeting minutes with corrections; seconded by Councilmember Lomas. Motion approved by voice vote (3/0).***

## ORDINANCES (FIRST READING)

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

- **Ordinance 2023-02: Boat Docks/Houses Residential Districts**

Attorney Smith read Ordinance 2023-02 in title only.

Planner Hardgrove said this is the second reading with the purpose of providing consistency between the boat dock regulation contained in residential R-1-AAA, R-1AA, R-1-A, and R-2 zoning districts with the recent changes to Code Chapter 14 related to boat dock/house

construction. The proposed change requires that boat docks/houses be designed in conformance with the boat dock regulations of Code Chapter 14. There were no changes during first reading.

There was no public comment.

**Councilmember Rader made a motion to approve Ordinance 2023-02; seconded by Councilmember Rader. Motion approved by roll call vote (3/0).**

Councilmember Pierce	Favor
Councilmember Lomas	Favor
Councilmember Rader	Favor
Council President Horn	Absent
Councilmember Chotas	Absent

- **Ordinance 2023-03: ECD Special Exception Change (Car Washes)**

Attorney Smith read Ordinance 2023-03 in title only.

Planner Hardgrove said this is the second reading of an ordinance that will change the uses permitted in the ECD to ensure the achievement of the ECD vision. The ordinance has remained the same since presented at the first reading.

She explained that the ECD currently allows full-service car washes as a permitted use. Given that this is an auto-oriented use, this use should undergo additional review to ensure the proposed location is consistent with the ECD vision, which the special exception process would provide. The ordinance would require that an applicant provide more detail in the plans to provide consistency with the ECD vision.

There was no public comment.

**Councilmember Lomas made a motion to approve Ordinance 2023-03; seconded by Councilmember Rader. Motion approved by roll call vote (3/0).**

Councilmember Lomas	Favor
Councilmember Rader	Favor
Councilmember Pierce	Favor
Council President Horn	Absent
Councilmember Chotas	Absent

**UNFINISHED BUSINESS** - none

**NEW BUSINESS**

- **Resolution 2023-01 Budget Amendment**

City Clerk Riffle said Resolution 2023-01 accounts for the FEMA reimbursements for debris pickup resulting from Hurricane Ian. The City is hoping for a full refund.

***Councilmember Pierce made a motion to approve Resolution 2023-01; seconded by Councilmember Lomas. Motion approved by roll call vote (3/0).***

Councilmember Pierce	Favor
Councilmember Rader	Favor
Councilmember Lomas	Favor
Council President Horn	Absent
Councilmember Chotas	Absent

- **IT Items for Disposal**

City Clerk Riffle explained that IT Manager Scott Zane requested permission from City Council to dispose of depreciated laptops. They have all outlived their useful life and have minimal, if any, value. Permission has been given from FDLE and DOJ to dispose of these assets.

Officer Zane said that all laptops were made inoperable with the hard drives and batteries removed and will be delivered to the landfill.

***Councilmember Rader made a motion to authorize the disposal of the listed laptops; seconded by Councilmember Lomas. Motion approved by voice vote (3/0).***

- **Discussion and Direction to Staff for Accessory Structures in the ECD**

Planner Hardgrove said that in the February 21, 2023 meeting, Terence Curran, owner of The Amphibious Group at 5639 Hansel Avenue, requested to have a large mobile home on their property to provide climate-controlled storage.

She reviewed the City Code and told Council that the maximum amount of time permitted for an accessory structure is 180 days or ten days after the completion of a permanent structure. This property is not undergoing construction at this time. The Code also allows for temporary structures such as tents for up to 30 days.

Planner Hardgrove said her opinion is that it is not a good idea to set a precedent to allow accessory structures in the ECD as accessory structures do not fit the vision. She explained that Fort Gatlin Brewery was told they could not have an accessory structure, and the frame shop had to remove theirs from the property.

Mayor Dowless said he wanted to avoid setting a precedent for accessory structures all through the ECD.

There was no public comment and no objections from the Council to Planner Hardgrove's opinion. There was no vote.

- **Addendum - Request to extend Variance 2022-02 535 Mandalay Rd**

Eric Baker, the applicant for Variance 2022-02, requested an extension to the variance he was awarded in 2022, which is due to expire in April 2023. He said the variance was to extend their house 10 inches into the easement.

He explained that they had difficulty finding a contractor and could not pull a permit with Orange County by the expiration date. He requested an additional three months.

Attorney Smith noted that once the application is made at the County, they will be in good standing with the City.

***Councilmember Rader made a motion to approve that Variance 2022-02 be extended until July 1, 2023; the motion was seconded by Councilmember Lomas.*** Motion approved by roll call vote (3/0).

Councilmember Pierce	Favor
Councilmember Rader	Favor
Councilmember Lomas	Favor
Council President Horn	Absent
Councilmember Chotas	Absent

**GENERAL INFORMATION**

**CITIZEN COMMENTS**

Susan Collins with Orange County Soil and Water Conservation District for District 3. She invited Council and the public to attend meetings which are held at 3:30 pm on the second Friday of each month at the Orange County Administration building.

**BOARDS & COMMITTEES**

- **Haven Oaks Final Plat Approval**

Engineer Lane said he reviewed the final plat and that all issues were satisfactorily met; any previous conditions from Planning and Zoning were addressed.

Mayor Dowless asked for the side setbacks and the distance between houses. Engineer Lane responded that it is 5 ft for 50 and 60-foot lots and 7.5 feet for 70-foot lots.

Engineer Lane confirmed to Councilmember Pierce that there is an easement for the permanent wall, which is a combination of columns and prefabricated panels. There will be some easements on the rear lots of some properties.

There was no public comment.

***Councilmember Lomas made a motion to approve the final plat; seconded by Councilmember Rader.*** Motion approved by roll call vote (3/0).

Councilmember Rader	Favor
Councilmember Lomas	Favor
Councilmember Pierce	Favor
Council President Horn	Absent
Councilmember Chotas	Absent

- **Haven Oaks Final Subdivision Plans Approval**

Engineer Lane said that CPH has no objections to the submitted plans, and Planning and Zoning recommended approval upon their review.

He said the overhead power lines were reinstalled underground in front of the property. The cable line is in the process of being relocated.

Councilmember Lomas asked what kind of curb would be in front of the subdivision. She said Holden Avenue looks pretty bad because of grass growing into the roadway.

Engineer Elwell with AVCON said there is no curbing on Holden Avenue. Planner Hardgrove confirmed and added that there would be interior curbing.

Engineer Lane confirmed there would be some pavement widening to allow turn lanes, but there would be no curb and gutter. He said drainage would go to roadside swales on the north side of Holden Avenue, and there are some swales on the south side.

There was no public comment.

***Councilmember Rader made a motion to approve Haven Oaks Final subdivision plans; seconded by Councilmember Pierce.*** Motion approved by roll call vote (3/0).

Councilmember Pierce	Favor
Councilmember Rader	Favor
Councilmember Lomas	Favor
Council President Horn	Absent
Councilmember Chotas	Absent

**STAFF REPORTS**

**City Attorney Smith** - no report

**Police Chief DeSchryver****Police Chief Report - February 2023**

(Note: Chief DeSchryver's report was heard earlier in the meeting after the administration of the oaths of office.)

Chief DeSchryver commented on two traffic stops that resulted in resistance to the officers involved. Anonymous emails were sent to City Hall, Mayor Dowless and the Police Department regarding the resulting use of force. The Police Department performed an internal investigation and determined that they acted within policy and the law. He also provided OPD Internal Affairs and Kissimmee OPD with a copy of the video for their opinion, and they had no concerns.

He said there are real-time simulations available for Council to attend with to give them to allow them to discuss policies and training.

**City Clerk Riffle**

City Clerk Riffle said that she and PD Chief of Staff Patterson have been working with FEMA regarding damages incurred from Hurricane Ian. She said FEMA has been very proactive and responsive and the FEMA representative said that things are looking good as the City works to get reimbursement for debris removal and damages.

She said she is compiling short biographies for the nominated commission members for Charter Review Commission. The biographies will be included in April's agenda package.

**MAYOR AND CITY COUNCIL REPORTS****Mayor Dowless**

Mayor Demings is putting together a Tourist Development Tax Citizen Advisory Task Force (TDT) and he recommended resident Hal Valdez to the committee.

He said that Planner Hardgrove, Councilmember Rader and he are working with Orange County to get a study of an alignment through Fort Gatlin Shopping Center.

Mayor Dowless said Chief DeSchryver, City Clerk Riffle and he met with Congressman Soto whose team talked about grant opportunities. Mayor Dowless said he was appreciative of their outreach.

**Council Member Lomas**

Councilmember Lomas said that she attended the CAB meeting and noted that Orange County Commissioner Uribe did not attend.

