



CITY COUNCIL SPECIAL MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Tuesday, November 28, 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. PRESENTATIONS & PROCLAMATIONS

1. Swearing in of Deputy Chief Garcia

D. 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. October 17, 2023 City Council Draft Meeting Minutes

E. ORDINANCES (FIRST READING)

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

1. Ordinance 2023-16 Impervious Surface Ratio

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING SUBPART B “LAND DEVELOPMENT REGULATIONS”, CHAPTER 134-224, “R1-AA-CA AND R-1A-CA—SITE STANDARDS,” IN THE CODE OF ORDINANCES; PROVIDING ALLOWANCE FOR POOL CONSTRUCTION IN SAID DISTRICTS TO EXCEED THE MAXIMUM IMPERVIOUS SURFACE RATIO WHEN APPROVED BY THE CITY COMMISSION UPON THE ESTABLISHMENT OF REQUISITE FACTS; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. Resolution 2023-05 Fiscal Year 2022-23 Budget Amendment

A RESOLUTION OF THE CITY OF EDGEWOOD, FLORIDA AMENDING THE CITY'S BUDGET FOR THE 2022/2023 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.

I. GENERAL INFORMATION

1. 2024 Municipal Election and Presidential Preference Primary

J. CITIZEN COMMENTS**K. BOARDS & COMMITTEES**

1. Variance 2023-06 515 Mandalay Rd - Boat Dock
2. 11 Lake Gatlin Rd - Variances 2023-07 Landscaping and 2023-08 Parking
3. Site Plan Approval 11 Lake Gatlin Rd

L. STAFF REPORTS

City Attorney Smith

Police Chief DeSchryver

1. Chief DeSchryver's Report October 2023

City Clerk Riffle

M. MAYOR AND CITY COUNCIL REPORTS

Mayor Dowless

1. Employee HRA Update
2. Recommendation for Planning and Zoning Appointment
3. Pioneer Days Sponsorship

Council Member Chotas

Council Member Pierce

Council Member Rader

Council Member Lomas

Council President Horn

N. ADJOURNMENT

UPCOMING MEETINGS & EVENTS

- Friday, December 1, 2023 6:00-8:30 pm.....Santa Fly In Event
- Monday, December 11, 2023 at 6:30 pm.....Planning and Zoning Meeting
- Wednesday, December 13, 2023 at 1000 am.....Code Enforcement Hearing
- Tuesday, December 19, 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**.

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

ROLL CALL & DETERMINATION OF QUORUM

PRESENTATIONS & PROCLAMATIONS

Swearing in of Deputy

Chief Garcia

CONSENT AGENDA



DRAFT MINUTES

A. CALL TO ORDER, INVOCATION, & PLEDGE OF ALLEGIANCE

Council President Horn called the meeting to order at 6:43 pm. He asked for a moment of silence and then led the Pledge of Allegiance.

B. ROLL CALL AND DETERMINATION OF QUORUM

City Clerk Riffle announced a quorum with four Councilmembers present. Councilmember Rader and Mayor Dowless could not attend the meeting and requested to be excused.

Chotas made a motion to excuse Mayor Dowless and Councilmember Rader; seconded by Councilmember Pierce. Motion approved by voice vote (4/0).

Councilmembers Present

Council President Richard A. Horn
Councilmember Lee Chotas
Councilmember Susan Lomas
Councilmember Ben Pierce

Councilmembers Absent

Mayor John Dowless
Councilmember Chris Rader

Staff Present:

Sandra Riffle, City Clerk
Dean DeSchryver, Police Chief
Shannon Patterson, PD Chief of Staff
Stacey Salemi, Code Compliance Officer
Drew Smith, City Attorney
Allen Lane, City Engineer

C. PRESENTATIONS & PROCLAMATIONS

- Week of the Family 2023 Proclamation

Council President Horn presented a proclamation to Renee Raper, Co-Chairman for Week of the Family. The proclamation announced November 5th through November 12th, 2023 as the Week of the Family.

D. CONSENT AGENDA

- **September 19, 2023 City Council and Final Budget Hearing Draft Minutes**

Councilmember Pierce noted that on page 14, he should be marked absent, not voting. Councilmember Chotas said that in his report it should be noted that he will be temporarily located out of state.

Councilmember Lomas made a motion to approve the September 19, 2023 meeting minutes as amended; seconded by Councilmember Chotas. Motion approved by voice vote (4/0).

E. ORDINANCES (FIRST READING)

1. Ordinance 2023-16: Impervious Surface Ratio

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING SUBPART B “LAND DEVELOPMENT REGULATIONS”, CHAPTER 134-224, “R1-AA-CA AND R-1A-CA—SITE STANDARDS,” IN THE CODE OF ORDINANCES; PROVIDING ALLOWANCE FOR POOL CONSTRUCTION IN SAID DISTRICTS TO EXCEED THE MAXIMUM IMPERVIOUS SURFACE RATIO WHEN APPROVED BY THE CITY COMMISSION UPON THE ESTABLISHMENT OF REQUISITE FACTS; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

Attorney Smith read Ordinance 2023-16 in title only.

Attorney Smith said the ordinance resulted from a conversation regarding the Waterwitch rezoning. Councilmember Rader had concerns about the Impervious Surface Ratio (ISR) and asked Engineer Lane to allow a case-by-case analysis if there was a hardship.

There was no public comment.

Councilmember Chotas made a motion to approve Ordinance 2023-16 for first reading; seconded by Councilmember Pierce. Motion approved by roll call vote (4/0).

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

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

- **Ordinance 2023-11: Charter Amendment**

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, SUBMITTING TO THE ELECTORS OF EDGEWOOD PROPOSED AMENDMENTS TO THE CHARTER OF THE CITY OF EDGEWOOD; PROVIDING BALLOT TITLES, SUMMARIES AND TEXT FOR THE PROPOSED AMENDMENTS; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE FOR APPROVED AMENDMENTS; PROVIDING FOR AN EFFECTIVE DATE FOR THE ORDINANCE.

Attorney Smith read Ordinance 2023-11 in title only.

Attorney Smith said the only change requested by Council from the first reading was that Council requested to remove the proposed amendment for collective bartering agreement to be approved by resolution rather than by ordinance.

There was no public comment.

Councilmember Chotas made a motion to approve Ordinance 223-11; seconded by Councilmember Lomas. Motion approved by roll call vote (4/0).

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

- **Ordinance 2023-12: Rezoning Waterwitch**

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1AA 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.

Attorney Smith read Ordinance 2023-12 in title only.

Attorney Smith said this ordinance gives the area of Waterwitch a city zoning designation to replace the county designation. The area was not rezoned to City zoning after annexation.

There was no public comment.

Councilmember Lomas made a motion to approve Ordinance 2023-12; seconded by Councilmember Pierce. Motion approved by roll call vote (4/0).

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

- **Ordinance 2023-13: Pass-through fees**

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING SUBPART B “LAND DEVELOPMENT REGULATIONS”, CHAPTER 101, “GENERAL AND ADMINISTRATIVE PROVISIONS”, ARTICLE I, “PASS-THROUGH FEES”, IN THE CODE OF ORDINANCES; PROVIDING FOR PASS-THROUGH TO THE APPLICANT OF CERTAIN COSTS INCURRED BY THE CITY PERTAINING TO THE REVIEW, INSPECTION AND REGULATION OF APPLICATIONS FOR INSTALLATION OF SWIMMING POOLS AND INSTALLATION OF COMMERCIAL DRIVEWAYS; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

Attorney Smith read Ordinance 2023-13 in title only.

Attorney Smith clarified to Councilmember Pierce that a commercial driveway can include a parking lot.

There was no public comment.

Councilmember Pierce made a motion to approve Ordinance 2023-13; seconded by Councilmember Lomas. Motion approved by roll call vote (4/0).

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

4. Ordinance 2023-15: Personnel Policy

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING THE CITY’S ADOPTED PERSONNEL POLICIES; PROVIDING FOR FUTURE AMENDMENTS TO THE PERSONNEL POLICIES TO BE ADOPTED BY RESOLUTION; AND PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

Attorney Smith read Ordinance 2023-15 in title only.

Attorney Smith said the only change made from the first reading was to strike approving personnel changes by resolution per Councilmember Chotas' suggestion.

There was no public comment.

Councilmember Chotas made a motion to approve Ordinance 2023-15; seconded by Councilmember Lomas. Motion approved by roll call vote (4/0).

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

G. UNFINISHED BUSINESS

H. NEW BUSINESS

I. GENERAL INFORMATION

J. CITIZEN COMMENTS

Jim Muszynski, an Edgewood resident, explained a traffic situation when his mother-in-law’s car was disabled, and she had to pull into the southern entrance of Oakwater Circle. When she called 911, the dispatcher called Orange County to investigate. Mr. Muszynski wanted to be sure the 911 system knew that Oakwater Circle is in Edgewood.

Chief DeSchryver said that Orange County got a new computer dispatch system and had some addressing issues during the transition. He also explained that that intersection has areas of different ownership. City Clerk Riffle said she would confirm that the annexation was reported to the proper channels.

K. BOARDS & COMMITTEES

- **75 Holden Avenue Boise Cascade - Commercial Review**

Engineer Lane said the applicant requests to construct a storage building on the property. The landscape engineer and Planner Hardgrove reviewed the submittal to ensure that the application met the city code. The Planning and Zoning Board had no objection for approval.

Engineer Lane confirmed to Councilmember Lomas that CPH recommended approval under the condition that the Orange County Fire and Rescue review the plans to ensure the parking lot layout and driveway are sufficient for fire rescue services. Staff did not receive any objections from Orange County. Planning and Zoning made it a condition of approval.

Councilmember Lomas said she wanted a no-right turn sign at the property’s exit. Engineer Lane said that would be up to the applicant.

There was no public comment.

Councilmember Chotas made a motion to approve the site plan with the condition that the City receives a letter from Orange County Fire and Rescue approving the parking lot layout.

- Also, to 1) Allow the minimum lot area to be 10,712 square feet in lieu of the R1AA minimum lot area of 10,890 square feet as per Code Section 134-579;***
- 2) Allow the minimum lot width to be 83 feet in lieu of the R1AA minimum lot width of 90 feet as per Code Section 134-579;***
- 3) Allow the side street setback (Hansel Avenue) to be a minimum of 10.13 feet in lieu of the Code Section 134-550 requirement that a structure be at least 15 feet from a side street;***
- 4) Allow the minimum floor area in the dwelling (excluding garage) to be 2,076 square feet in lieu of the R1AA minimum of 2,200 square feet as per Code Section 134-579.***

The motion was seconded by Council President Horn. Motion approved by roll call vote (4/0).

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

- **307 Oak Lynn Single Family Residence Variance Request**

Engineer Lane explained that 307 Oak Lynn Drive is an undeveloped lot at the corner of Orange Avenue and is zoned for single-family residential. The applicant requested to allow single-family residential (SFR) construction. They have also requested four variances due to the shape of the lot and that Orange/Hansel Avenue has been widened. Code changes have also been made since the lot was platted. The P&Z Board made a recommendation to approve the four variance requests.

The requested variances include the following. 1) Allow the minimum lot area to be 10,712 square feet in lieu of the R1AA minimum lot area of 10,890 square feet 2) Allow the minimum lot width to be 83 feet in lieu of the R1AA minimum lot width of 90 feet 3) Allow the side street setback (Hansel Avenue) to be a minimum of 10.13 feet in lieu of the Code Section 134-550 requirement that a structure be at least 15 feet from a side street 4) Allow the minimum floor area in the dwelling (excluding garage) to be 2,076 square feet in lieu of the R1AA minimum of 2,200 square feet.

In response to Council President Horn, Engineer Lane said that several houses in the area are under the required size minimum and were built before the current code.

There was no public comment.

Councilmember Pierce made a motion to approve four variances for the construction of a single-family residence at 307 Oak Lynn Drive to include:

- 1) Allow the minimum lot area to be 10,712 square feet in lieu of the R1AA minimum lot area of 10,890 square feet;***

- 2) Allow the minimum lot width of 83 feet in lieu of the R1AA minimum lot width of 90 feet;**
- 3) Allow the side street setback (Hansel Avenue) to be a minimum of 10.13 feet in lieu of the Code Section 134-550 requirement that a structure be at least 15 feet from a side street;**
- 4) Allow the minimum floor area in the dwelling (excluding garage) to be 2,076 square feet in lieu of the R1AA minimum of 2,200 square feet.**

The motion was seconded by Councilmember Lomas. Motion approved by roll call vote (4/0).

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

• **307 Oak Lynn Fence Variance Request**

The applicant requested approval for three variances related to fence construction on the west property line of the lot at 307 Oak Lynn Drive.

1. To allow the construction of a fence on the property line in lieu of the required setback of seven (7) feet as per Code Section 134.517(c)(1)b.4.
2. To allow the fence to be board-on-board wood in lieu of the decorative materials as required by Code Section 134.517(c)(1)b.1: wrought iron or powder-coated aluminum in a style of wrought iron. The decorative fence is required since the west side of the lot abuts an FDOT functionally classified arterial, i.e., Hansel Avenue. The fence is also required to have brick, stone, and/or cultured stone columns where the fence starts/ends (Code Section 134.517(c)(1)b.3).
3. Plant the required trees on the lot side of the fence due to th requested variance to put the fence on the property line. Code Section 134.517(c)(1)b.5. requires trees to be planted along the fence on the street side. For the subject property, the required trees will be understory trees, spaced every 20 feet on center, since overhead utilities exist along the Hansel Avenue side of the lot. Requested to be built on the property line, but that is also the ROW for Hansel Ave. Code requires a 7-foot setback for a setback on an FDOT ROW.

Engineer Lane said the landscaping requires the fence to be seven feet from the property line so plants and trees can be planted. The applicant can still plant understory trees between the fence and property line/sidewalk at five feet.

He said the P&Z Board recommended that the fence be constructed of PVC.

Attorney Smith noted that P&Z had concerns about setting precedence as the objective of the Code is to make nonconformities go away in time. He pointed out that each situation is different, and in this case, the lot is uniquely configured and abuts the State Road.

There was no public comment.

Councilmember Chotas made a motion to approve the variance requests with Planning and Zoning Board’s recommendations. 1) Allow the construction of a fence along Hansel Avenue to be built five (5) feet from the property line in lieu of the required setback of seven (7) feet as per Code Section 134.517(c)(1)b.4. 2) Allow the fence to be solid PVC in lieu of the decorative materials required by Code Section 134.517(c)(1)b.1. 3) Allow evergreen trees in lieu of canopy trees, but require the trees to be planted on street side of fence as per Code Section 134.517(c)(1)b.5.

The motion was seconded by Councilmember Lomas. Motion approved by roll call vote (4/0).

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

L. STAFF REPORTS

- **City Attorney Smith**

Attorney Smith said that new legislation requires business impact statements for new ordinances. The statements will be in each agenda package with the corresponding ordinance.

- **Police Chief DeSchryver**

September 2023 Chief's Report

Chief DeSchryver gave his report and said that a few Edgewood businesses were the victims of catalytic converter thefts. There is a new law not to accept them for resale, but it is an ongoing problem in multiple jurisdictions.

- **City Clerk Riffle**

Clerk Riffle said she received an email from OUC explaining that Deeper Fellowship Church did not claim their entity as tax-exempt. Therefore, OUC refunded them \$15000 for three years, which affects the city's budget by \$8472 this fiscal year.

FDOR accepted and approved the TRIM package for the 2023-24 fiscal year budget.

She and PD Chief of Staff Patterson had a final meeting with FEMA regarding Hurricane Ian. All funds have been obligated. The money that was obligated for roads and streets, which includes Harbour Island Rd. the flume, and Jessamine Lane, must be used and the projects completed by March 29, 2024. City Hall will adhere to the procurement policy for the repairs.

M. MAYOR AND CITY COUNCIL REPORTS

• **Mayor Dowless**

- Council Member Chotas
- Mayor Dowless said a legitimate concern was raised about enforcing the current code for short-term rentals.

Attorney Smith confirmed that the City does enforce the code. He said that the City would lose if it created an Ordinance prohibiting short-term rentals and was challenged. If there was a positive benefit it might be to highlight how the State is taking power from local government. He clarified that the state has not been sued over short-term rental legislation, but a property owner who is code-enforced could sue the City.

• **Council Member Pierce**

Councilmember Pierce inquired about the Harbour Island bridge. City Clerk Riffle responded that she would like to have the work done at the beginning of the year before the rainy season. The bridge should not have to be closed during the process. She said she has paperwork from Ayres from the last time maintenance was performed.

Council President Horn and Councilmember Lomas did not have reports.

N. ADJOURNMENT

Councilmember Chotas made a motion to adjourn the meeting at 7:43 pm.

Richard A. Horn, Council President

Attest:

Sandra Riffle, City Clerk

Approved in the _____ City Council meeting

ORDINANCES (FIRST READING)

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

ORDINANCE 2023-13:

Pass-Through Fees

Amendment

ORDINANCE NO. 2023-16

AN ORDINANCE OF THE CITY OF EDGEWOOD,
FLORIDA, AMENDING SUBPART B “LAND
DEVELOPMENT REGULATIONS”, CHAPTER 134-224,
“R1-AA-CA AND R-1A-CA—SITE STANDARDS,” IN THE
CODE OF ORDINANCES; PROVIDING ALLOWANCE
FOR POOL CONSTRUCTION IN SAID DISTRICTS TO
EXCEED THE MAXIMUM IMPERVIOUS SURFACE
RATIO WHEN APPROVED BY THE CITY COMMISSION
UPON THE ESTABLISHMENT OF REQUISITE FACTS;
PROVIDING FOR CONFLICTS AND SEVERABILITY;
AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City is in the process of rezoning properties annexed into the City from
Orange County; and

WHEREAS, generally, the development standards between the City and the County are
similar; and

WHEREAS, with regard to impervious surface requirements, though, the City has
identified that some properties could be limited in their ability to install pools after the rezonings;
and

WHEREAS, in order to attempt to treat property owners within established
developments equally among those who installed pools prior to the rezoning and those who may
wish to install pools after the rezoning, the City Council finds it appropriate to provide a
mechanism by which a property owner impacted by the maximum impervious surface ratio to
request a waiver from the City Council; and

WHEREAS, the City Council also finds a compelling interest, however, in protecting the
City’s stormwater system and, accordingly, finds it appropriate to require an applicant seeking a
waiver to make a showing that the additional impervious surface requested will not negatively
affect the public health, safety, or welfare.

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

SECTION 1. The City of Edgewood Code of Ordinances Subpart B, Chapter 134,
Section 134-224 is hereby amended as follows:

Sec. 134-224. R-1AA-CA and R-1A-CA—Site standards.

	R-1AA-CA	R-1A-CA
Minimum Lot Area	10,000 square feet	7,500 square feet
Minimum Living Area	1,200 square feet	1,200 square feet
Minimum Lot Width	85 feet	75 feet

Minimum Building Setback		
Front Yard	25 feet	25 feet
Rear Yard	30 feet	30 feet
Side Yard	7.5 feet	7.5 feet
Maximum Height	35 feet	35 feet
Maximum Impervious Surface ¹	45%	45%

43 ¹The maximum impervious surface can be exceeded for a pool/patio construction application
44 submitted subsequent to 10/17/2023 by City Council approval. Such approval shall be based on a
45 finding that the excess impervious surface will not adversely impact the health, safety, or public
46 welfare.

47
48 **SECTION 2. Ordinances and Resolutions in Conflict.** All ordinances or resolutions or
49 parts thereof, which may be determined to be in conflict herewith, are hereby repealed.

50
51 **SECTION 3. Severability.** It is the intent of the City Council of the City of Edgewood,
52 and is hereby provided, that if any section, subsection, sentence, clause, phrase or provision of
53 this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such
54 invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the
55 remaining provisions of this Ordinance.

56
57 **SECTION 4. Effective Date.** This ordinance shall become effective immediately upon
58 adoption.

59
60 FIRST READING: October _____, 2023

61
62 SECOND READING: November _____, 2023

63
64 PASSED AND ADOPTED this _____ day of _____, 2023.

65
66
67
68 _____
69 Richard A. Horn, Council President

69 *ATTEST:*

70
71 _____
72 Sandra Riffle, City Clerk

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

ORDINANCE NO. 2023-16

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING SUBPART B "LAND DEVELOPMENT REGULATIONS", CHAPTER 134-224, "R1-AA-CA AND R-1A-CA—SITE STANDARDS," IN THE CODE OF ORDINANCES; PROVIDING ALLOWANCE FOR POOL CONSTRUCTION IN SAID DISTRICTS TO EXCEED THE MAXIMUM IMPERVIOUS SURFACE RATIO WHEN APPROVED BY THE CITY COMMISSION UPON THE ESTABLISHMENT OF REQUISITE FACTS; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the [City/Town/Village] hereby publishes the following information:

¹ See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance:

The ordinance adds a note to site standards that provides a mechanism for property owners to request a waiver from the maximum surface area ratio when installing a pool in the R-1AA-CA and R-1A-CA residential zoning districts.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

The City does not expect this ordinance to have any impact on businesses.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The City does not expect this ordinance to have any impact on businesses.

UNFINISHED BUSINESS

NEW BUSINESS

RESOLUTION 2023-05:

Fiscal Year 2022-23 Budget

Amendment



Memo

To: Mayor Dowless and City Councilmembers Horn, Pierce, Chotas, Lomas and Rader

From: Sandy Riffle, City Clerk

Date: November 20, 2023

Re: Budget Amendment Summary

The City's accounting firm reviewed the City's budget for the 2022/2023 fiscal year. As a result of their review, Council is presented with the final budget amendment for the 2022/2023 fiscal year. The following summarizes the amendment:

General Fund – Exhibit A

The general budget amendment includes line-item details. The primary amendments related to increasing both revenues and expenses for grants received. They also amended the budget to true up a few expenses and revenue line items they had variances.

Roads & Streets – Exhibit B

Total expenses were under budget and budget amendments are not necessary.

Reserves – Exhibit C

Tammy at McDirmit Davis ran the reserve calculations and confirmed that the City is in compliance; no adjustments are needed.

RESOLUTION NO. 2023-05

A RESOLUTION OF THE CITY OF EDGEWOOD, FLORIDA AMENDING THE CITY'S BUDGET FOR THE 2022/2023 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 September 20, 2022, the City Council of the City of Edgewood, Florida adopted Resolution No. 2022-06 approving the annual budget for Fiscal Year 2022-2023; and

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

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 2022/2023 budget as shown on Exhibits "A", "B", and "C", which are 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 **28th** day of **November 2023**.

Richard Alan Horn, Council President

ATTEST:

Sandra Riffle, CMC, CBTO
City Clerk

CITY OF EDGEWOOD
STATEMENT OF REVENUE AND EXPENDITURES
FOR THE ONE MONTH AND TWELVE MONTHS ENDING SEPTEMBER 30, 2023

Exhibit A - General Fund		Current Actual Activity	YTD Actual Activity	Total Budget	Budget Variance	Increase Grant revenues and expenses	Increase Off Duty Revenues and Expenses	Allocate expenses for raises	Increase Revenue Budget (apply to over budget expenses)	Total Budget Amendments	Revised Budget	Final Budget Variance
REVENUES												
<u>TAX REVENUE</u>												
311100-01	AD VALOREM TAXES	12,286.93	2,211,235.80	2,142,969.00	(68,266.80)					-	2,142,969.00	(68,266.80)
311110-01	TANGIBLE TAXES	591.48	169,607.31	169,082.00	(525.31)					-	169,082.00	(525.31)
311120-01	TANGIBLE TAXES (RAILROAD)	-	856.35	-	(856.35)					-	-	(856.35)
313400-01	FRANCHISE TAX - GAS	111.50	2,184.81	1,600.00	(584.81)					-	1,600.00	(584.81)
314100-01	UTILITY SERVICE TAX - POWER	75,377.05	392,259.62	300,000.00	(92,259.62)				20,000.00	20,000.00	320,000.00	(72,259.62)
314300-01	UTILITY SERVICE TAX - WATER	10,635.48	72,701.59	60,000.00	(12,701.59)					-	60,000.00	(12,701.59)
315000-01	LOCAL COMMUNICATIONS SERV TAX	22,196.02	138,522.47	91,643.00	(46,879.47)				20,000.00	20,000.00	111,643.00	(26,879.47)
316000-01	BUSINESS TAX RECEIPTS	1,515.77	39,063.08	34,500.00	(4,563.08)					-	34,500.00	(4,563.08)
	* TOTAL TAX REVENUE	122,714.23	3,026,431.03	2,799,794.00	(226,637.03)	-	-	-	40,000.00	-	2,839,794.00	(186,637.03)
<u>LICENSES AND PERMITS</u>												
321200-01	SIGN PERMITS	200.00	650.00	500.00	(150.00)					-	-	-
321300-01	ESTATE SALES	-	150.00	100.00	(50.00)					-	100.00	(50.00)
322300-01	BLDG REV FEE/SITE-COMMERCIAL	-	200.00	300.00	100.00					-	300.00	100.00
322400-01	BLDG REV FEE/SITE-RESIDENTIAL	150.00	900.00	1,000.00	100.00					-	1,000.00	100.00
322700-01	TREE PERMITS	-	550.00	250.00	(300.00)					-	250.00	(300.00)
323100-01	DUKE ENERGY FRANCHISE FEES	55,691.48	293,258.97	250,000.00	(43,258.97)				20,000.00	20,000.00	270,000.00	(23,258.97)
329000-01	RIGHT OF WAY PERMITS	-	200.00	-	(200.00)					-	-	(200.00)
329020-01	ADMIN. SERV. FEE	682.50	3,610.75	4,000.00	389.25					-	4,000.00	389.25
	* TOTAL LICENSES AND PERMITS	56,723.98	299,519.72	256,150.00	(43,369.72)	-	-	-	20,000.00	-	276,150.00	(23,369.72)
<u>INTER-GOVERNMENTAL REVENUE</u>												
335120-01	MUNICIPAL REVENUE SHARING	20,771.80	132,052.72	105,718.00	(26,334.72)				20,000.00	20,000.00	125,718.00	(6,334.72)
335150-01	ALCOHOL BEV LICENSES	35.46	468.96	400.00	(68.96)					-	400.00	(68.96)
335180-01	LOCAL GOVT - 1/2 CT SLS TX	80,318.84	523,320.70	398,278.00	(125,042.70)				57,000.00	57,000.00	455,278.00	(68,042.70)
335190-01	GAS TAX REBATE	508.05	1,920.62	1,500.00	(420.62)					-	1,500.00	(420.62)
339000-01	TREE REPLACEMENT TRUST	-	25.00	-	(25.00)					-	-	(25.00)
	* TOTAL INTER-GOVERNMENTAL REVE	101,634.15	657,788.00	505,896.00	(151,892.00)	-	-	-	77,000.00	-	582,896.00	(74,892.00)
<u>CHARGES FOR SERVICES</u>												
342900-01	POLICE REPORTS-FINGER PRINT	755.00	14,726.81	10,000.00	(4,726.81)					-	10,000.00	(4,726.81)
342901-01	OFF DUTY EQUIPMENT/USAGE REIMB	9,085.26	63,464.96	34,913.00	(28,551.96)		28,000.00			28,000.00	62,913.00	(551.96)
343400-01	SOLID WASTE REV RESID.	2,163.00	240,123.72	250,000.00	9,876.28					-	250,000.00	9,876.28
343410-01	SOLID WASTE REV COMM.	-	32,314.49	44,000.00	11,685.51					-	44,000.00	11,685.51
349000-01	LAND USE FEES	1,350.00	4,450.00	2,000.00	(2,450.00)					-	2,000.00	(2,450.00)

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* TOTAL CHARGES FOR SERVICE		13,353.26	355,079.98	340,913.00	(14,166.98)	-	28,000.00	-	-	-	28,000.00	368,913.00	13,833.02
<u>FINES</u>													
352100-01	FINES & FORFIETURES	3,675.04	29,280.85	42,000.00	12,719.15						-	42,000.00	12,719.15
352100-04	2ND DOLLAR EDUCATION	351.43	2,031.26	3,600.00	1,568.74						-	3,600.00	1,568.74
354100-01	CODE ENFORCEMENT FINES	-	500.00	-	(500.00)						-	-	(500.00)
354150-01	FALSE ALARMS - FINES	-	1,790.00	200.00	(1,590.00)						-	200.00	(1,590.00)
359000-01	PARKING FINES	-	90.00	500.00	410.00						-	500.00	410.00
* TOTAL FINES		4,026.47	33,692.11	46,300.00	12,607.89	-	-	-	-	-	-	46,300.00	12,607.89
<u>MISCELLANEOUS REVENUES</u>													
361200-01	INTEREST - SBA GENERAL	167.24	1,714.21	200.00	(1,514.21)						-	200.00	(1,514.21)
361200-08	INTEREST - SBA STORMWATER	24.75	253.66	20.00	(233.66)						-	20.00	(233.66)
361320-01	INTEREST - TAX COLLECTOR	1,479.76	15,800.77	500.00	(15,300.77)						-	500.00	(15,300.77)
361322-01	INTEREST - TANGIBLE TAXES	-	-	300.00	300.00						-	300.00	300.00
361325-01	INTEREST-CENTER STATE	4,998.79	16,194.92	3,000.00	(13,194.92)						-	3,000.00	(13,194.92)
361328-01	INTEREST/GARBAGE-WASTE	158.08	1,687.98	100.00	(1,587.98)						-	100.00	(1,587.98)
363200-01	SCHOOL IMPACT ADMIN FEES	-	968.25	264.00	(704.25)						-	264.00	(704.25)
363210-03	LAW ENFORCEMENT IMPACT FEE	-	579.00	193.00	(386.00)						-	193.00	(386.00)
363220-07	FIRE RESCUE IMPACT FEES	-	-	193.00	193.00						-	193.00	193.00
366000-01	DONATIONS	-	50.00	500.00	450.00						-	500.00	450.00
367100-01	GRANT REVENUE	181,377.10	228,377.10	10,000.00	(218,377.10)	215,000.00					215,000.00	225,000.00	(3,377.10)
369801-01	SPECIAL EVENTS	-	-	2,000.00	2,000.00						-	2,000.00	2,000.00
369810-01	CC CONVENIENCE FEE - CH	100.00	615.00	600.00	(15.00)						-	600.00	(15.00)
369820-01	CC CONVENIENCE FEE - PD	185.00	3,615.00	5,000.00	1,385.00						-	5,000.00	1,385.00
369900-01	MISCELLANEOUS/NO DESIGNATED GL	(74.72)	18,300.76	2,000.00	(16,300.76)						-	2,000.00	(16,300.76)
369910-01	CITY NEWSLETTER REVENUE	-	1,338.00	1,100.00	(238.00)						-	1,100.00	(238.00)
369950-01	MISCELLANEOUS (PD)	55.93	3,035.43	-	(3,035.43)						-	-	(3,035.43)
* TOTAL MISCELLANEOUS REVENUE		188,471.93	292,530.08	25,970.00	(266,560.08)	215,000.00	-	-	-	-	215,000.00	240,970.00	(51,560.08)
<u>ARPA FUNDS</u>													
370000-01	ARPA FUNDS	89,447.08	1,476,270.00	754,890.00	(721,380.00)						-	754,890.00	(721,380.00)
* TOTAL ARPA FUNDS		89,447.08	1,476,270.00	754,890.00	(721,380.00)	-	-	-	-	-	-	754,890.00	(721,380.00)
* TOTAL REVENUES		576,371.10	6,141,310.92	4,729,913.00	(1,411,397.92)	215,000.00	28,000.00	-	137,000.00	-	380,000.00	5,109,913.00	(1,031,397.92)