She said that the public library had a lot of information and resources for retirees. City Clerk Riffle confirmed to Councilmember Lomas that she would review the information to put on the City's website.

Council Member Pierce – no report

Council Member Rader – no report

Council President Horn – absent

Council Member Chotas - absent

**ADJOURNMENT**

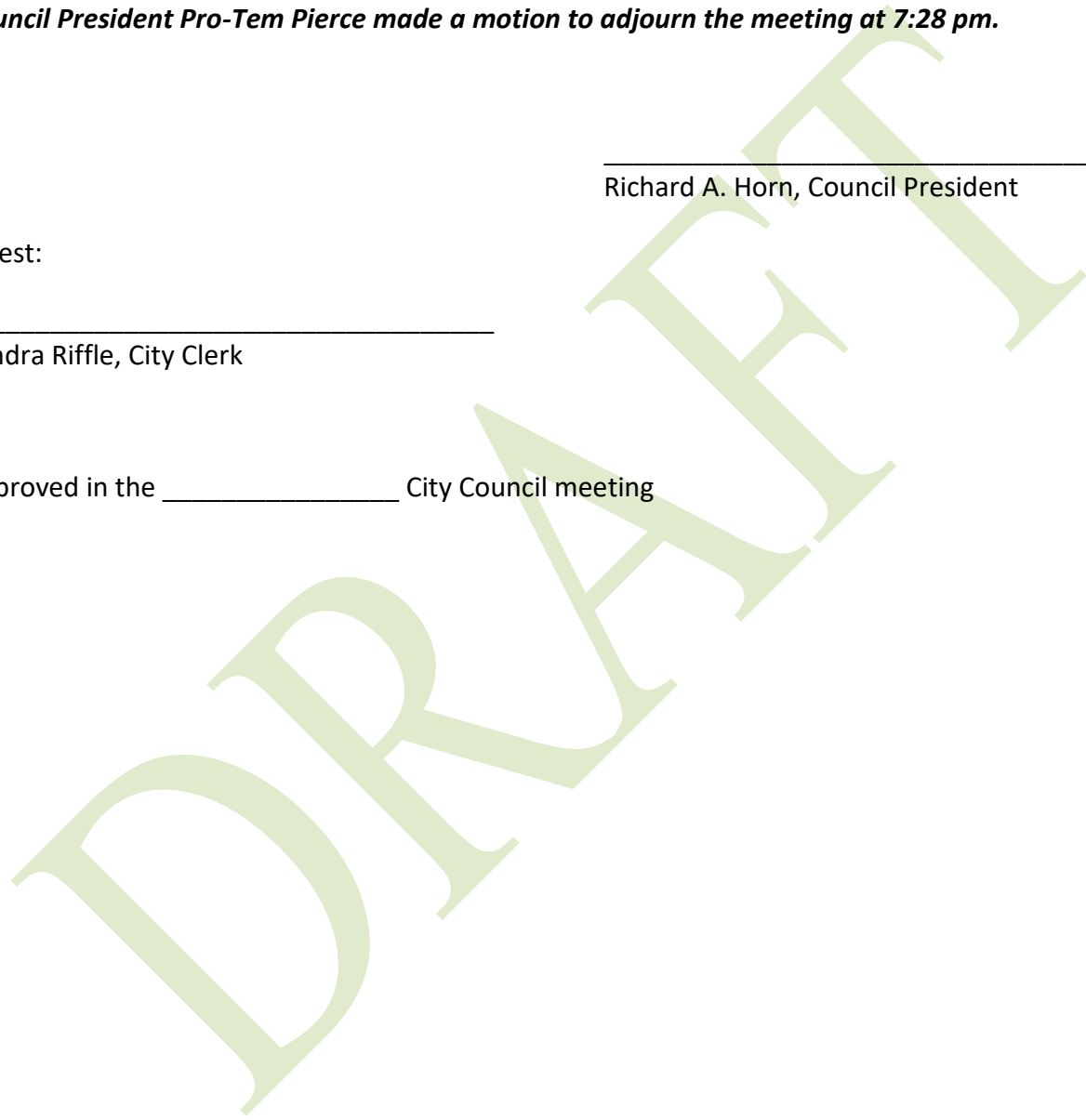
***Council President Pro-Tem Pierce made a motion to adjourn the meeting at 7:28 pm.***

\_\_\_\_\_  
Richard A. Horn, Council President

Attest:

\_\_\_\_\_  
Sandra Riffle, City Clerk

Approved in the \_\_\_\_\_ City Council meeting





# Memo

**To:** Mayor Dowless, Council President Horn,  
Council Members Chotas, Lomas, Pierce, and Rader

**From:** Brett Sollazzo, Administrative & Permitting Manager

**Date:** April 11, 2023

**Re:** Boards & Committees Report

*The following business item was reviewed by the Planning and Zoning Board at the April 10, 2023 meeting:*

**1. Ordinance 2023-04: County to City Rezoning (PO District)**

- City Planner report dated 4/11/2023
- Ordinance 2023-04

The following motion was made by the Planning and Zoning Board:

***Chair Santurri made a motion to recommend approval of Ordinance 2023-04 to rezone the property at 5517 Hansel Avenue from County PO zoning to a City PO zoning; seconded by Vice-Chair Nelson.***

The motion was approved with a roll call vote.

Chair Santurri	Favor
Vice Chair Nelson	Favor
Board Member Gragg	Favor
Board Member Nolan	Favor
Board Member Gibson	Absent

***Planner Hardgrove is available for any questions you may have regarding this business item.***



ORDINANCE NO. 2023-04

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47

**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES GENERALLY LOCATED ON THE EAST SIDE OF HANSEL AVENUE NORTHEAST OF CITY HALL AND WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES WITH THE MOST CONSISTENT EXISTING CITY OF EDGEWOOD ZONING DESIGNATION; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, over a period of years, the City of Edgewood has annexed certain properties described herein located in Orange County; and

**WHEREAS**, the properties designated herein have not yet been assigned a City of Edgewood zoning designation; and

**WHEREAS**, in the interest of clarity and efficiency, as well as compliance with the City of Edgewood’s Comprehensive Development Plan, the City Council finds this Ordinance assigning City of Edgewood zoning designations to said properties to be reasonable and appropriate and in the best interest of the City; and

**WHEREAS**, by this Ordinance, the City assigns the City of Edgewood zoning district designation that most closely resembles the Orange County zoning designation being replaced; and

**WHEREAS**, the Planning and Zoning Board, sitting as the Local Planning Agency, has determined the zoning designation amendments contemplated herein to be consistent with the City of Edgewood Comprehensive Development Plan and has made a recommendation of approval to the City Council; and

**WHEREAS**, the City Council finds the zoning designation amendments provided for herein to be consistent with the City of Edgewood Comprehensive Development Plan; and

**WHEREAS**, attached hereto as composite Exhibit “A” which identifies by parcel and/or map those parcels rezoned hereby, the Orange County designation being replaced and the City of Edgewood designation being assigned.

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

**Section 1. Rezoning.** Upon the enactment of this Ordinance, the following described real property shall be rezoned from Orange County zoning designation P-O to City of Edgewood

48 zoning designation P-O:

49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92

PART OF LOTS 1, 2, AND 3 OF JJ. REAVES SUBDIVISION AS RECORDED IN PLAT BOOK F PAGE 66 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING EAST OF STATE ROAD 527, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 527 AND THE SOUTHERLY LINE OF THE NORTH 190.00 FEET OF SAID LOT 3; THENCE RUN NORTH 89 DEGREES 46' 46" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 229.00 FEET; THENCE DEPARTING SAID SOUTHERLY LINE RUN SOUTH 00 DEGREES 13' 14" EAST A DISTANCE OF 100.00 FEET; THENCE NORTH 89 DEGREES 46'46" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00 DEGREES 13' 14" EAST, A DISTANCE OF 74.10 FEET; THENCE SOUTH 77 DEGREES 35' 27" WEST, A DISTANCE OF 122.65 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 527; THENCE NORTH 34 DEGREES 17' 47" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 41.26 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 02 DEGREES 58' 33" AND A RADIUS OF 3,789.83 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 196.83 FEET TO THE POINT OF BEGINNING.

**Section 2. Zoning Map Amendment.** Upon the effective date of this Ordinance, the City Clerk or designee shall amend the Official Zoning Map of the City of Edgewood in accordance with this Ordinance and shall execute any other documents and take any other action as necessary to effectuate this change.