EXPENDITURES

CITY OF EDGEWOOD
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<u>CITY HALL</u>												
513120-01	SALARY EXPENSE - CH	15,992.31	138,307.28	126,637.00	(11,670.28)			12,000.00		12,000.00	138,637.00	329.72
513130-01	LONGEVITY PAY	-	1,200.00	1,200.00	-					-	1,200.00	-
513140-01	OVERTIME	-	-	700.00	700.00					-	700.00	700.00
513150-01	HOLIDAY BONUS	-	600.00	600.00	-					-	600.00	-
513210-01	PAYROLL TAXES - FICA	1,160.20	10,152.40	9,879.00	(273.40)					-	9,879.00	(273.40)
513230-01	HEALTH/DENTAL/STD/LIFE INS-CH	2,550.07	30,135.66	29,158.00	(977.66)					-	29,158.00	(977.66)
513231-01	HRA - CITY HALL	382.83	4,306.85	4,000.00	(306.85)					-	4,000.00	(306.85)
513320-01	AUDITOR	-	26,530.00	26,530.00	-					-	26,530.00	-
513321-01	BOOKKEEPING SERVICES	5,670.00	23,670.00	22,000.00	(1,670.00)				2,000.00	2,000.00	24,000.00	330.00
513340-01	BUILDING JANITORIAL	650.00	8,406.40	8,000.00	(406.40)					-	8,000.00	(406.40)
513400-01	TRAVEL/TRAINING-CITY STAFF	-	3,427.24	5,500.00	2,072.76			(2,000.00)		(2,000.00)	3,500.00	72.76
513401-01	TRAVEL/TRAINING-CITY COUNCIL	136.41	1,052.01	1,000.00	(52.01)					-	1,000.00	(52.01)
513411-01	POSTAGE	-	916.36	2,000.00	1,083.64					-	2,000.00	1,083.64
513440-01	OFFICE EQUIP	-	38.19	-	(38.19)					-	-	(38.19)
513441-01	OFFICE EQUIPMENT - RENTAL	699.77	5,442.22	6,000.00	557.78					-	6,000.00	557.78
513460-01	EQUIPMENT REPAIR/MAINTENANCE	-	-	500.00	500.00					-	500.00	500.00
513470-01	PRINTING/CODIFICATION EXPENSES	-	3,475.60	4,000.00	524.40					-	4,000.00	524.40
513490-01	MISC. CURRENT CHARGES	302.14	1,333.70	1,000.00	(333.70)					-	1,000.00	(333.70)
513510-01	OFFICE SUPPLIES	166.69	3,631.88	3,000.00	(631.88)					-	3,000.00	(631.88)
513520-01	APPAREL	91.98	535.86	800.00	264.14					-	800.00	264.14
513540-01	DUES/SUBSCRIPTIONS/TRAINING	108.00	2,948.90	2,000.00	(948.90)					-	2,000.00	(948.90)
513542-01	CITY NEWSLETTER	-	5,490.48	6,000.00	509.52					-	6,000.00	509.52
513543-01	SPECIAL EVENTS	101.24	3,299.81	7,000.00	3,700.19					-	7,000.00	3,700.19
513615-01	CREDIT CARD FEES - CH	350.67	1,762.37	900.00	(862.37)					-	900.00	(862.37)
513620-01	CAPITAL OUTLAY-RENOVATE CH	-	-	10,000.00	10,000.00			(10,000.00)		(10,000.00)	-	-
513670-01	RED LIGHT OPERATIONAL	-	66.00	-	(66.00)					-	-	(66.00)
513830-01	ECD PARTNERSHIP GRANTS PROGRAI	-	-	5,000.00	5,000.00					-	5,000.00	5,000.00
514310-01	LEGAL COUNSEL	11,585.00	77,346.00	60,000.00	(17,346.00)				17,000.00	17,000.00	77,000.00	(346.00)
514320-01	CODE ENFORCEMENT MAGESTRATE	1,807.80	5,782.80	6,000.00	217.20					-	6,000.00	217.20
515310-01	PLANNING FEES	4,737.50	41,306.25	54,000.00	12,693.75					-	54,000.00	12,693.75
516499-01	COMPUTER- IT HARDWARE/SOFTWAR	(15,204.78)	72,202.32	116,050.00	43,847.68					-	116,050.00	43,847.68
516640-01	CAP. OUTLAY - COMPUTERS	18,063.52	18,063.52	-	(18,063.52)				18,000.00	18,000.00	18,000.00	(63.52)
518220-01	FRS	1,446.77	16,776.86	15,082.00	(1,694.86)				2,000.00	2,000.00	17,082.00	305.14
519150-01	ELECTIONS	-	-	3,000.00	3,000.00					-	3,000.00	3,000.00
519340-01	PAYROLL SERVICES	229.75	3,022.76	3,000.00	(22.76)					-	3,000.00	(22.76)
519451-01	INSURANCE-PROPERTY COVERAGE	-	20,668.00	21,859.00	1,191.00					-	21,859.00	1,191.00
519452-01	INSURANCE-COMP GEN'L LIABILITY	-	36,459.00	37,608.00	1,149.00					-	37,608.00	1,149.00
519460-01	BUILDING MAINTENANCE	6,245.19	10,600.42	6,000.00	(4,600.42)				4,000.00	4,000.00	10,000.00	(600.42)
519461-01	LANDSCAPE/BEAUTIFICATION-CH	32.93	2,552.61	3,000.00	447.39					-	3,000.00	447.39
519490-01	ALARM MONITOR	94.80	559.25	528.00	(31.25)					-	528.00	(31.25)

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519492-01	LEGAL ADS - NEW ORDINANCES	1,344.51	5,250.93	6,000.00	749.07					-	6,000.00	749.07	
519520-01	RECORDING - PUBLIC RECORDS	-	-	500.00	500.00					-	500.00	500.00	
574491-01	DONATIONS EXPENSE	450.00	1,380.00	1,000.00	(380.00)					-	1,000.00	(380.00)	
* TOTAL CITY HALL		59,195.30	588,699.93	617,031.00	28,331.07	-	-	-	43,000.00	-	43,000.00	660,031.00	71,331.07
POLICE DEPARTMENT													
521121-01	SALARY EXPENSE -CIVILIAN	30,473.01	182,754.54	160,000.00	(22,754.54)			23,000.00		23,000.00	183,000.00	245.46	
521140-01	OVERTIME PAY - PD	1,311.44	42,079.45	25,000.00	(17,079.45)			17,000.00		17,000.00	42,000.00	(79.45)	
521141-01	COURT TIME - OFFICERS	185.33	3,194.92	8,000.00	4,805.08					-	8,000.00	4,805.08	
521150-01	INCENTIVE PAY - STATE	1,840.00	10,797.14	15,000.00	4,202.86					-	15,000.00	4,202.86	
521151-01	SALARY EXPENSE -SWORN	88,015.64	777,225.54	818,000.00	40,774.46			(40,000.00)		(40,000.00)	778,000.00	774.46	
521152-01	LONGEVITY PAYMENTS	-	21,200.00	21,200.00	-					-	21,200.00	-	
521153-01	SPECIALTY PAY	-	2,100.00	2,600.00	500.00					-	2,600.00	500.00	
521154-01	OFF DUTY PAY	9,687.50	53,211.03	32,000.00	(21,211.03)		26,000.00			26,000.00	58,000.00	4,788.97	
521160-01	HOLIDAY BONUS - PD	-	2,600.00	3,200.00	600.00					-	3,200.00	600.00	
521162-01	HOLIDAY PAY (PER CBA)	3,657.04	42,487.20	52,850.00	10,362.80					-	52,850.00	10,362.80	
521210-01	PAYROLL TAXES - FICA - PD	9,253.87	79,780.92	85,200.00	5,419.08					-	85,200.00	5,419.08	
521211-01	OFF DUTY PAYROLL TAXES - FICA	741.12	4,571.74	2,913.00	(1,658.74)		2,000.00			2,000.00	4,913.00	341.26	
521220-01	FRS - ADMIN STAFF-CIVILIAN/RET	1,660.74	19,590.52	19,000.00	(590.52)					-	19,000.00	(590.52)	
521221-01	FRS - OFFICERS-SWORN/RET.	25,100.96	253,445.28	252,000.00	(1,445.28)					-	252,000.00	(1,445.28)	
521230-01	HEALTH/DENTAL/STD/LIFE INS-PD	16,742.16	208,155.64	246,500.00	38,344.36					-	246,500.00	38,344.36	
521231-01	HRA - PD	2,679.77	29,064.05	32,000.00	2,935.95					-	32,000.00	2,935.95	
521240-01	INS.-WORK COMP-PD/CODE ENFORCE	-	38,864.00	37,000.00	(1,864.00)					-	37,000.00	(1,864.00)	
521310-01	PROF SVCS/TESTING/EVAL	130.00	8,945.30	9,000.00	54.70					-	9,000.00	54.70	
521340-01	ORANGE COUNTY DISPATCHER FEES	16,138.50	48,595.20	74,290.00	25,694.80					-	74,290.00	25,694.80	
521413-01	POSTAGE	261.10	2,550.96	2,500.00	(50.96)					-	2,500.00	(50.96)	
521430-01	UTILITES-WATER & SEWER	(615.40)	1,723.16	1,500.00	(223.16)					-	1,500.00	(223.16)	
521431-01	UTILITIES - POWER	1,023.26	7,722.56	9,500.00	1,777.44					-	9,500.00	1,777.44	
521433-01	GAS	8,619.13	41,695.16	50,000.00	8,304.84					-	50,000.00	8,304.84	
521452-01	INSURANCE - VECHICLES	-	10,353.00	11,198.00	845.00					-	11,198.00	845.00	
521455-01	INSURANCE - STATUTORY	-	637.00	720.00	83.00					-	720.00	83.00	
521460-01	MAINTENANCE - VEHICLES	339.56	5,424.80	8,000.00	2,575.20					-	8,000.00	2,575.20	
521461-01	REPAIR OF DEPT. EQUIPMENT	2,767.13	8,956.82	9,500.00	543.18					-	9,500.00	543.18	
521462-01	BUILDING RENOVATIONS/MAINT	725.98	2,188.06	8,000.00	5,811.94					-	8,000.00	5,811.94	
521463-01	REPAIR - VEHICLES	6,121.54	39,766.89	21,000.00	(18,766.89)				18,000.00	18,000.00	39,000.00	(766.89)	
521493-01	SPECIAL EVENTS - PD	-	1,889.88	3,000.00	1,110.12					-	3,000.00	1,110.12	
521495-01	MISCELLANEOUS EXPENSE - PD	492.48	2,350.82	2,000.00	(350.82)					-	2,000.00	(350.82)	
521510-01	OFFICE SUPPLIES & EXPENSE	815.21	3,396.42	3,000.00	(396.42)					-	3,000.00	(396.42)	
521522-01	SPECIAL POLICE SUPPLIES	1,492.77	30,210.30	36,000.00	5,789.70					-	36,000.00	5,789.70	
521524-01	OFFICE EQUIPMENT	657.19	886.61	2,000.00	1,113.39					-	2,000.00	1,113.39	
521530-01	MAINT. CONTRACTS	107.64	55,553.38	35,500.00	(20,053.38)				21,000.00	21,000.00	56,500.00	946.62	

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STATEMENT OF REVENUE AND EXPENDITURES
FOR THE ONE MONTH AND TWELVE MONTHS ENDING SEPTEMBER 30, 2023

Exhibit A - General Fund		Current Actual Activity	YTD Actual Activity	Total Budget	Budget Variance	Increase Grant revenues and expenses	Increase Off Duty Revenues and Expenses	Allocate expenses for raises	Increase Revenue Budget (apply to over budget expenses)	Total Budget Amendments	Revised Budget	Final Budget Variance	
521535-01	GRANT EXPENSE	(10,099.00)	8,745.00	10,000.00	1,255.00					-	10,000.00	1,255.00	
521541-01	EDUCATION REBURSEMENT	-	363.11	2,500.00	2,136.89					-	2,500.00	2,136.89	
521543-01	TRAINING	3,843.00	19,049.17	18,000.00	(1,049.17)				1,300.00	1,300.00	19,300.00	250.83	
521543-04	TRAINING/RESTRICTED FUNDS	-	3,427.69	-	(3,427.69)				-	-	-	(3,427.69)	
521615-01	CREDIT CARD FEES - PD	38.23	739.71	5,000.00	4,260.29					-	5,000.00	4,260.29	
* TOTAL POLICE DEPARTMENT		224,206.90	2,076,292.97	2,134,671.00	58,378.03	-	28,000.00	-	40,300.00	-	68,300.00	2,202,971.00	126,678.03
<u>CAPITAL OUTLAY</u>													
521640-01	CAP. OUTLAY - PD VEHICLES & EQ	32,687.02	32,687.02	5,500.00	(27,187.02)				27,500.00	27,500.00	33,000.00	312.98	
521642-01	VEHICLE INTEREST EXPENSE	-	7,585.94	6,000.00	(1,585.94)				1,600.00	1,600.00	7,600.00	14.06	
521643-01	VEHICLE PRINCIPAL EXPENSE	216.05	44,586.51	40,500.00	(4,086.51)				4,100.00	4,100.00	44,600.00	13.49	
521645-01	CAPITAL OUTLAY - GRANTS	73,176.10	191,732.19	-	(191,732.19)	215,000.00				215,000.00	215,000.00	23,267.81	
521910-01	NEIGHBORHOOD PARTNER GRANTS	-	2,300.00	5,000.00	2,700.00					-	5,000.00	2,700.00	
* TOTAL CAPITAL OUTLAY		106,079.17	278,891.66	57,000.00	(221,891.66)	215,000.00	-	-	33,200.00	-	248,200.00	305,200.00	26,308.34
<u>FIRE CONTROL</u>													
522400-01	ORANGE CTY FIRE/RESCUE FEES	-	900,227.24	899,267.00	(960.24)				1,000.00	1,000.00	900,267.00	39.76	
* TOTAL FIRE CONTROL		-	900,227.24	899,267.00	(960.24)	-	-	-	1,000.00	-	1,000.00	900,267.00	39.76
<u>PHYSICAL ENVIRONMENT</u>													
531430-01	UTILITIES - POWER	723.32	4,329.36	3,500.00	(829.36)				1,000.00	1,000.00	4,500.00	170.64	
533430-01	UTILITIES-WATER & SEWER	195.42	3,915.43	3,700.00	(215.43)				500.00	500.00	4,200.00	284.57	
534130-01	SOLID WASTE COST (RES)	53,238.40	213,807.04	207,275.00	(6,532.04)				7,000.00	7,000.00	214,275.00	467.96	
539310-01	GENERAL ENGINEERING FEES	7,969.86	26,039.00	15,600.00	(10,439.00)				11,000.00	11,000.00	26,600.00	561.00	
541100-08	STORMWATER/TESTING (WATERSHED)	-	9,502.00	9,600.00	98.00					-	9,600.00	98.00	
* TOTAL PHYSICAL ENVIRONMENT		62,127.00	257,592.83	239,675.00	(17,917.83)	-	-	-	19,500.00	-	19,500.00	259,175.00	1,582.17
<u>MISCELLANEOUS EXPENDITURES</u>													
551510-01	TRANSFER TO ROAD & STREET	-	308,659.00	308,659.00	-					-	308,659.00	-	
* TOTAL MISCELLANEOUS EXPENDITURES		-	308,659.00	308,659.00	-	-	-	-	-	-	308,659.00	-	
<u>ARPA EXPENDITURES</u>													
570000-01	ARPA FUNDS EXPENSES	-	2,625.00	754,890.00	752,265.00					-	754,890.00	752,265.00	
* TOTAL ARPA EXPENDITURES		-	2,625.00	754,890.00	752,265.00	-	-	-	-	-	754,890.00	752,265.00	
* TOTAL EXPENDITURES		451,608.37	4,412,988.63	5,011,193.00	598,204.37	215,000.00	28,000.00	-	137,000.00	-	380,000.00	5,391,193.00	978,204.37

CITY OF EDGEWOOD
STATEMENT OF REVENUE AND EXPENDITURES
FOR THE ONE MONTH AND TWELVE MONTHS ENDING SEPTEMBER 30, 2023

Exhibit A - General Fund	Current Actual Activity	YTD Actual Activity	Total Budget	Budget Variance	Increase Grant revenues and expenses	Increase Off Duty Revenues and Expenses	Allocate expenses for raises	Increase Revenue Budget (apply to over budget expenses)		Total Budget Amendments	Revised Budget	Final Budget Variance
* EXCESS RECEIPTS OVER DISBURSEI	124,762.73	1,728,322.29	(281,280.00)	(2,009,602.29)	-	-	-	-	-	-	(281,280.00)	(2,009,602.29)
Beginning Fund Balance		3,628,247.00	3,628,247.00								3,628,247.00	
Ending Fund Balance		5,356,569.29	3,346,967.00								3,346,967.00	

CITY OF EDGEWOOD
STATEMENT OF REVENUE AND EXPENDITURES
FOR THE ONE MONTH AND TWELVE MONTHS ENDING SEPTEMBER 30, 2023

		Current Actual Activity	YTD Actual Activity	Total Budget	Budget Variance
Exhibit B - Roads and Streets					
REVENUES					
<u>TAX REVENUE</u>					
312410-02	LOCAL OPTION GAS TAX	14,560.63	83,794.35	89,709.00	5,914.65
335122-02	MUNICIPAL GAS TAX	4,498.02	31,016.98	28,430.00	(2,586.98)
	* TOTAL TAX REVENUE	19,058.65	114,811.33	118,139.00	3,327.67
<u>GRANT FUNDING</u>					
334400-02	FEMA HURRICANE REIMBURSEMENT	377,311.86	377,311.86	132,460.60	(244,851.26)
	* TOTAL GRANT FUNDING	377,311.86	377,311.86	132,460.60	(244,851.26)
<u>MISCELLANEOUS REVENUES</u>					
361200-02	INTEREST - SBA ROAD	11.56	118.52	5.00	(113.52)
363240-10	TRANSPORTATION IMPACT FEE	0.00	6,225.00	0.00	(6,225.00)
399900-02	FDOT REIMBURSE - TRAFFIC LIGHT	0.00	900.00	17,479.00	16,579.00
	* TOTAL MISCELLANEOUS REVENUE	11.56	7,243.52	17,484.00	10,240.48
<u>NON-REVENUE SOURCES</u>					
389200-02	TRANS FROM GEN. FUND	0.00	308,659.00	308,659.00	0.00
	* TOTAL NON-REVENUE SOURCES	0.00	308,659.00	308,659.00	0.00
	* TOTAL REVENUES	<u>\$ 396,382.07</u>	<u>\$ 808,025.71</u>	<u>\$ 576,742.60</u>	<u>(231,283.11)</u>
EXPENDITURES					
<u>ROADS & STREETS</u>					
541320-02	TRAFFIC LIGHT - UTILITY	182.50	1,931.10	2,500.00	568.90
541410-02	TREE REMOVAL	4,500.00	12,950.00	15,000.00	2,050.00
541431-02	STREET LIGHTS - UTILITY	4,780.61	50,844.64	50,000.00	(844.64)
541460-02	STREET MAINTENANCE CONTRACT	6,227.10	56,043.90	49,421.00	(6,622.90)
541530-02	ROAD REPAIR - POTHOLES	0.00	35.90	500.00	464.10
541600-02	TRAFFIC LIGHT-MAINTENANCE	0.00	0.00	15,000.00	15,000.00
541610-02	SIDEWALK REPAIR	(54,027.86)	11,895.97	175,000.00	163,104.03
541631-02	CAP. OUTLAY - INFRASTRUCTURE	54,027.86	54,027.86	0.00	(54,027.86)
541634-02	STORM DRAIN/CLEANING	0.00	0.00	10,000.00	10,000.00
541637-02	ROADS/STREETS- REPAIR/MAINT.	18,060.00	18,693.92	10,000.00	(8,693.92)
549320-02	STREET SIGNS	11,500.00	14,229.30	18,600.00	4,370.70
549460-02	R.R. CROSSING MAINTENANCE	0.00	5,860.00	5,900.00	40.00
549670-02	HURRICANE EXPENSES	0.00	133,945.86	132,460.36	(1,485.50)
	* TOTAL ROADS & STREETS	45,250.21	360,458.45	484,381.36	123,922.91
	* TOTAL EXPENDITURES	<u>\$ 45,250.21</u>	<u>\$ 360,458.45</u>	<u>\$ 484,381.36</u>	<u>123,922.91</u>
	* EXCESS RECEIPTS OVER DISBURSEMENTS	<u>\$ 351,131.86</u>	<u>\$ 447,567.26</u>	<u>92,361.24</u>	<u>(355,206.02)</u>
beginning fund balance			179,722.00		
			<u>\$ 627,289.26</u>		

No amendment needed for Roads and Streets

Exhibit C - General Reserves

	Current ending FB
General FB	5,356,569.29
Assigned- next year's budget	140,331.00
03 PD impact	12,222.84
04 PD Training	54,308.28
06 Law Trust	10,727.45
07 Fire Impact	233.88
08 Stormwater	-
Restricted	<u>217,823.45</u>
Unrestricted	5,138,745.84
75% of revenue	5,212,002.47
Excess reserves	73,256.63 in compliance

GENERAL INFORMATION



Memo

To: Mayor Dowless and City Councilmembers Horn, Pierce, Chotas, Lomas and Rader

From: Sandy Riffle, City Clerk

Date: November 20, 2023

Re: 2024 Municipal Election and Presidential Preference Primary

PLEASE TAKE NOTICE that the City of Edgewood, Florida, jointly with the Presidential Preference Primary, will hold a general election on Tuesday, March 19, 2024, to elect two City Council Members.

The two candidates with the highest number of votes are deemed elected and will serve a three-year term. Qualifying begins on December 4, 2023, at 9:00 a.m. and ends on December 11, 2023, at 4:00 p.m., at the Office of the City Clerk, 405 Bagshaw Way, Edgewood, Florida 32809.

CITIZEN COMMENTS

BOARDS AND COMMITTEES



Memo

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

From: Brett Sollazzo, Administrative Project Manager

Date: 11/14/2023

Re: Planning & Zoning Report

The following business items were reviewed by the Planning and Zoning Board at the November 13, 2023 meeting:

1. Variance 2023-06: 515 Mandalay Rd. - Boat Dock

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

Chair Santurri made a motion to recommend approval of Variance 2023-06 as presented. The motion was seconded by Vice Chair Nelson. Approved (4/0) by roll call vote.

The motion was approved by roll call vote.

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

Public notice letters were mailed out to 58 properties within a 500ft radius of the subject property. No public comments have been received as of this memo. Engineer Lane and the applicant will be in attendance to answer any questions you may have.

2. Variance 2023-07 – 11 Lake Gatlin Road Landscaping

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

Chair Santurri made a motion to recommend approval of the following three (3) landscape variances with the condition of approval that should the site be razed, new development shall meet current land development regulations.

1) Variance in Code Section 114-4(1)a.1 to allow the landscape buffer strip width between the parking lot and Lake Gatlin Road to be a minimum of three (3) feet in lieu of seven (7) feet.

2) Variance in Code Section 114-4(4) to allow the building perimeter buffer (south side) width to be three (3) feet in width in lieu of eight (8) feet.

3) Variance in Code Section 114-4(1)b to allow the landscape buffer between the vehicular use area and the adjacent property (east) to be 5 feet 4 inches in width in lieu of 7 feet and to allow the use of understory trees in lieu of shade trees.

The motion was seconded by Vice Chair Nelson. Approved (4/0) by roll call vote.

The motion was approved by roll call vote.

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

Public notice letters were mailed out to the 40 properties within a 500ft radius of the subject property. One public comment via email was received, and has been placed in your agenda. Planner Hardgrove, Engineer Lane, and the applicant will be in attendance to answer any questions you may have.

3. Variance 2023-08 – 11 Lake Gatlin Road Parking

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

Vice Chair Nelson made a motion to recommend approval of the following two (2) parking variances with the condition of approval that should the site be razed, new development shall meet current land development regulations.

1) Variance in Code Section 134-608(b) to allow the dimensions of the parking spaces be nine (9) feet x 18 feet in lieu of either 9 feet x 20 or 10 feet by 18 feet.

2) Variance in Code Section 134-605(a)(21) to allow the parking ratio to be 1 space per 160 square feet of inside restaurant space in lieu of 1 space/100 square feet.

The motion was seconded by Board Member Nolan. Approved (3/1) by roll call vote.

The motion was approved by roll call vote.

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

Public notice letters were mailed out to the 40 properties within a 500ft radius of the subject property. One public comment via email was received, and has been placed in your agenda. There were six (6) public comments at the meeting, along with many neighborhood residents in attendance in opposition of the

proposed variance. Planner Hardgrove, Engineer Lane, and the applicant will be in attendance to answer any questions you may have.

4. Site Plan Approval – 11 Lake Gatlin Rd.

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

Chair Santurri made a motion to recommend approval of the 11 Lake Gatlin Road site plan as presented with the recommendation of approval that the cross access easement be removed AND signage/a barrier are placed to indicate no cross traffic through the property to the North.

The motion was seconded by Board Member Nolan. Approved (3/1) by roll call vote

The motion was approved with a roll call vote.

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

Planner Hardgrove, Engineer Lane, and the applicant will be in attendance to answer any questions you may have.

VARIANCE 2023-06:

515 Mandalay Rd. – Boat Dock



October 18, 2023

Ms. Sandy Riffle, CMC, CBTO
City Clerk
City of Edgewood
405 Bagshaw Way
Edgewood, FL 32809-3406

**RE: 515 Mandalay Road – variance dock review application
CPH project number E7601**

Dear Ms. Riffle;

We are in receipt of the variance application addressing the location of the existing dock for the above listed address, received October 11, 2023. This property is on Bali Hai Lagoon (canal). We have reviewed the application and cover letter explaining the purpose of the request for the variance. However, the applicant did not provide a letter addressing the seven (7) variance items (letters A-H) listed on page 2 of the application.

The variance petition is requesting permission to maintain a 4.7 feet side setback from the end of the existing dock to the adjacent side lot line. Per the City Code, Chapter 14-11, B (1), states that lots or parcels having a shoreline frontage of greater than 100 feet, must have a minimum side setback of 15 feet from any property line or projected property line. This lot has 142 feet of frontage. Per the City Code, the side setback for the dock shall be 15 feet minimum.

We reviewed the application and the seven (7) items within page 2 to verify if the proposed request satisfies the application. Because the existing dock is on a canal and is constructed linearly with the canal, item A and H are non-applicable. Below is a summary of our review of items B through G from the application:

- B. The reasonable use of the property by the owner:
CPH Review: This is an existing dock and the site setback does not appear to have an impact on the use of this property or the adjacent property, 505 Mandalay Road.
- C. The effects the dock will have on navigation and safety boaters:
CPH Review: This dock is at the end of the canal and there are no other docks beyond this dock. There is one dock on the opposite side of the canal and a dock at 505 Mandalay Road, which is adjacent to the subject dock and on the same side and the variance request. Based on our review, the encroachment of the side setback will not create a safety hazard for other boaters.
- D. The overall general welfare of the neighborhood:
CPH Review: No negative impact.
- E. Whether special conditions exist such that strict compliance with the provisions of this article would impose a unique and unnecessary hardship on the applicant:
CPH Review: The unique and unnecessary hardship will be requiring the owner to remove the portion of the dock that is encroaching in the setback.
- F. The effect of the proposed variance on abutting shoreline property owners:



CPH Review: The applicant has provided a letter of “No Objection to Boat Dock Side-Setback Waiver Request” from the property owner and 505 Mandalay Road.

- G. Whether the granting of the variance would be contrary to the intent and purpose and this article:

CPH Review: Granting variance will allow the existing dock to encroach on the side setback, which is contrary to the intent and purpose of this article. However, as we noted on letters C and E, allowing the dock to remain will not have a negative impact on the canal or adjacent properties.

Based on our review, we do not have any objections to the City approving this variance to allow the dock to encroach to the side setback. 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. Applicant needs to verify if this project does not require an additional roof permit from the County.