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

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

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

93 PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

94

95 PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

96

97 CITY OF EDGEWOOD, FLORIDA  
98 CITY COUNCIL

99

100

\_\_\_\_\_  
Richard A. Horn, Council President

101

102 ATTEST:

103

104

\_\_\_\_\_  
Sandra Riffle, City Clerk

105

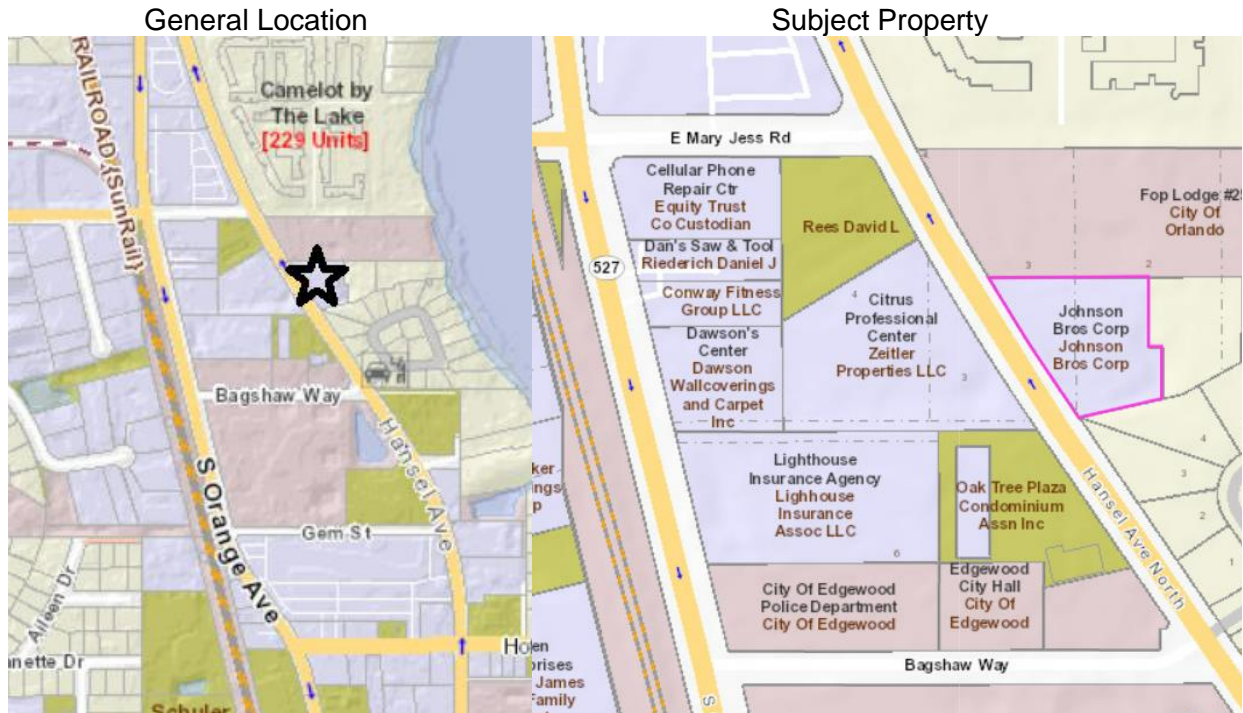
106



Date: April 11, 2023  
 To: City Council  
 From: Ellen Hardgrove, City Planning Consultant  
 XC: Sandy Riffle, City Clerk  
 Brett Sollazzo, Administrative & Permitting Manager  
 Drew Smith, City Attorney  
 Re: County to City Rezoning

This agenda item is the beginning of the City’s effort to rezone previously annexed areas of the City to a City zoning district where the County zoning has remained after annexation. Per Code Section 134-172, all territory that was annexed into the City is considered to be zoned in the same manner as existed when under the County zoning classification unless such classification is affirmatively changed by the City. These areas include the property at 5517 Hansel Avenue, among others that will be considered at a later date. This agenda item is a rezoning from County P-O to City P-O.

That property is legally described as follows and shown in the exhibits below.





The site standards of the County and the City PO districts are identical. The County and City regulations are included as an appendix to this report.

The proposed rezoning is consistent with the factors established for rezoning approval as stated in Code Section 134-121(f); i.e.,

- *consistent with the city's comprehensive plan;*
- *in conformance with the substantive requirements of the zone, including minimum or maximum district size;*
- *necessary due to the change in jurisdiction/annexation;*
- *Would not result in any incompatible land uses, considering the type and location of uses involve; and,*
- *Would have the same demands on public facilities and services (both on-site and off-site) as currently zoned.*

**The Planning and Zoning Board recommends approval of rezoning the property at 5517 Hansel Avenue from County PO to City PO; i.e., Ordinance 2023-04.**

END

---

*DIVISION 6. P-O PROFESSIONAL OFFICE DISTRICT*

**Sec. 134-315. Intent and purposes.**

The intent and purposes of the P-O district are:

- (1) To provide for and encourage development of a wide variety of high quality functional and attractive professional office centers in accordance with adopted city development plans and policies.
- (2) To establish standards which will promote high quality site development of individual office structures and larger office centers, both of which are properly oriented towards arterial roads and compatible with adjoining properties.
- (3) To encourage the provision of professional services at the neighborhood and community levels, and to provide sites large enough to permit landscaped open spaces and off-street parking facilities.

(Ord. No. 89-346, § 2(26-90), 3-21-1989)

**Sec. 134-316. Uses permitted.**

Only the following uses and structures shall be permitted within any P-O professional office district:

- (1) Accountants' offices.
- (2) Architects' offices.
- (3) Attorneys' offices.
- (4) Engineers' offices.
- (5) Insurance offices.
- (6) Investment offices.
- (7) Medical and dental offices, and uses incidental thereto.
- (8) Mortgage finance offices.
- (9) Pharmacies.
- (10) Real estate offices.
- (11) Research services.
- (12) Tax consultants.
- (13) Abstract or title services.
- (14) Advertising agencies.
- (15) Airline ticket agencies.
- (16) Authors and composers.
- (17) Bookkeeping services.

- (18) Brokers (including, but not limited to, real estate brokers, mortgage loan brokers, stocks and bond sales, business investment counselors, escrow service agencies, insurance brokers and mutual fund companies).
- (19) Automatic data processing services.
- (20) Employment agencies, but expressly excluding any labor pool agencies.
- (21) Geologists.
- (22) Investment companies (including, but not limited to, investment counsels, securities and trust funds).
- (23) Lie detector services.
- (24) Manufacturers' representatives' offices.
- (25) Public relations councils.
- (26) Safety consultants.
- (27) Secretarial services.
- (28) Travel agencies.
- (29) Florida communications designers.
- (30) Marriage counselor, not a permitted use, unless psychologist or psychiatrist.
- (31) Drafting offices.
- (32) Estate planning and management.
- (33) Income tax services.
- (34) Nursing registries.
- (35) Planners.
- (36) Builders and general contractors (office use only).
- (37) Credit bureaus.
- (38) Other uses which are similar or compatible to the uses permitted herein, which would promote the intent and purpose of this district, and which are not specifically prohibited in section 134-317. Determination shall be made by authority and directive of the city council, which shall be determined after public notice and public hearing.

(Ord. No. 89-346, § 2(26-91), 3-21-1989; Ord. No. 2000-07, § 3, 12-28-2000; Ord. No. 2001-02, § 3, 1-23-2001; Ord. No. 2002-04, § 5, 5-7-2002)

### **Sec. 134-317. Uses prohibited.**

The following uses shall be prohibited in the P-O district:

- (1) Any business, except a medical or dental clinic or pharmacy, which displays merchandise for sale at retail or wholesale, or any business requiring the physical handling of merchandise to be sold at retail or wholesale on the premises.
- (2) Any use conducted either partially or totally outside a building or structure except for parking areas.
- (3) Veterinary establishments.
- (4) Medical marijuana dispensaries.

- (5) Non-medical marijuana sales.
- (6) Cannabis farm.
- (7) Other uses which are similar to those listed above, and which are not specifically permitted in this division and which the prohibition thereof would maintain the intent and authority and directive of the city council, which shall be determined after public notice and public hearing.
- (8) Pain management clinics.

(Ord. No. 89-346, § 2(26-92), 3-21-1989; Ord. No. 2000-07, § 3, 12-28-2000; Ord. No. 2012-10, § 2, 11-20-2012; Ord. No. 2014-04, § 1, 6-17-2014)

### **Sec. 134-318. Special exceptions.**

- (a) The following uses may be permitted as a special exception provided that any review and hearing of an application for a special exception shall consider the character of the neighborhood in which the proposed use is to be located, its effect on the value of surrounding lands, and further, the areas of the site as it relates particularly to the required open spaces and off-street parking facilities.
- (b) Each application for a special exception shall be accompanied by a site plan incorporating the regulations established herein. The site plan shall be drawn to scale indicating property lines, rights-of-way and the location of buildings, parking areas, curb cuts and driveways. Said site plan shall be submitted to and considered by the city council after recommendation by the planning and zoning board as provided for in article II of this chapter prior to the granting of a building permit. Upon such approval, said site plan becomes part of the building permit and may be amended only by the city council after recommendation by the planning and zoning board.
  - (1) Where integrated within a primary use structure and oriented towards serving the individuals employed within or served by the primary use structure, the following uses may be permitted:
    - a. Barbershops.
    - b. Beauty shops.
    - c. Restaurants.
    - d. Tobacco, candy, newspapers and magazine counters.
  - (2) Buildings in excess of 35 feet in height.
  - (3) Buildings in excess of one story in height within 100 feet of the side and rear lot line of any single-family residential district.
  - (4) Christmas tree lots.