Sincerely,
CPH, LLC

Allen C. Lane, Jr.

Allen C. Lane, Jr., P.E.
Sr Project Manager

CC: Sache Fernandez, CPH
File

J:\E7601\Civil\City Plans-Application Review\515 Mandalay Road - Boat App\Letters\515 Mandalay Road -variance dock review 10-18-23.docx



APPLICATION FOR VARIANCE – BOAT DOCKS

Reference: City of Edgewood Code of Ordinances, Section 126-588

REQUIRED FEE: \$350 RESIDENTIAL \$750 COMMERCIAL
(Plus Applicable Pass-Through Fees - Ordinance 2013-01)

Please note this fee is non-refundable

Office Use Only:		Variance Application #:	2023-06
Received Date:	10/9/2023	Received by:	Brett Sollazzo
P&Z Meeting Date:	11/13/2023	City Council Meeting Date:	11/21/2023

IMPORTANT: A COMPLETE application with all required attachments and ten (10) copies must be submitted to the City Clerk 10 days before the next Planning & Zoning meetings. No application shall be deemed accepted unless it is complete and paid for. Notarized letter of authorization from Owner MUST be submitted if application is filed by anyone other than property owner.

Please type or print. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

Applicant's Name:	Sheila Cichra	Owner's Name:	John Hall & Conley Schubert Hall
Address:	1002 Fort Mason Dr, Eustis, FL 32726	Address:	515 Mandalay Road
Phone Number:	(407) 450-4241	Phone Number:	(352) 217-6222
Fax:		Fax:	
Email:	sheilacichra@gmail.com	Email:	JCNole77@yahoo.com
Legal Description:	MANDALAY SHORES 3/37 LOT 5		
Zoned:	R-1AA		
Location:	515 Mandalay Road - in rear of sfr		
Tract Size:	.59 acres		
City section of the Zoning Code from which Variance is requested:	Chapter 14, Sec. 14-11 Dock Construction, (b), (1)		
Request:	requesting permission to maintain a 4.7' side setback while adding boathouse to the existing dock		
Existing on Site:	a single family residence with a pool and a boat dock		

The applicant hereby states that this request for Variance does not violate any deed restrictions on the property.
Application must be signed by the legal owner, not agent, unless copy of power of attorney is attached.



The planning and zoning board shall hear and make a recommendation to the city council on any application for variance. To recommend to the city council such variance, the following factors shall be considered:

- a. Average length of other docks in the surrounding 300-foot area;
- b. The reasonable use of the property by the owner;
- c. The effects the dock will have on navigation and safety of boaters;
- d. The overall general welfare of the neighborhood;
- e. Whether special conditions exist such that strict compliance with the provisions of this article would impose a unique and unnecessary hardship on the applicant;
- f. The effect of the proposed variance on abutting shoreline property owners;
- g. Whether the granting of the variance would be contrary to the intent and purpose and this article; and
- h. A variance may be granted if it is necessary to reach a water depth suitable for boating, but in no event shall a dock be extended in length beyond where the water depth will exceed five feet as measured from the normal high water elevation.

Applicant must agree that:


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

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

AGREE:	✓	DISAGREE:	
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The applicant hereby states that the above request for Variance does not violate any deed restrictions on the property.

Applicant's Signature:		Date:	October 7, 2023
Applicant's Printed Name:	Sheila Cichra		
Owner's Signature:		Date:	
Owner's Printed Name:			

Please submit your completed application to City Hall via email at bmeeks@edgewood-fl.gov or sriffle@edgewood-fl.gov, via facsimile to 407-851-7361, or hand deliver to City Hall located at 405 Bagshaw Way. For additional questions, please contact City Hall at 407-851-2920.



City of Edgewood
 405 Bagshaw Way
 Edgewood, FL 32809-3465 United States

Invoice #000231

Issue date
 Oct 9, 2023

515 Mandalay Rd. - Boat Dock Variance

Customer

Sheila Cichra
 Streamline Permitting
 sheilacichra@gmail.com
 407-450-4241
 1002 Mason Drive
 Eustis, Florida 32726

Invoice Details

PDF created October 9, 2023
 \$1,355.00

Payment

Due October 9, 2023
 \$1,355.00

Items	Quantity	Price	Amount
Boat Dock Variance - Residential	1	\$350.00	\$350.00
Pass Through Fee	1	\$1,000.00	\$1,000.00
City Hall Convenience Fee	1	\$5.00	\$5.00
Subtotal			\$1,355.00

Total Paid **\$1,355.00**

Payments

Oct 9, 2023 (Mastercard 0935) \$1,355.00



View online

To view your invoice go to <https://squareup.com/u/HIsK9fcF>
 Or open the camera on your mobile device and place the QR code in the camera's view.



Agent Authorization Form

FOR PROJECTS LOCATED IN THE CITY OF EDGEWOOD

Please type or print in **BLACK INK**. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

I/WE, (PRINT PROPERTY OWNER NAME) John Hall or Elizabeth Schubert, AS
THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, 515 Mandalay Road
Edgewood, FL 32809, DO HEREBY AUTHORIZE TO ACT AS MY/OUR
AGENT (PRINT AGENT'S NAME) Sheila Cichra, TO EXECUTE ANY PETITIONS OR

OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS AND TO APPEAR ON MY /OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION. BY SIGNING THIS AUTHORIZATION, THE OWNER AGREES TO BE BOUND BY THE ACTIONS OF THE AUTHORIZED AGENT AND THE PROVISIONS OF CHAPTER 101, ARTICLE I, ENTITLED "PASS-THROUGH FEES" AND ACKNOWLEDGE AND AGREES THAT A LIEN MAY BE PLACED ON THE PROPERTY FOR NON-PAYMENT OF PASS-THROUGH FEES AS PROVIDED IN THE CITY CODE.

Date: 9/23/23 ✓ *Elizabeth Schubert* ELIZABETH SCHUBERT
Signature of Property Owner Print Name Property Owner

Date: _____ Signature of Property Owner Print Name Property Owner

STATE OF FLORIDA: COUNTY OF _____

I certify that the foregoing instrument was acknowledged before me this 23RD day of May, 2023 by Elizabeth Schubert. He/she is personally known to me or has produced ID as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 23RD day of May in the year 2023.

Leticia Roque
Signature of Notary Public



(Notary Seal)

Notary Public for the State of Florida

My Commission Expires: 4/20/2024

Legal Description(s) or Parcel Identification Number(s) are required:	
PARCEL ID#:	<u>13-23-29-5489-00-060</u>
LEGAL DESCRIPTION:	<u>MANDALAY SHORES 3/37 LOT 6</u>

Please hand deliver to Edgewood City Hall at 405 Larue Avenue. For additional questions, please contact Edgewood City Hall at (407) 851-2920, or send email to bmeeks@edgewood-fl.gov or srepp@edgewood-fl.gov. Revised: 10/4/2016

405 Larue Avenue, Edgewood, Florida 32809 Phone: 407.851.2920 / Fax: 407.851.7361
Email: bmeeks@edgewood-fl.gov Website: www.edgewood-fl.gov



Date: October 7, 2023
To: City of Edgewood
From: Sheila Cichra
Re: 515 Mandalay Road – boat dock side setback variance

The attached application package is a variance request to allow for a boathouse and covered deck to be added onto an existing dock, which currently has a 4.2' side setback, in lieu of the required 10' side setback (with a setback waiver).

The existing dock, which has been there for over 20 years, was constructed too close to the property line.

Due to the minimal deviation from the code is not at all noticeable and the adjacent affected property owner has signed a letter of no objection.

All other aspects of the code, such as square footage, deck and roof height and percentage of obstruction of the canal, are met by the proposed boat dock addition.

Thank you for your consideration.

A handwritten signature in blue ink, appearing to read "Sheila Cichra", is placed on a light blue rectangular background.

**AFFECTED ADJACENT PROPERTY OWNER
LETTER OF NO OBJECTION
TO BOAT DOCK SIDE-SETBACK WAIVER REQUEST**

City of Edgewood

I, JANE B MOON legal property owner of property located at 505 Mandalay Road,
(Adjacent Property Owner Name) (Address)

have reviewed the dock construction plans dated 9/16/2023, for the property located at
515 Mandalay Road, and have no objections.

The dock construction plans include a side setback waiver request of 4.7 feet, in lieu of the minimum setback distance required by Code.

Jane B Moon
(Signature - Adjacent Affected Property Owner)
JANE B MOON
(Print Name - Adjacent Affected Property Owner)

10/2/2023
(Date)



ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 2nd day of October, 2023, by Brett Sollazzo.
(Notary seal) **NAME OF NOTARY**

Brett Sollazzo
(Signature of Notary Public - State of Florida)

Personally Known OR Produced Identification

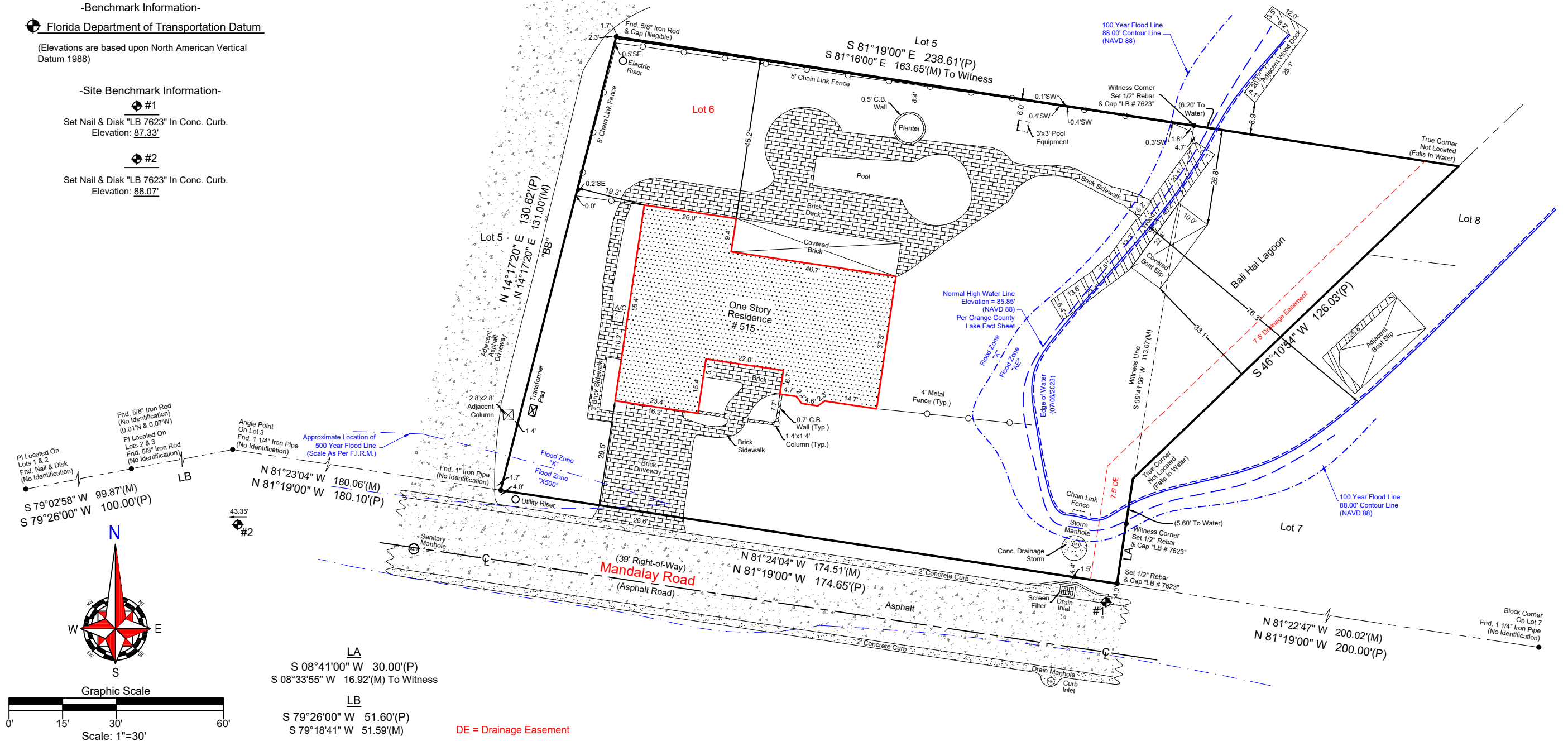
Type of Identification Produced Drivers License

-Benchmark Information-

Florida Department of Transportation Datum
(Elevations are based upon North American Vertical Datum 1988)

-Site Benchmark Information-

- #1**
Set Nail & Disk "LB 7623" In Conc. Curb.
Elevation: 87.33'
- #2**
Set Nail & Disk "LB 7623" In Conc. Curb.
Elevation: 88.07'



BOUNDARY SURVEY

Legal Description:

LOT 6, MANDALAY SHORES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 37 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Flood Information:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X (WITH A BASE FLOOD ELEVATION OF 88 WITH A NHWE OF 85.85). THIS PROPERTY WAS FOUND IN CITY OF EDGEWOOD, COMMUNITY NUMBER 120163, DATED 9/25/2009.

CERTIFIED TO:

STREAMLINE PERMITTING



515 MANDALAY ROAD, ORLANDO, FLORIDA 32809

Field Date: 7/10/2023 Date Completed: 07/13/23
Drawn By: C.W. File Number: IS-120286

-Legend-	
C	- Calculated
CL	- Centerline
CB	- Concrete Block
CM	- Concrete Monument
Conc.	- Concrete
D	- Description
DE	- Drainage Easement
Esmt.	- Easement
F.E.M.A.	- Federal Emergency Management Agency
FFE	- Finished Floor Elevation
Fnd.	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & Disk
N.R.	- Non-Radial
ORB	- Official Records Book
P	- Plat
P.B.	- Plat Book
□	- Wood Fence
PC	- Point of Curvature
Pg.	- Page
PI	- Point of Intersection
P.O.B.	- Point of Beginning
P.O.L.	- Point on Line
PP	- Power Pole
PRM	- Permanent Reference Monument
PT	- Point of Tangency
R	- Radius
Rad.	- Radial
R&C	- Rebar & Cap
Rec.	- Recovered
Rfd.	- Roofed
Set	- Set 1/2" Rebar & Cap "LB 7623"
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
○	- Chain Link Fence

-NOTES-
 >Survey is Based upon the Legal Description Supplied by Client.
 >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
 >Subject to any Easements and/or Restrictions of Record.
 >Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
 >Building Ties are NOT to be used to reconstruct Property Lines.
 >Fence Ownership is NOT determined.
 >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
 >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
 >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.

NONE VISIBLE

-POINTS OF INTEREST-

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.



Patrick Ireland
Patrick Ireland 6637

Ireland & Associates Surveying, Inc.
 800 Currency Circle | Suite 1020
 Lake Mary, Florida 32746
 www.irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165

HALL BOAT DOCK SITE PLAN - 515 MANDALAY ROAD, ORLANDO, FL 32809

-Benchmark Information-

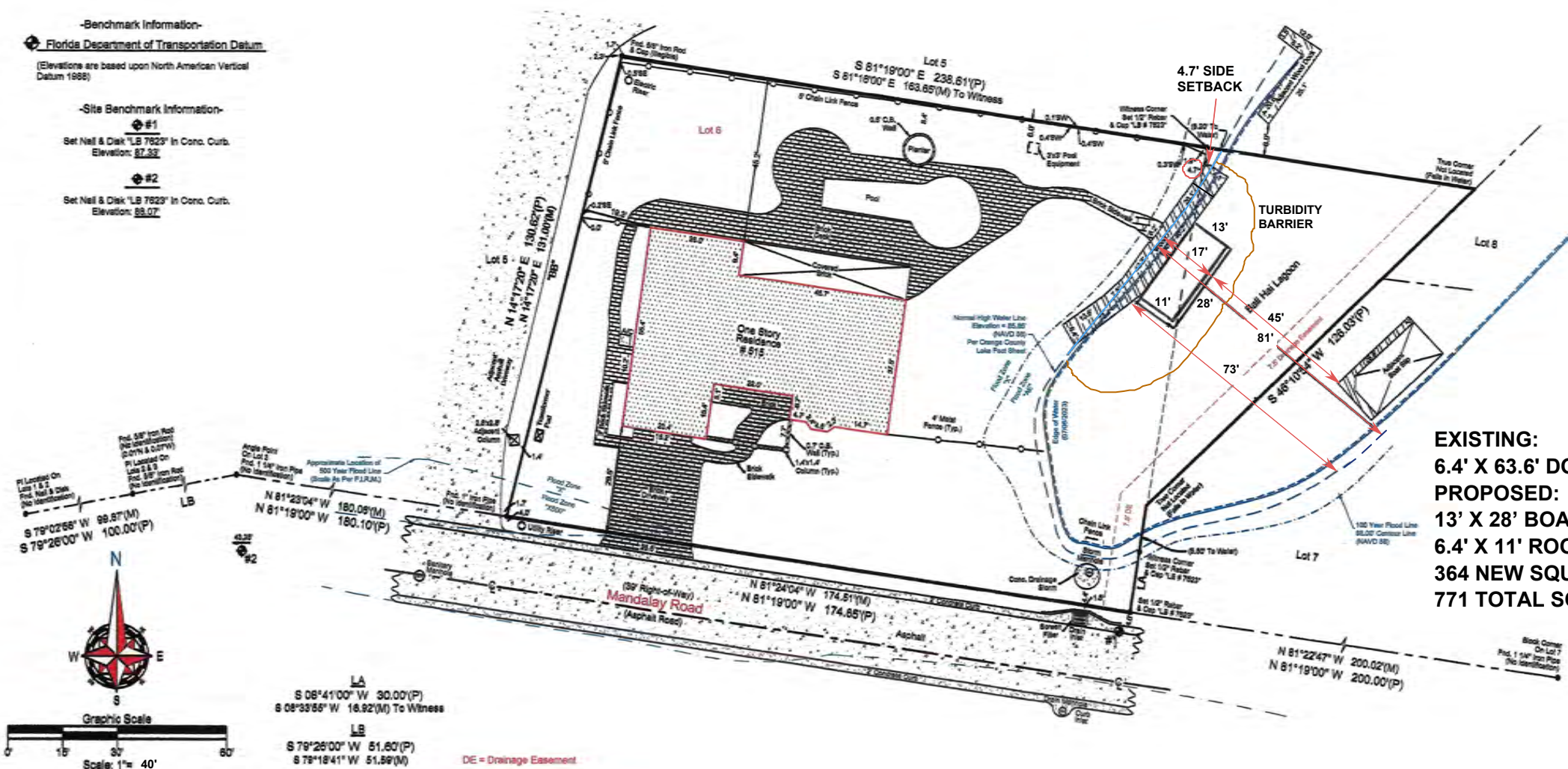
Florida Department of Transportation Datum

(Elevations are based upon North American Vertical Datum 1988)

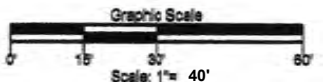
-Site Benchmark Information-

#1
Set Nail & Disk "LB 7823" In Conc. Curb.
Elevation: 87.32

#2
Set Nail & Disk "LB 7823" In Conc. Curb.
Elevation: 88.07



EXISTING:
6.4' X 63.6' DOCK
PROPOSED:
13' X 28' BOATHOUSE &
6.4' X 11' ROOF OVER EXISTING DOCK
364 NEW SQUARE FEET
771 TOTAL SQUARE FEET



LA
S 08°41'00" W 30.00'(P)
S 08°33'55" W 16.92'(M) To Witness

LB
S 79°26'00" W 51.60'(P)
S 78°18'41" W 51.58'(M)

DE = Drainage Easement

515 MANDALAY ROAD, ORLANDO, FLORIDA 32809

BOUNDARY SURVEY

Legal Description:

LOT 6, MANDALAY SHORES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 37 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Flood Information:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN EDNE X WITH A BASE FLOOD ELEVATION OF 88 WITH A NAME OF SLB8. THIS PROPERTY WAS FOUND IN CITY OF EDGEWOOD, COMMUNITY NUMBER 120783, DATED 9/25/2023.

CERTIFIED TO:
STREAMLINE PERMITTING



Field Date: 7/10/2023 Date Completed: 07/13/23
Drawn By: C.W. File Number: IS-120286

Legend:	
CC	- Calculated
CB	- Centerline
CCB	- Concrete Block
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Rub.	- Rubber
Set	- Set "X" Rubber & Cap "LB 7823"
Typ.	- Typical
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-O-	- Chain Link Fence

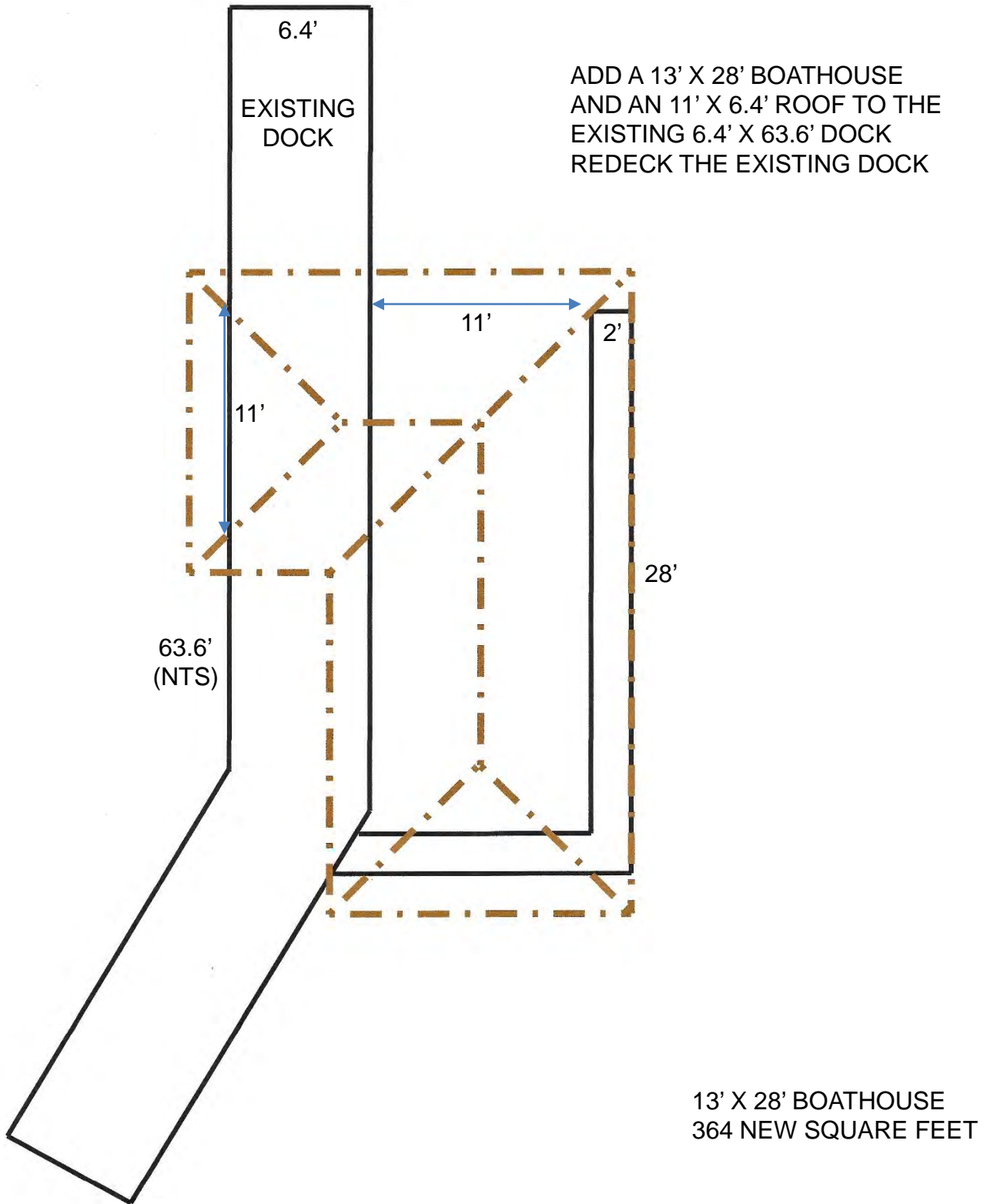
NOTES:
 -Survey is based upon the Legal Description Supplied by Client.
 -Adjacent Properties Deeds have NOT been researched for Gaps, Overlaps and/or Mistak.
 -Subject to any Easements and/or Restrictions of Record.
 -Bearing data shown hereon is Assumed and Based upon the Line Denoted with a "99".
 -Building This are NOT to be used for reconstruct Property Lines.
 -Fence Ownership is NOT Determined.
 -Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
 -Septic Tanks and/or Driveway locations are approximate and MUST be verified by appropriate Utility Location Companies.
 -Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.

-POINTS OF INTEREST-
NONE VISIBLE

SITE PLAN DRAWN BY:
SHEILA CICHRA
SEPTEMBER 16, 2023

Ireland & Associates Surveying, Inc.
600 Cunnery Circle | Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3386 Fax-407.320.8165

Plan View

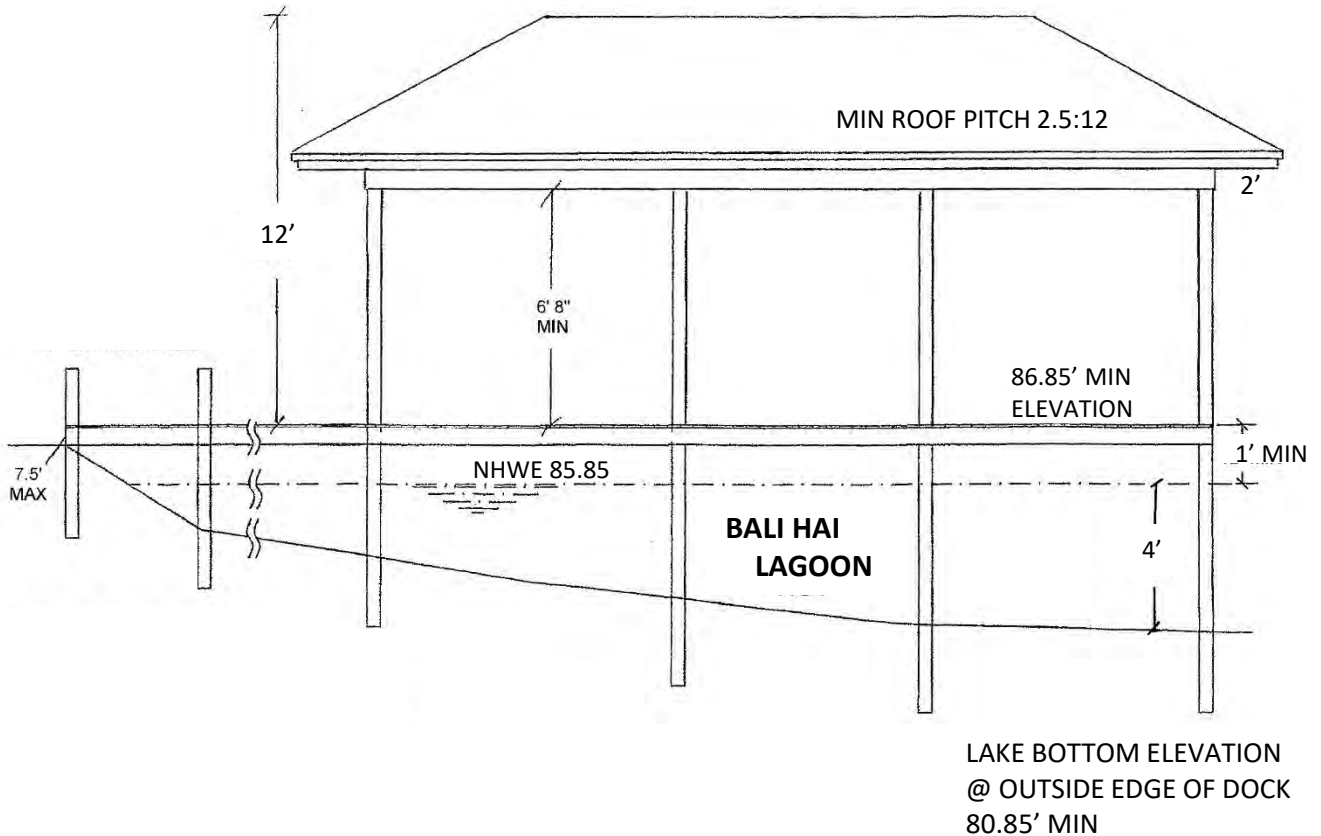


Hall

515 Mandalay Road, Orlando

Elevation and FBC Specs

ROOF HEIGHT NOT TO EXCEED 13' ABOVE NHWE, INCLUDING ROOFING MATERIAL



THIS STRUCTURE HAS BEEN DESIGNED TO MEET THE 2020 FLORIDA BUILDING CODE, 7TH EDITION AND ASCE 7- 16 AND 2017 NATIONAL ELECTRIC CODE.