(Ord. No. 89-346, § 2(26-93), 3-21-1989; Ord. No. 92-386, § 3, 12-15-1992)



### Sec. 134-319. Site development standards.

Site development standards are hereby established in order to ensure adequate levels of light, air, coverage and density; to maintain and enhance locally recognized values of community appearance and design particularly through the combination of smaller parcels into functional sites; to promote functional compatibility of uses; to promote the safe and efficient circulation of pedestrian and vehicular traffic; and to otherwise provide for orderly site development and protect the public health, safety and general welfare:

- (1) Minimum site size shall be 10,000 square feet.
- (2) Minimum site width shall be 85 feet.
- (3) Minimum front yard shall be 25 feet.
- (4) Minimum rear yard shall be 30 feet.
- (5) Minimum side yard shall be ten feet for one and two story buildings, plus two feet for each additional story.
- (6) Building setbacks from the normal high water elevation of every natural surface waterbody shall be a minimum of 50 feet.
- (7) Minimum floor area shall be 500 square feet.
- (8) Maximum building height shall be 35 feet.
- (9) Minimum open space shall be 35 percent.
- (10) Off-street parking shall be provided as required in article V, division 5 of this chapter.
- (11) Water control and water quality management devices shall be provided in accordance with adopted city policies.
- (12) Signs shall be permitted as allowed in chapter 122.
- (13) Lighting devices for the illumination of the ground, driveways, walkways, signs, parking areas and building exteriors or interiors shall be installed and maintained in such a manner as to confine direct rays to the premises and prevent direct rays and glare onto neighboring properties and highways. Flashing lights will not be permitted.
- (14) Landscaping requirements shall include:
  - a. The preservation and utilization of the natural topography, where possible, through the careful location of improvements. Chapter 130 of this Code shall be followed with regard to all trees. Any portion of an improved lot or parcel not contained within a building or within paved parking and loading areas, aisles, drives or walkways shall be landscaped and shall be provided with irrigation availability.
  - b. Boundary landscaping is required for a minimum depth of ten feet along all external property lines of the site abutting streets and which abut districts where residential uses are permitted, except where vehicular accessways and existing structures prohibit such landscaping or where traffic safety would be impaired.
  - c. A minimum of five percent of all parking areas shall be landscaped within the interior of the parking lot.
  - d. Where a P-O parcel abuts any residential district, a wall or solid fence shall be provided along the abutting lot lines. The wall or solid fence (e.g., cement brick, block, brick or concrete) shall be at least eight feet in height. No fence, wall or similar item shall be maintained near any corner, driveway, street or intersection where traffic safety would be impaired or create a traffic hazard.

- e. Refuse or solid waste disposal areas. Refuse or solid waste disposal areas shall be provided and shall not be located in any required front yard., or side or rear yard that fronts a public road, unless screened in accordance with this chapter, as it may be amended from time to time. Uses obtaining a certificate of occupancy prior to the effective date of the ordinance from which this section is derived shall have six months to come into compliance with these requirements.
- f. The open storage of equipment, materials or commodities shall be screened from view. The term "screened from view" shall mean not visible to an average person in the usual conduct of residing upon and otherwise utilizing the properties and streets adjacent thereto. For example, such phrases would not include the incidental sighting of the restricted objects (or activities) when being expeditiously moved or repaired (if indoor repair is impractical, and if an appropriate screen or other cover cannot be erected for any such activity which extends beyond one day). Also, they shall not prohibit momentary testing which is otherwise reasonable as to time, nature and duration. Likewise, these phrases shall not include the sighting of an object (or activities) made by the use of binoculars, microphones, observation towers, parting or standing within one foot of shrubbery or fencing, and similar invasive and unusual techniques of seeing, which an average person would not utilize in the course of routine daily living. (See also section 134-519 "Outdoor sales.")

(Ord. No. 89-346, § 2(26-90), 3-21-1989; Ord. No. 2000-07, § 3, 12-28-2000; Ord. No. 2001-02, § 3, 1-23-2001; Ord. No. 2001-13, § 7, 8-21-2001)

**Sec. 134-320. Site plan.**

- (a) Building permit applications shall be accompanied by a site plan incorporating the regulations established herein. The site plan shall be drawn to scale indicating:
  - (1) Lot size.
  - (2) Location of public rights-of-way.
  - (3) Property lines.
  - (4) Setbacks from property lines.
  - (5) Location and height of buildings, structures and signs.
  - (6) Total floor area and gross floor area used for office.
  - (7) Circulation plan including the location and square footage of drives and parking areas.
  - (8) Location and type of exterior lighting facilities.
  - (9) Percentage of the lot in open space.
  - (10) Location and screening of refuse storage areas.
  - (11) Landscaping plan and irrigation system.
  - (12) Location, height and type of signs.
  - (13) Location and type of water control and water quality management devices.
- (b) Said site plan shall be submitted to and approved by authority and directive of the city council prior to the granting of a building permit. Upon such approval, said site plan becomes part of the building permit and may be amended only by authority and directive of the city council.

(Ord. No. 89-346, § 2(26-95), 3-21-1989)

- ORANGE COUNTY CODE  
Chapter 38 - ZONING  
ARTICLE VII. - COMMERCIAL DISTRICTS  
DIVISION 2. P-O PROFESSIONAL OFFICE DISTRICT

*DIVISION 2. P-O PROFESSIONAL OFFICE DISTRICT*

**Sec. 38-801. Reserved.**

Editor's note(s)—Ord. No. 95-16, § 21, adopted June 27, 1995, repealed § 38-801, which pertained to definitions and derived from the Planning & Zoning Resolution, art. XXXI, § 2, and Ord. No. 92-42, § 8, adopted Dec. 15, 1992.

**Sec. 38-802. Intent and purposes.**

The intent and purposes of the P-O professional office district are:

- (1) To provide for and encourage development of a wide variety of high quality functional and attractive professional office centers in accordance with adopted county development plans and policies.
- (2) To establish standards which will promote high quality site development of individual office structures and larger office centers, both of which are properly oriented towards arterial roads and compatible with adjoining properties.
- (3) To encourage the provision of professional services at the neighborhood and community levels, and to provide sites large enough to permit landscaped open spaces and off-street parking facilities.
- (4) To recognize the growing importance of the county as a regional service center and the need to accommodate the increasing service demands of the resident and tourist populations.

(P & Z Res., art. XXXI, § 1)

**Sec. 38-803. Permitted uses.**

A use shall be permitted in the P-O district if the use is identified by the letter "P" in the use table set forth in section 38-77.

(P & Z Res., art. XXXI, § 3; Ord. No. 95-16, § 21, 6-27-95)

Editor's note(s)—At a public hearing on Mar. 21, 1991, the planning and zoning commission/local planning agency determined that a birthing facility, which provides outpatient service only, was a similar and compatible use in the P-O, professional office district.

**Sec. 38-804. Prohibited uses.**

A use shall be prohibited in the P-O district if the space for that use is blank in the use table set forth in section 38-77.

(P & Z Res., art. XXXI, § 4; Ord. No. 95-16, § 21, 6-27-95)

**Sec. 38-805. Special exceptions.**

- (a) A use shall be permitted as a special exception in the P-O district if the use is identified by the letter "S" in the use table set forth in section 38-77.
- (b) Each application for a special exception shall be accompanied by a site plan incorporating the regulations established herein. The site plan shall be drawn to scale indicating property lines, rights-of-way, and the location of buildings, parking areas, curb cuts and driveways. The site plan shall be submitted to and approved by the board of zoning adjustment prior to the granting of a land use and building permit. Upon such approval, the site plan shall become part of the land use and building permit and may be amended only by the board of zoning adjustment. (Number of site plans may vary and additional information may be needed depending on the specifics of the site and the request being made.)

(P & Z Res., art. XXXI, § 5; Ord. No. 95-16, § 21, 6-27-95)

**Sec. 38-806. Site development standards.**

Site development standards are hereby established in order to insure adequate levels of light, air, coverage and density; to maintain and enhance locally recognized values of community appearance and design particularly through the combination of smaller parcels into functional sites; to promote functional compatibility of uses; to promote the safe and efficient circulation of pedestrian and vehicular traffic; and to otherwise provide for orderly site development and protect the public health, safety, and general welfare:

- (1) Floor area ratio shall not exceed 3.0.
- (2) Minimum site size shall be ten thousand (10,000) square feet.
- (3) Minimum site width shall be eighty-five (85) feet.
- (4) Minimum front yard shall be twenty-five (25) feet.
- (5) Minimum rear yard shall be thirty (30) feet, provided that building setbacks from the normal high-water elevation of every natural surface water body shall be a minimum of fifty (50) feet.
- (6) Minimum side yard shall be ten (10) feet for one- and two-story buildings, plus two (2) feet for each additional story.
- (7) Minimum floor area shall be five hundred (500) square feet.
- (8) Maximum building height shall be thirty-five (35) feet.
- (9) Minimum open space shall be in accordance with Orange County Code, chapter 24, article II, open space regulations.

(Ord. No. 92-42, § 9, 12-15-92)

- (10) Lighting devices for the illumination of the ground, driveways, walkways, signs, parking areas, and building exteriors or interiors shall be installed and maintained in such a manner as to confine direct rays to the premises and prevent direct rays and glare onto neighboring properties and highways. Flashing lights are prohibited.
- (11) Landscaping and buffer requirements shall be as provided for in the Orange County Code, chapter 24.

(Ord. No. 92-42, § 13, 12-15-92)

- (12) Refuse or solid waste areas shall comply with the following:
  - a. Shall not be located within any front yard;
  - b. Shall not be located within any landscape buffer;
  - c. Shall be located at least five (5) feet from any side or rear property line;
  - d. Shall be located at least fifteen (15) feet from any side street; and
  - e. Disposal areas shall be screened in accordance with and otherwise comply with sections 9-560 and 24-4(f), Orange County Code.

(P & Z Res., art. XXXI, § 6; Ord. No. 95-16, § 21, 6-27-95; Ord. No. 2016-19, § 13, 9-13-16)

**Sec. 38-807. Site plan.**

- (a) Land use and building permit applications shall be accompanied by a site plan incorporating the regulations established herein. The site plan shall be drawn to scale indicating:
  - (1) Lot size.

- (2) Location of public rights-of-way.
  - (3) Property lines.
  - (4) Setbacks from property lines.
  - (5) Location and height of buildings, structures and signs.
  - (6) Total floor area and gross floor area used for office.
  - (7) Circulation plan, including the location and square footage of drives and parking areas.
  - (8) Location and type of exterior lighting facilities.
  - (9) Percentage of the lot in open space.
  - (10) Location and screening of refuse storage areas.
  - (11) Landscaping plan and irrigation system.
  - (12) Location, height, and type of signs.
  - (13) Location and type of water control and water quality management devices.
- (b) The site plan shall be submitted to and approved by authority and directive of the planning and zoning commission prior to the granting of a land use and building permit. Upon such approval, the site plan becomes part of the land use and building permit and may be amended only by authority and directive of the planning and zoning commission.

(P & Z Res., art. XXXI, § 7)

**Sec. 38-808. Pedestrian circulation.**

Pedestrian accommodations shall meet all requirements of section 30-250.

(Ord. No. 2013-08 , § 2, 3-26-13; Ord. No. 2020-30 , § 7C, 10-13-20)

**Sec. 38-809. Off-street parking and loading.**

All requirements in article XI of this chapter for vehicle and bicycle parking shall be met.

(Ord. No. 2013-08 , § 3, 3-26-13)

**ORDINANCE 2023-01**

**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING CHAPTER 134 OF THE CODE OF ORDINANCES TO CREATE A NEW PLANNED DEVELOPMENT ZONING CATEGORY; COMPREHENSIVE PLAN PLANNED DEVELOPMENT DISTRICT (CP PD); ESTABLISHING A PROCESS AND REQUIREMENTS FOR REZONING PROPERTY TO CP PD; ESTABLISHING APPLICATION AND EVALUATION STANDARDS RELATED TO CP PD REZONING REQUESTS; PROVIDING FOR PERMITTED, AND PROHIBITED USES WITHIN SUCH ZONING; PROVIDING FOR SITE AND DEVELOPMENT STANDARDS; PROVIDING FOR REGULATIONS AND ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE**

**WHEREAS**, certain parcels of land located within the City may present unique development challenges due to configuration and surrounding uses; and

**WHEREAS**, the City is desirous of encouraging creative solutions to development challenges; and

**WHEREAS**, Euclidean zoning sometimes does not allow the necessary flexibility to implement such creative solutions; and

**WHEREAS**, the City Council finds that creating a Comprehensive Plan Planned Development (CP PD) zoning district, which allows for collaboration between the City, the developer, and neighboring property owners and stakeholders encourages dialogue and problem solving, can lead to mutually beneficial solutions to development challenges; and

**WHEREAS**, the City Council also finds that it is necessary to implement regulations governing the appropriateness, limitations, and implementation of site specific zonings; and

**WHEREAS**, as of the effective date of this Ordinance, the City will have amended its Comprehensive Plan, to contemplate the new planned development district under certain circumstances; and

**WHEREAS**, within this Ordinance, deletions are identified by ~~striketrough~~ text, additions are identified by underlined text, and portions of the Code that remain unchanged and which are not reprinted here are indicated by ellipses (\*\*\*)

39  
40 **NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY**  
41 **OF EDGEWOOD, FLORIDA, AS FOLLOWS:**

42  
43 **SECTION ONE.** The findings set forth in the recitals above are hereby adopted as  
44 legislative findings of the City Council pertaining to this Ordinance.

45  
46 **SECTION TWO.** Chapter 134, “Zoning,” Article IV, “District Regulations,” is hereby  
47 amended as follows:

48  
49 **DIVISION 13. - COMPREHENSIVE PLAN PLANNED DEVELOPMENT- CPPD**  
50 **ZONING DISTRICT**

51 **Sec. 134-476. Intent and purpose of CP PD district.**

- 52 a) There is hereby created the Comprehensive Plan Planned Development (CP PD) zoning  
53 district.
- 54 b) The intent and purpose of the CP PD district is to implement the Site Specific Plan future land  
55 use designation of the City’s comprehensive plan, establishing a process that will ensure a  
56 proposed development is compatible with adjacent land uses, protect environmentally sensitive  
57 areas, and is coordinated with available public services and facilities.
- 58 c) In the event of any conflict with any other provision of this Code, the provisions of this  
59 Division shall prevail unless specifically provided otherwise.

60 **Sec. 134-477. Uses permitted and prohibited.**

- 61 a) Uses Permitted. The permitted uses allowed in the CP PD shall be consistent with the  
62 corresponding comprehensive plan policy adopted at the time the Site Specific Plan (SSP)  
63 future land use designation was established for the subject property.
- 64 b) Uses Prohibited. Any use prohibited in the C-1, C-2, C-3, I, ECD or Ind-CA district shall be  
65 prohibited in the CP PD district.
- 66 c) Development Agreement. The specific permitted uses for property zoned CP PD shall be set  
67 forth in a development agreement approved as provided herein, which shall be recorded in the  
68 official public records of Orange County, Florida.

69 **Sec. 134-478. Approval Procedure.**

- 70 a) Application Submittals.
- 71 a) Formal Application and Payment of Fees for consideration of establishing a SSP future  
72 land use designation on the subject property; a corresponding Comprehensive Plan Future  
73 Land Use Element policy; and rezoning to CP PD. The application shall include the



74 applicant’s name and contact information, full legal description of the property, acreage,  
75 owner’s name and contact information, and agent authorization if applicant is not the owner  
76 of the property.

77 b) Proposed Future Land Use Element Policy identifying, at a minimum, the proposed  
78 permitted uses and densities/intensities, consistent with the requirements as specified  
79 within F.S. ch. 163, pt. II, with a narrative explaining

- 80 a. The need and justification for the change;
- 81 b. The benefits the development will provide to the community;
- 82 c. The compatibility of the proposed land use with surrounding properties; and
- 83 d. How the proposed use is consistent with and/or furthers the goals, objectives and  
84 policies of the city’s comprehensive plan.

85 c) An analysis of potential land use compatibility issues and the proposed mitigation. Land  
86 use compatibility is of premier importance of this district. Compatible means a  
87 development, building and/or land use is designed to be able to exist or occur without  
88 conflict with its surroundings in terms of its uses, scale, height, massing and location on its  
89 site, as well as is without negative impact to public services and facilities. Land use  
90 compatibility analysis shall address visual impact, on-site operational impact, and impact  
91 to public services and facilities.