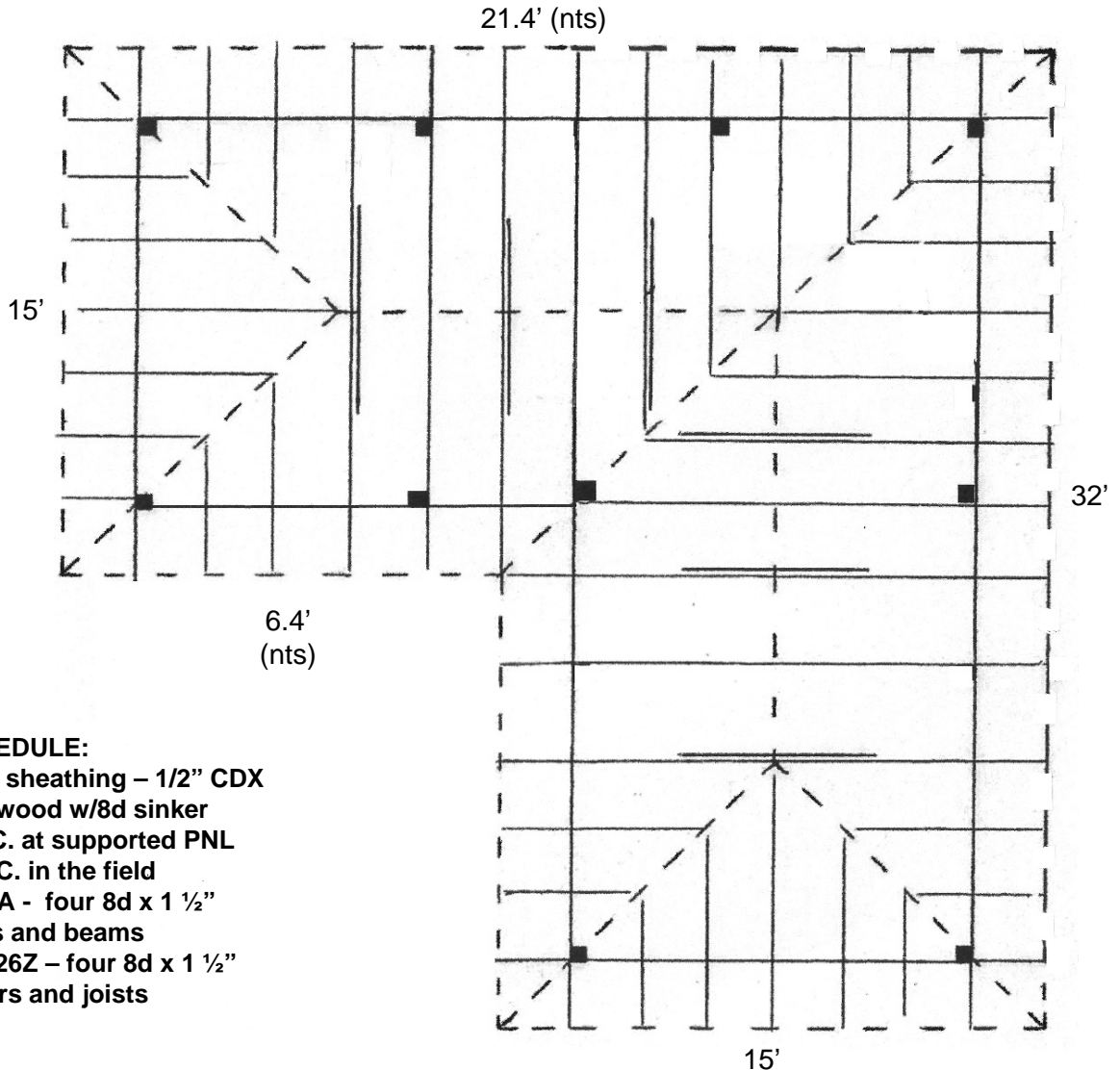
1. BASIC WIND SPEED (V_{asd}) = 108 MPH, ULTIMATE WIND SPEED (V_{ult}) = 140 MPH
2. IMPORTANCE FACTOR: $I = 1.0$
3. WIND EXPOSURE = CATEGORY D
4. OPEN STRUCTURE WITH A ZERO PRESSURE COEFFICIENT

Hall

515 Mandalay Road, Orlando

Roof Framing

ROOF IS 15' X 38.4' = 576 TOTAL SQ. FT.



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 H2.5A - four 8d x 1 1/2"
nails to rafters and beams
Simpson LUS26Z – four 8d x 1 1/2"
nails to headers and joists

2 X 6 RAFTERS 2' O.C. W/(3) 10d TOE NAILS TO HIPS AND RIDGE
2 X 6 COLLAR TIES 4' O.C. W/(4) 10d NAILS EACH END
2 X 8 HIPS RIDGES & VALLEYS W/(4) 10d TOE NAILS EA END
2 X 6 FASCIA W/(2) 10d NAILS TO RAFTERS
(2) 2 X 10 PERIMETER BEAM W/(2) 1/2" HDG THRU BOLT
6 X 6 PILINGS 12' O.C. MAX
FLASHING WILL BE INSTALLED IN THE VALLEY

Hall

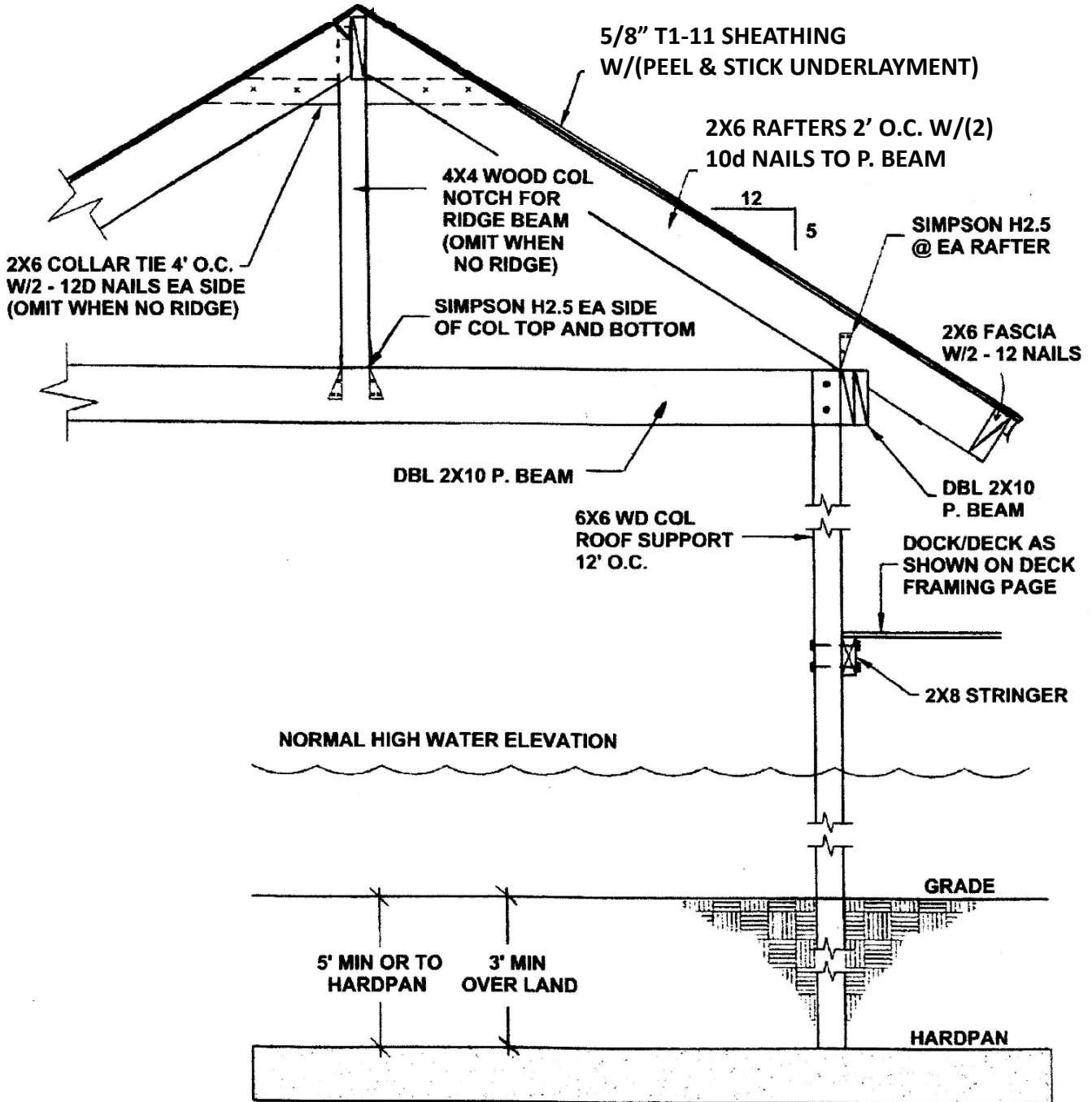
515 Mandalay Road, Orlando

Darcy Unroe, PE # 60929 P.O. Box 690942, Orlando, FL 32869 (407) 299-0650

58/115

Roof Cross Section

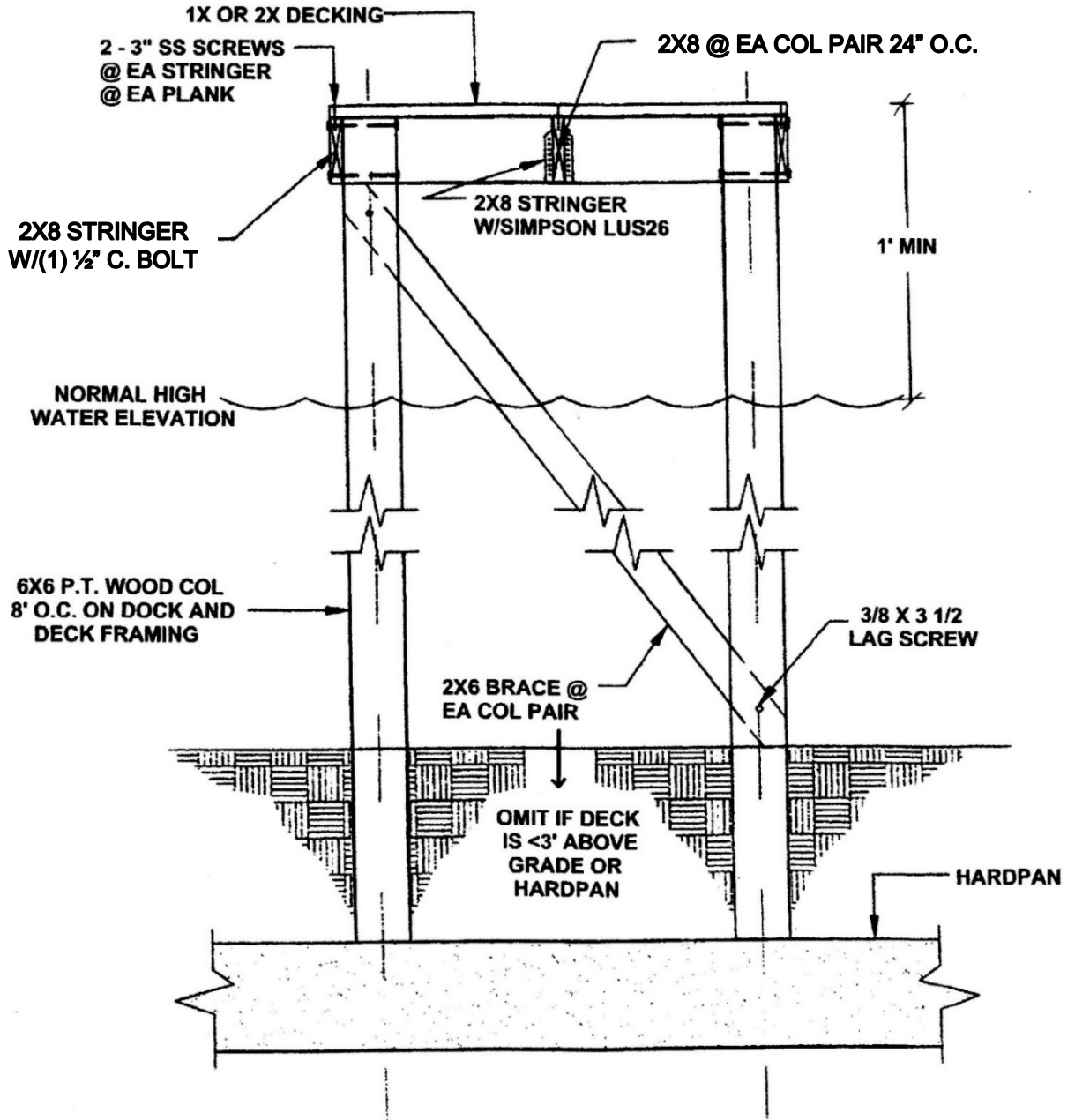
ASPHALT SHINGLES INSTALLED
PER MANUFACTURER'S SPECS



Hall

515 Mandalay Road, Orlando

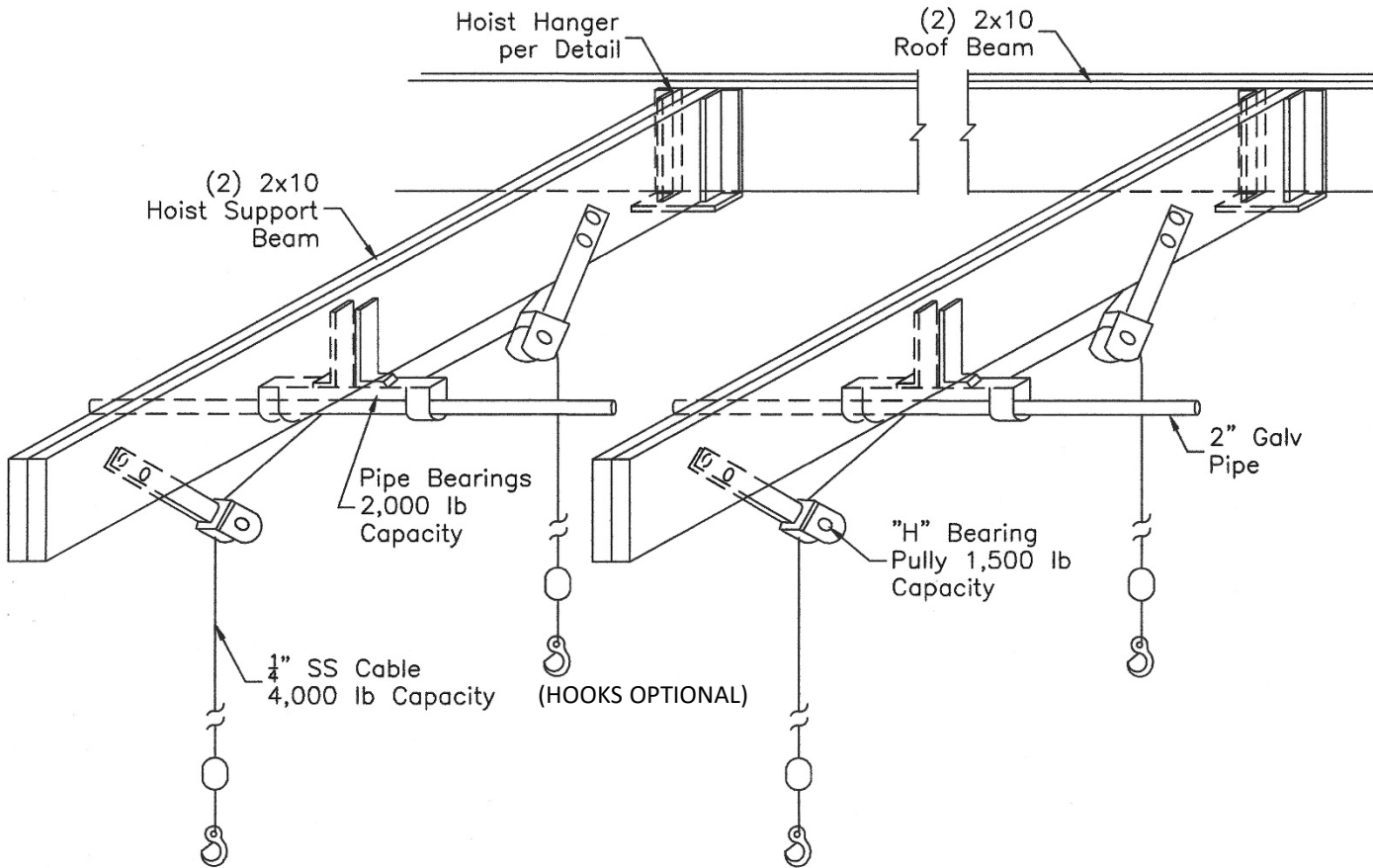
Dock/Deck Cross Section and Bracing



Hall

515 Mandalay Road, Orlando

Hoist Detail



PIPE MAY BE SIDE-MOUNTED, ELIMINATING THE SECOND SET OF "H" BEARINGS

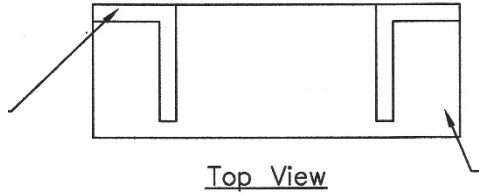
THE BOATHOUSE PERIMETER BEAM IS CAPABLE OF SUPPORTING A 5,000LB CRADLE HOIST KIT