92 a. Visual Impact; i.e., the three-dimensional scale of the structures onsite including height,  
93 bulk, width, and depth compared to adjacent uses. This not only includes the  
94 appearance of any structures, but also the effect of outdoor storage areas, as well  
95 as the long term maintenance of buildings, landscaping, etc. onsite.

96 b. Operational Impact; i.e., operational by-products such as noise, odors, dust, vibration,  
97 light, heat, electrical interference etc. that will negatively impact adjacent uses.

98 c. Impact to public services and facilities, including, but not limited to the area road  
99 network; pedestrian and bike lane/path network; police and fire protection.

100 d) The Site Plan drawn to a scale of one inch equals 200 feet or larger, unless otherwise  
101 appropriate, and consisting of properly identified exhibits and support materials, clearly  
102 indicating the following,

- 103 a. The project name, legal description, total acreage and location map
- 104 b. Signed and sealed boundary survey
- 105 c. Topographic survey at one-foot contours based on the county datum (or as approved  
106 by the city engineer) and other natural features including, but not limited to, lakes,  
107 watercourses, wetland, and conservation areas

- 108 d. On-site soil types (based on the soil conservation service classification system), flood
- 109 hazard areas and generalized vegetation
- 110 e. Existing uses, easements, and demolition plan
- 111 f. Proposed land use
  - 112 1. Proposed Residential site plans shall include the total number of units; as well as
  - 113 number of units by type, i.e., within single family and multi family structures; the
  - 114 total residential land area, which is defined as the area, excluding natural water
  - 115 bodies and wetlands, to be occupied by residential use; density, calculated by total
  - 116 number of units divided by residential land area; minimum lot size; dimensions of
  - 117 irregular lots; impervious surface ratio maximum per lot; minimum air conditioned
  - 118 living floor area per unit; building height (in stories and feet); minimum building
  - 119 and accessory use setbacks; illustrated building setbacks of all irregular shaped lots;
  - 120 open space delineated in tracts with identified acreage in each tract; recreation areas
  - 121 delineated in tracts with acreage and type of recreation facilities identified for each
  - 122 tract.
  - 123 2. Proposed Nonresidential site plans shall include the specific types of uses in each
  - 124 building; gross building floor area(s); building floor area ratio (FAR) based on area
  - 125 to be used by nonresidential uses (excluding natural water bodies and wetlands);
  - 126 building height (in stories and feet); building setbacks from all sides; impervious
  - 127 surface per lot/tract; delineated areas where outdoor activities, including but not
  - 128 limited to outdoor storage areas and employee gathering areas, will take place with
  - 129 a listing of the type of outdoor activities proposed; and open space delineated in
  - 130 tracts with identified acreage in each tract.
- 131 g. The phasing of development and the manner in which each phase of development can
- 132 exist as an independent unit with all necessary public services and facilities.
- 133 h. Adjacent streets and rights-of-way within 500 feet of proposed access points, any major
- 134 street setbacks, and planned right-of-way lines.
- 135 i. Utility Information: providers, method of connection, service demand/generation
- 136 (gallons per day), with water service including fire flows.
- 137 j. Stormwater management system plan, including direction of surface drainage flow and
- 138 drainage calculations.
- 139 k. Refuse storage areas locations.
- 140 l. Proposed easements.
- 141 m. Transportation facilities including proposed internal roads and offsite road and transit
- 142 improvements, and pedestrian and bike facilities, including the proposed right-of-way,
- 143 sidewalk and bike path widths.

144 n. A traffic impact analysis, based on established professional standards, investigating the  
145 ability of the area road network and necessary improvements - both operational and  
146 physical - to accommodate projected traffic volumes from the proposed development.

147 o. Vehicular and bicycle parking spaces detailing location and size.

148 p. Exterior Lighting Plan prepared by a professional engineer, landscape architect or  
149 professional architect registered in Florida and prepared in a scale that is easily legible  
150 and shall include a photometric plan for the exterior lighting coverage that  
151 demonstrates that outdoor areas are safe and secure, particularly in vehicle and  
152 bicycle parking areas, all building entrances, and other areas of special security  
153 concern. The exterior lighting plan shall be coordinated with the landscape plan  
154 ensuring no conflicts between the proposed lighting and landscaping will exist.  
155 Except for bollard type lights, light poles shall be set a minimum distance of 17.5 feet  
156 from tree trunk edges. The plan shall provide pole, fixture, and lamp technical  
157 specifications. The minimum foot candle where pedestrians will be present is one.

158 q. Open Space Plan demonstrating that at least 25% of the gross land area consists of open  
159 space as defined in Code Section 114-31 and is designed and counted consistent with  
160 Code Section 114-35, with the exception that 50% of that required open space, shall be  
161 “land use compatibility open space” used to enhance land use compatibility with  
162 adjacent uses. The enhancement buffer shall be provided parallel and adjacent to  
163 the boundaries shared with properties needing buffering due to compatibility issues.  
164 The width of such boundary buffers shall be such to sustain a substantial and  
165 continuous linear massing of evergreen trees to mitigate visual and operational impacts  
166 as determined by City Council, but in no case shall be less than that cited in Code  
167 Section 114-5. Reference to Code Section 114-5 is based on the listed uses not the listed  
168 zoning districts. The evergreen tree massing shall be a minimum of two rows deep. Use  
169 of berms are strongly encouraged if noise abatement is necessary in addition to the  
170 evergreen tree mass planting. Pervious areas such as stormwater retention or  
171 detention ponds, parking lot islands or landscape planting areas around  
172 building foundations shall not be counted toward the land use compatibility open  
173 space.

174 r. Existing Tree Protection/Preservation Plan with an effort toward site layout that  
175 conserves and protects onsite mature trees to enhance community appearance, assist in  
176 the natural control of solar heat, soil conservation and erosion, oxygen production,  
177 pollution, noise, and to provide a haven for community wildlife and meeting the  
178 following.

179 1. Trees removed shall be replaced at rate equal to the 75% of the total caliper of the  
180 trees that will be removed as measured at the diameter at breast height (DBH - i.e.,  
181 4.5 feet from ground).

182 2. The minimum replacement tree caliper shall be 3 inches DBH as measured per  
183 Florida Grades and Standards definition. In addition to the caliper minimum, the  
184 height of a replacement tree for any historic tree removed shall be a minimum of  
185 18 feet in height and of a species from the approved list. The replacement trees  
186 may be used for other required trees, e.g., in buffers or parking lots.

187 3. Where space is limited and it is shown with substantial and competent evidence  
188 that the total number of required replacement trees cannot fit on the site when using  
189 6-inch caliper DBH trees, payment into the tree fund will be an option. The payment  
190 to the tree fund shall be based on 2.75 times the current wholesale cost of a 3”  
191 caliper DBH live oak.

192 s. Landscape Plan, to include species, quantity, and sizes, not only for land use  
193 compatibility mitigation, but also for the enjoyment of site users (employees and/or  
194 residents). The plan shall exceed the standards of Chapter 114.

195 t. Inclusion of compatibility mitigative measures identified in the development  
196 agreement.

197 u. Design elevations/renderings of all proposed structures.

198 v. Sign Plan, including scaled plans of proposed signs.

199 w. School age population (if applicable).

200 x. Requested waivers from the subdivision regulations or other development standards; if  
201 any requested, written justification shall be presented as part of the application  
202 submittals detailing the particular provisions of the Code requested to be waived and  
203 basis for the request.

204 e) Subdivision Plan. If the developer or applicant proposes to create a subdivision, a  
205 preliminary subdivision plan shall be processed concurrently with the site plan in  
206 accordance with Chapter 126 and shall be subject to approval by the City Council.

207 f) Letters from utility providers of the availability of facilities and services including Potable  
208 Water, Wastewater, Solid Waste Disposal, Fire Protection.

209 g) An Environmental Study if required by the City’s Engineer or Planner analyzing the  
210 suitability of the proposed development given the soils, topography, wetlands, floodplains,  
211 native vegetation, and other environmentally sensitive areas onsite.

212 h) The draft Development Agreement. The document shall detail, at a minimum, covenants,  
213 conditions, restrictions, and agreements that govern the use, maintenance and continued  
214 protection of minimum standards established by the rezoning/comprehensive plan policy;  
215 the maintenance and protection of the building exterior quality, infrastructure, lighting,  
216 recreation areas, and landscaping; and a list of the measures that will be used to mitigate

217 identified compatibility issues. Submission of the Development Agreement draft shall be  
218 submitted at least two weeks prior to the Planning and Zoning Board’s public hearing.

219 i) Statement from a certified appraiser relative to the effect on adjacent property values.

220 j) Any supporting data the applicant deems necessary to support the request.

221 b) Distribution for Review After determining the application is complete, the City Clerk shall  
222 distribute the application to pertinent city staff for review. An incomplete application will not  
223 be forwarded to staff, resulting in the delay of processing.

224 c) Staff/Applicant Meeting/Initial Review Comments. The City Clerk will coordinate with the  
225 applicant and staff to schedule a meeting to discuss staff’s initial review comments, as well as  
226 guide further refinement of the application if necessary. Additional staff/applicant meetings  
227 can be requested by the applicant or city staff.

228 d) Community Meeting. Prior to the final staff report preparation, the applicant shall schedule and  
229 host a community meeting to provide an informal setting for the applicant to present the project  
230 and gain input from area residents/businesses. City staff’s attendance will be in the form of  
231 monitoring rather than facilitation. The same public notice for the Planning and Zoning Board  
232 hearing shall be used for public notice for the Community Meeting and be at the applicant’s  
233 expense. A report prepared by the applicant summarizing the community meeting proceedings  
234 and any modifications to the proposal based on the input shall be submitted to the City Clerk  
235 for staff distribution.

236 e) Staff Report. Following the applicant’s report on the community meeting, City staff shall  
237 prepare a report addressing the comprehensive plan amendments and the proposed  
238 development site plan with a recommendation for approval, approval with conditions, or  
239 denial, which will be sent to the applicant. Upon receipt of the staff report, the applicant shall  
240 either request an additional staff/applicant meeting to discuss the report or request the City  
241 Clerk to schedule a public hearing before the Planning and Zoning Board.

242 f) Planning and Zoning Board Hearing.

243 (1) The Planning and Zoning Board hearing shall hold public hearings to consider the request  
244 for comprehensive plan amendments and rezoning. Such hearings shall not be scheduled  
245 within 21 days of the City Clerk receiving the request from the applicant to proceed to  
246 public hearing unless the minimum time is waived by the City Clerk.

247 (2) In addition to the public notice specified in the State law and City Code, written public  
248 notice of the hearing’s time and place shall be mailed at the applicant’s expense to the  
249 following at least 15 days prior to the hearings:

250 a. All owners of property within a subdivision that has a boundary located within 500  
251 feet of a boundary of the subject property, and

b. All owners of property that are not within subdivisions but are located within 500 feet of a boundary of the subject property.

(3) The Planning and Zoning Board shall recommend either approval with conditions that ensure land use compatibility, such as but not limited to, limitations on building size and height, minimum setbacks, building design or use features, landscaping, vehicle access configuration, and/or hours of operation; denial; or submit such request with no recommendation to the City Council in the case of a tie vote.

g) City Council Hearings. First Public Hearing for Comprehensive Plan Amendments. At least ten days after the Planning and Zoning Board hearing, unless the time is waived by the City Clerk and advertising requirements have been met, the City Council shall hold the first of two public hearings, in accordance with Florida law and City Code, to consider approval of the proposed comprehensive plan amendments. Unless the future land use amendment qualifies for a small scale amendment, Council shall either vote to transmit the comprehensive plan amendments to the State land planning agency in accordance with State law or deny the request. If the amendment qualifies as a small-scale amendment, Council shall vote to either deny or approve a second reading of the ordinance. An affirmative vote for a second reading shall include conditions that ensure adjacent land use compatibility.

(1) First Public Hearing for Rezoning. Following an affirmative vote for a second reading for the comprehensive plan amendments, Council shall hold the first of two public hearings to consider approval of the rezoning. The Council shall vote to consider a second reading of the rezoning ordinance. An affirmative vote for second reading shall include conditions that will ensure land use compatibility with adjacent land such as, but not limited to, limitations on building size and height, minimum setbacks, building design or use features, landscaping, vehicle access configuration, and/or hours of operation.

(2) Second Public Hearings for Comprehensive Plan Amendments and Rezoning The second public hearings for the proposed comprehensive plan amendments and rezoning will occur based on the timeline in Florida law and City Code. At the second public hearings, City Council shall either approve; approve with additional conditions, or deny the requests. If the comprehensive plan amendments are denied by Council, Council shall the deny the proposed rezoning.

(3) Rezoning Effective Date. Approval of the rezoning shall not become effective until after the effective date of the comprehensive plan amendments.

(4) Advertising Requirements. In addition to the public notice specified in the State law and City Code, written public notice of both Council hearings' time and place shall be mailed at the applicant's expense to the following at least 15 days prior to the hearings:

a. All owners of property within a subdivision that has a boundary located within 500 feet of a boundary of the subject property, and

289 b. All owners of property that are not within subdivisions but are located within 500 feet  
290 of a boundary of the subject property.

291 **Sec. 134-479 Other Development Standards**

- 292 a) Maximum Height shall be determined during CP PD review.
- 293 b) Parking quantity shall be consistent with code standards unless competent and substantial  
294 evidence demonstrates a reduced quantity is appropriate.
- 295 c) Landscaping shall exceed the minimum code standards of Chapter 114 and shall be provided  
296 to mitigate compatibility issues as well as for aesthetics.
- 297 d) Where other site standards have not been specifically delineated, the Code requirements shall  
298 apply; however, consideration of waivers to these code requirements can be considered during  
299 the CP PD process.
- 300 e) Off-site improvements may be required in conjunction with the CP PD approval in order to  
301 offset the impacts on public facilities and services created by the proposed development.
- 302 f) All projects shall provide an adequate level of public facilities and services to accommodate  
303 the project as proposed in the development plan.

304 **Sec. 134-480. Amendments to the CP PD.**

- 305 a) Amendments to the approved CP PD shall be classified as either substantial or nonsubstantial  
306 amendments.
- 307 b) A substantial amendment is an amendment that would result in any of the following:
  - 308 (1) A change that would include a land use not previously permitted under the approved SSP  
309 Policy applicable to the property and/or the CP PD zoning.
  - 310 (2) A change to a building design or location within 300 feet of a property boundary.
  - 311 (3) An amendment to the city's conditions of approval/development agreement.
  - 312 (4) A change that would increase the land use intensity and/or density.
  - 313 (5) An amendment to the phasing that would propose a land use in advance of the development  
314 it was designed to support.
- 315 c) The determination of a substantial or nonsubstantial amendment shall be made jointly by the  
316 city engineer and city planner. If an agreement is not reached, the determination shall be made  
317 by the City Council.
- 318 d) Where the developer proposes to reduce the number of units or floor area in one phase of the  
319 project, a corresponding increase in the number of units or floor area in another phase may be  
320 administratively approved if all other conditions of approval are not adversely affected and no  
321 other change is proposed that would be considered a substantial amendment.
- 322 e) Substantial amendments must be approved at applicable public hearings and with the same  
323 public notice as listed for Planning and Zoning Board and City Council CP PD hearings, which  
324 could include amendment to the comprehensive plan.
- 325 f) A proposed amendment deemed nonsubstantial may be processed without public hearing.



326 **Sec. 134-481. Control of development following approval.**

327 a) Construction of uses and infrastructure shall not commence until the City receives proof that  
328 the Development Agreement has been recorded in Orange County official records.

329 b) The approved CP PD approved site plan and Development Agreement shall take precedent  
330 over other provisions of this chapter. Where the CP PD site plan or Development Agreement  
331 is silent, city codes, ordinances, policies and resolutions in force at the time of CP PD approval  
332 shall apply to the project.

333 c) The city engineer and city planner shall be responsible for certifying that all aspects of the  
334 development, including conditions of approval have been satisfactorily completed prior to the  
335 issuance of a certificate of completion/certificate of occupancy.

336 d) After certification, no changes may be made to the approved development plan except that:

337 (1) Any structural extension, alteration or modification of existing building structures that are  
338 consistent with the approved site plan may be authorized by the city engineer or other city  
339 designee.

340 (2) A building or structure that is destroyed may be reconstructed only in compliance with the  
341 correlated Comprehensive Plan policy, the CP PD site plan, and Development Agreement  
342 unless an amendment to these documents is approved under the provisions of this division.

343 e) Property which has been rezoned to CP PD for which the development approvals have lapsed  
344 or otherwise expired shall be subject to administrative rezoning by the City to the zoning  
345 district that applied to the property prior to the rezoning to CP PD.

346 **Sec. 134-482 Enforcement and penalties.**

347 In the event of a noncompliance with this article, the City Council shall have the authority to  
348 suspend construction activity and revoke any building permit issued under this article, and to take  
349 all actions necessary to halt construction until such time as the provisions herein are complied  
350 with. In the event legal action is necessary and professional fees and costs are incurred by the city  
351 enforcing compliance, these expenses shall be borne by the developer or parties violating the terms  
352 of this article. These penalties are in addition to any other penalties provided by law.

353 **SECTION THREE.** The provisions of this Ordinance shall be codified as and become  
354 and be made a part of the Code of Ordinances of the City of Edgewood.

355 **SECTION FOUR.** If any section, sentence, phrase, word or portion of this ordinance  
356 is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to  
357 invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or  
358 portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

359 **SECTION FIVE.** All ordinances that are in conflict with this Ordinance are hereby  
360 repealed.

361 **SECTION SIX.** This Ordinance shall become effective immediately upon its passage and



362 adoption.

363

364 **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by the City  
365 Council of the City of Edgewood, Florida.

366

367 PASSED ON FIRST READING: \_\_\_\_\_

368

369 PASSED ON SECOND READING: \_\_\_\_\_

370

371 \_\_\_\_\_

372

373 Richard A. Horn, Council President

374 *ATTEST:*

375

376 \_\_\_\_\_

377 Sandra Riffle

378 City Clerk

379

Date: March 1, 2023  
To: City Council  
From: Ellen Hardgrove, City Planning Consultant  
XC: Sandy Riffle, City Clerk  
Brett Sollazzo, Administrative & Permitting Manager  
Drew Smith, City Attorney  
Re: Second Reading of New Zoning District Implementing New Future Land Use Designation:  
CP PD

This agenda item is the second reading for the new CP PD zoning district that will be used to implement the Site Specific Plan Future Land Use designation. The attached ordinance is a revision from that presented at the first reading. The revisions are based on Council's discussion and are shown as highlighted text on the attached ordinance and summarized below.

- Line 85 Removed the examples for mitigating the visual impacts, operational impacts, and impact to public services and facilities.
- Line 135 Related to utility information that needs to be provided, the method of connection was added to avoid a situation such as that which occurred at Mecatos.
- Line 144 Related to traffic analysis, the text was revised to always require the analysis.
- Line 174 Related to replacement trees, the text was completely replaced with the City's Landscape Architect's updated recommendation.
- Line 217 Related to the required development agreement, the text was revised to clarify it was a draft agreement that was required to be submitted prior to P&Z hearing.
- Lines 247 and 284 Related to notice of public hearing, the text was completely revised replacing the 1,000 feet with the City's current distance of 500 feet, BUT the distance applies to subdivisions, not parcels within the 500 feet; the intention is that if one lot of a subdivision is within 500 feet of the subject property's boundary, then all the property owners of that subdivision are noticed.
- Line 310 Related to amendments to an approved CP PD plan, the text was revised to make any change to a building design or location within 300 feet of a property boundary a substantial change.

Non-substantive changes were also made throughout the first reading draft to increase clarity.

ESH



## Memo

**To:** Mayor Dowless, Council President Horn,  
Council Members Chotas Lomas, Pierce, and Rader

**From:** Sandy Riffle, City Clerk

**Date:** April 14, 2023

**Re:** Charter Review Commission

In the March City Council meeting, Council was provided with information on the City's Charter provision regarding Charter review.

**A Charter Review Commission shall be organized by May 1, 2023** and at least every seven (7) years thereafter. The mayor and each member of the city council, other than the council president, shall appoint one (1) member to the Charter Review Commission. The council president shall appoint two (2) members to the Charter Review Commission. At least five (5) members of the Charter Review Commission shall be electors who are bona fide residents of the City of Edgewood. Up to two (2) members of the City Commission may be non-resident owners of non-residential property located within the City of Edgewood. In the event that any member of the city council or the mayor fails to appoint a member of the Charter Review Commission by the time required herein, the city council shall make appointment to any unfilled seats by majority vote at the city council's next regular meeting. **Said Commission shall report its findings to the council by October 1 of each year of appointment.**

The following names and a brief introduction (where available) are provided below.

### Mayor Dowless' Recommendation:

- **John Marfisi** – bio not available

### Council President Horn's Recommendations:

- **Tina Demostene** has resided in Edgewood since 2010. She has served on previous Orange County Charter Review and Orange County P&Z Commissioner. She has decades of experience in local governments for Orange County, Osceola County, Orange City, and the City of Altamonte Springs. She is currently the Manager of Land Planning at MI Homes. Tina is married and has one daughter who is a junior at Lake Highland Preparatory School.
- **Anita Bering** has been an Edgewood resident since 2005. Anita has served as President of the River Oaks P.O.A. for the past three years and has presided over the updating of the POA legal documents. Anita has a very keen interest in what goes on around her.

Anita is married and has two children. Ren is a junior at Boone HS and Zach is in 8th grade at Pershing K-8.

**Council President Pro-Tem Pierce's Recommendation:**

- **Shannon Pierce** is a 23-year resident of Central Florida and a 12-year resident of Edgewood. She is active within the greater Central Florida community through her membership in the Orlando Economic Partnership, Chamber of Commerce, and other local organizations, focused on creating sustainable growth for our community. Through her current business, Shannon has assisted in the relocation of over 200 individuals and their families who are looking to call Central Florida home. Her knowledge of local resources, housing, education, and county regulations have allowed her to successfully assimilate her clients into the community. These individuals include employees from The Walt Disney Company, Orlando Health, Nemours and others. Shannon maintains an undergraduate degree in finance from the University of Virginia.

**Councilmember Chotas' Recommendation:**

- **Chris Dawson** is an attorney and professional lobbyist in the firm's Orlando and Tampa offices licensed to practice law in both Florida and Alabama. He primarily focuses on lobbying and government relations for public and private sector clients at the executive and legislative levels of state government, as well as before political subdivisions of the state, including counties, cities, airport authorities, transportation authorities, port authorities, school districts, and water management districts. Chris also holds two degrees in civil engineering and has experience in construction litigation and design professional malpractice defense.

**Councilmember Lomas' Recommendation:**

- Thomas M. Perley, born and raised in Orlando, Florida. A licensed General Contractor and Underground Utility Contractor. Former C.O.O of Prime Construction Group Inc. for 27 years and continues to serve central Florida municipalities with infrastructure and capital improvement projects. Currently enjoying serving my church, my family and my community.

**Councilmember Rader's Recommendation:**

- **Nelson Lerma** is a mechanical engineer from the University of Florida and started his career as a hydraulics engineer for the space shuttle at NASA. While working at NASA, Nelson earned his Master's in Business Administration (MBA) from the University of Florida in order to expand his knowledge and desire towards management and eventually owning his own business. After the space shuttle retired, Nelson transferred to the Department of the NAVY as a Mechanical Engineer supporting the acquisitions of training simulators for the NAVY and soon after enrolled in the Industrial Engineering PhD program at the University of Central Florida. He graduated with his PhD in 2015 and began a new position as the Data Science Manager for the Naval enterprise research data science team at the NAVY.

Most recently, Nelson has embarked on a business venture to build and operate a Mecatos Bakery and Cafe Franchise in the City of Edgewood. Nelson has been intimately involved in all planning phases including city and county approval. Nelson is a very dedicated individual who is committed to working hard and providing a positive impact to the community.

**Edgewood Police Department  
City Council Report  
March 1-31 2023**

	<b>February</b>	<b>March</b>
<b>Residential Burglaries</b>	0	0
<b>Commercial Burglaries</b>	0	0
<b>Auto Burglaries</b>	2	3
<b>Theft</b>	2	2
<b>Assault/Battery</b>	3	2
<b>Sexual Battery</b>	0	0
<b>Homicides</b>	0	0
<b>Robbery</b>	0	0
<b>Traffic Accident</b>	15	10
<b>Traffic Citations</b>	142	90
<b>Traffic Warnings</b>	116	125
<b>Felony Arrests</b>	1	2
<b>Misdemeanor Arrests</b>	2	4
<b>Warrant Arrests</b>	1	1
<b>Traffic Arrests</b>	0	3
<b>DUI Arrests</b>	0	2
<b>Code Compliance Reports</b>	24	40

**Department Highlights:**

- In March the Edgewood Police Department Code Compliance noticed an increase in temporary signage such as; posters, wire signs in the right of way, and banners being used. The Department took this time to inform both residents and the public of the violations and asked for assistance with contacting an Officer if observed. This was done by way of social media and the City News Letter.
- On St. Patrick’s Day, March 17th, the Edgewood Police Department participated in the National Drive Sober or Get Pulled Over Campaign. During this time Officers concentrated on extra traffic patrol in the City streets to reduce the likelihood of a drunk driver passing through.
- On March 22nd, the Edgewood Police Department was visited by special guests who decorated our entrance windows with support for our Law Enforcement Officers. Remarkable moments like this are what working at the Edgewood Police Department is all about.
- Since becoming a certified Child Passenger Safety Technician, Haymee helped a grandparent correctly install her grandbaby’s carseat while at the Police Department.
- On March 24th the Edgewood Police Department Chief of Police Dean DeSchryver swore in three new hires with the Agency. The Department is very excited to welcome the new hires to our Agency!