Hall

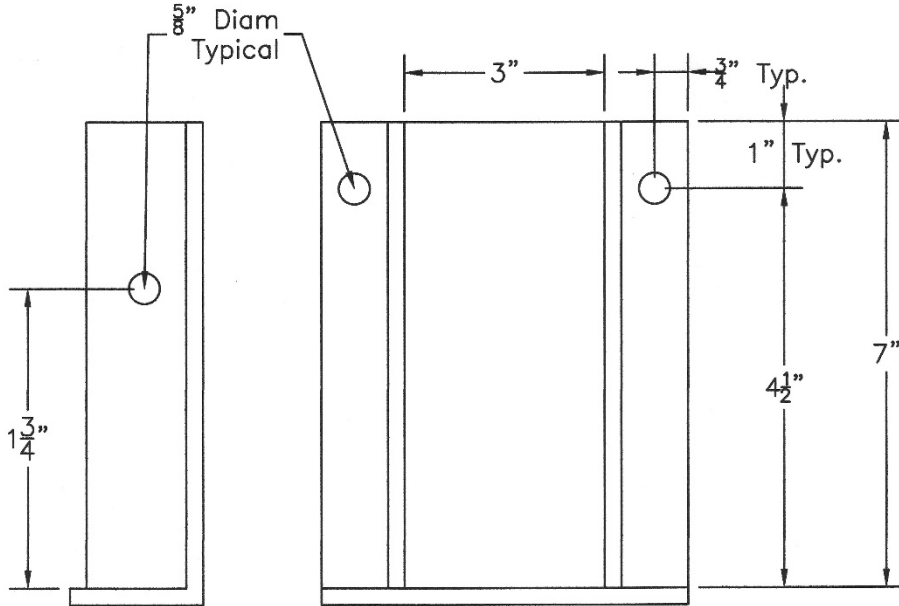
515 Mandalay Road, Orlando

Boat Hoist Beam Hanger

1 1/2" x 1/4"
6061 T6 Alum Plate



2" x 5 1/2" x 1/4"
6061 T6 Alum Plate



Side View

Front View

Hoist Hanger Detail

Note:

Hanger shall be used for dock
beam hange or boad lift support anchor with
1/2" diameter x 8" Gal carriage bolt with Galv
washer and nut

BEAM HANGERS TO BE USED WHEN HOIST BEAMS ARE HUNG LEVEL WITH PERIMETER BEAM.

ALTERNATIVE: HOIST BEAMS MAY REST ON TOP OF PERIMETER BEAM WITH A MIN LAP OF 3"
AND (2) 12d TOE NAILS EACH END.

TOP CORNER OF HOIST BEAMS MAY BE TRIMMED TO CLEAR THE SHEATHING.

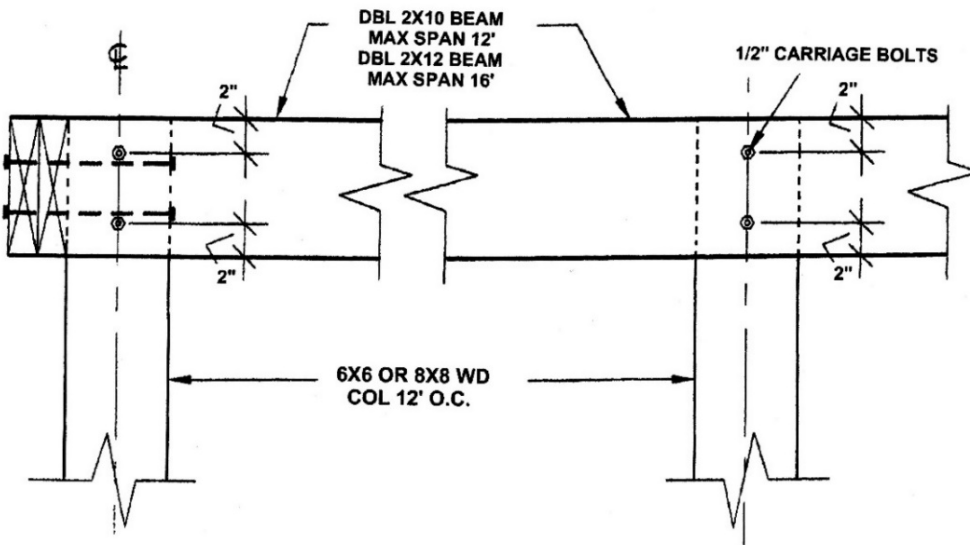
IT IS NOT NECESSARY THAT THE HOIST BEAMS FALL AT A ROOF SUPPORT PILING.

Hall

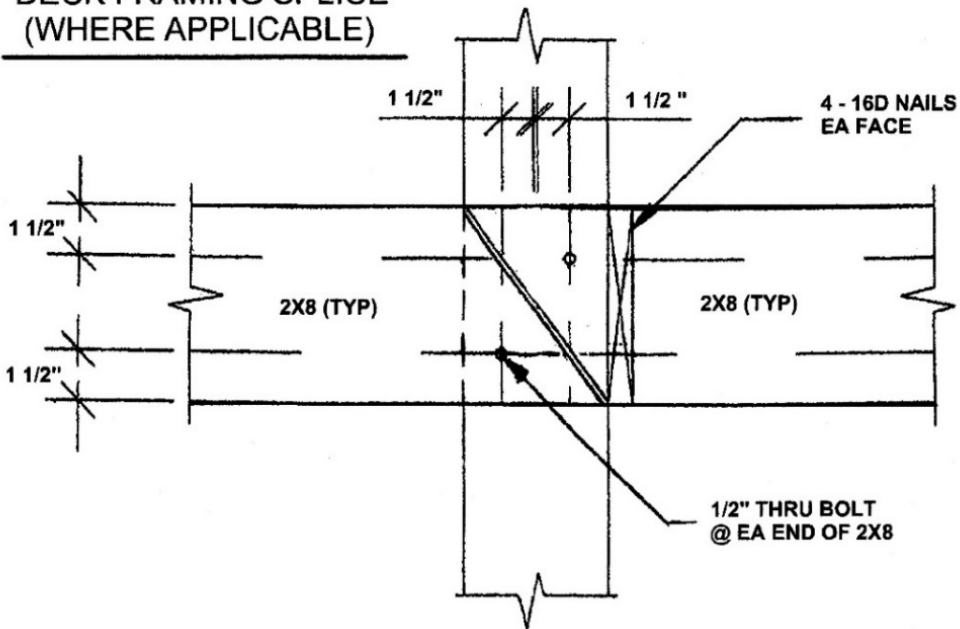
515 Mandalay Road, Orlando

Perimeter Beam and Framing Splice Details

P. BEAM DETAIL



DECK FRAMING SPLICE (WHERE APPLICABLE)



Hall

515 Mandalay Road, Orlando

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.

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)

Timber :

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

Minimum bending stress = 1250 psi

Young Modulus = 1,600 ksi

Maximum of 15% moisture content

Contractor to use - Southern Yellow Pine No. 2, U.N.O.

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

Galvanized Bolts:

All bolts shall be galvanized be ASTM A36, threaded round stock with a minimum yield stress of 36,000 psi.

Design Loads:

Pursuant to Chapter 16 –Table 1607.1

Deck Live Load: 60 psf

Deck Dead Load: 10 psf

Roof Live Load: 20 psf

Handrail / Guardrails Post: 200 lbs acting horizontally on top of the Post, 42" A.F.F.

Guardrails and handrails : 50 plf at top rail

Guardrail in fill components: 50 psf

Stair L.L. : 100 psf

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

Hall

515 Mandalay Road, Orlando

VARIANCES 2023-07 & 2023-08:

**11 Lake Gatlin Rd. – Landscaping
& Parking**



TO: City Council
XC: Sandy Riffle, City Clerk
Brett Sollazzo, Administrative Assistant
Drew Smith, City Attorney
Allen C. Lane, Jr., P.E., CPH Engineering
FROM: Ellen Hardgrove, AICP, City Planning Consultant
DATE: November 14, 2023
SUBJECT: Social Café @ 11 Lake Gatlin Road Variance Requests

REQUEST DESCRIPTION/BACKGROUND

The request is approval of variances to allow reuse of the building at 11 Lake Gatlin Road from an office to a social café. Described by the applicant, the business will be a café with an indoor playground for children. Beverages and offsite prepared food will be offered. As stated by the applicant at the Planning and Zoning Board hearing November 13th, four (4) employees are anticipated and operating hours are expected to be 8am to 5pm.

There was a significant amount of opposition from the neighborhood residents (Lake Gatlin Woods and Harbor Gardens) at the Planning and Zoning Board public hearing. Their concerns focused on the increased traffic on Lake Gatlin Road from the proposed change in use as well as the inability to meet the minimum parking required for the use.

The property is just east of Orange Avenue, on the north side of Lake Gatlin Road as shown on Exhibit 1. Exhibit 2 shows the existing building onsite. Exhibit 3 shows the relation of the building to Orange Avenue. The property is 8,325+/- square feet (0.19+/-acres). A 3,166 square foot building was constructed on the property in 1961 and continues to occupy the site. The proposal also incorporates a 12 feet wide strip of the property to east as shown on Exhibit 4, bringing the total area to 9,225 square feet.

The property was included in the ECD with the intent of encouraging future assemblage with adjacent property fronting either Orange Avenue or Gatlin Avenue. However, per Code Section 134-474, the proposal will be reviewed under the C-1 zoning district. This Code section states if there is no proposed expansion of the existing building, the proposal is to be reviewed under the standards applicable to the zoning district that applied to the property immediately before the rezoning to ECD; i.e., C-1, provided the proposed use is permitted in the ECD, which it is.

In addition to being an ECD use, the use meets the goal of the ECD to encourage redevelopment or reuse of underutilized or poorly maintained properties as well as creating a social place in Edgewood.

The proposed changes to the site include modification to the existing parking area and added landscaping. Interior building renovations are also planned, which will include re-orienting the front door towards Lake Gatlin Road. A patio will also be established along the new front of the building. There is an existing covered walkway from the existing parking area to the building that is proposed to be removed to optimize the available area for parking on the property. Approval of the proposed site plan will require several variances approved.

REQUESTED VARIANCES FOR LANDSCAPING

- 1) A variance in Code Section 114-4(1)a.1 to allow the landscape buffer strip width between the parking lot and Lake Gatlin Road to be a minimum of three (3) feet in lieu of seven (7) feet.** In the existing condition, the parking lot is only three feet from the Lake Gatlin Road right-of-way line and that area is without landscape. The three-foot separation is planned to remain; thus, the variance is needed. The proposal will, though, improve the situation by providing the required landscaping. Furthermore, the applicant is proposing to move the public sidewalk south instead of adjacent to the property line to 1) provide adequate space for the required landscaping to thrive and 2) to give the impression that the minimum buffer of 7 feet width is being met. The adjacent right-of-way for Lake Gatlin Road is 60 feet wide according to Gatlin with Hobbs subdivision Misc Book 4/Page 177, which includes a 16 feet grass strip between the property line and the road pavement. Staff recommends that if this variance is approved, that it only apply to the existing development onsite; if the property is razed, compliance with current regulations should apply.
- 2) A variance in Code Section 114-4(4) to allow the building perimeter buffer width to be three (3) feet in width in lieu of eight (8) feet.** This variance is requested to allow the construction of a patio for outdoor seating. The creation of outdoor people space adjacent to the road is an important part of implementing the Orange Avenue corridor land use vision. The applicant is proposing to meet the landscaping requirements for the perimeter buffer along the south side of the patio. Furthermore, like the proposed shifting in the sidewalk south of the parking lot, the applicant is proposing to shift the sidewalk in front of the building and landscape within the right-of-way resulting in a seemingly compliant buffer width. Staff recommends the same condition of approval mentioned above also apply to this variance should it be approved.
- 3) A variance in Code Section 114-4(1)b. to allow the landscape buffer between the vehicular use area and the adjacent property (east) to be 5 feet 4 inches in width in lieu of 7 feet and to allow the use of understory trees in lieu of shade trees.** This variance is requested to maximize the parking onsite. Without the variance, only 6 spaces could be efficiently accommodated onsite. Associated with the reduced buffer width, the applicant is requesting the use of understory trees instead of shade trees to promote tree health and sustainability. The applicant's proposal is consistent with the Code's permission to substitute understory trees for shade trees in other locations; i.e., the rate of 1 understory tree per 25 feet vs. 1 shade tree per 50 feet, with the understory tree being a minimum 7 feet in height and minimum 2 inch caliper. To note, the proposed landscaping in this proposed buffer not only meets the Code requirement (only trees), but also includes a hedge. Currently, there is no landscaping adjacent to the east side of the pavement onsite. Staff recommends the same condition of approval mentioned above also apply to this variance should it be approved.

REQUESTED VARIANCES FOR PARKING

- 1) **A variance in Code Section 134-605(a)(21) to allow the parking ratio to be 1 space per 160 square feet of inside restaurant space in lieu of 1 space/100 square feet.** The site plan shows that the parking has been maximized to the extent possible, including altering the building onsite by removing the covered walkway as well as securing the use of the adjacent property: a 12 feet wide strip. Without the strip, the potential effective parking onsite would have been only six (6) spaces. The required parking based on a 1,600 square feet café and 400 square feet of outdoor seating area is 18 spaces. The plan shows 12 spaces, including the one ADA compliant accessible space. To note, the playground that is accessory to the business does not require any parking. Staff recommends the same condition of approval mentioned above also apply to this variance should it be approved.
- 2) **A variance in Code Section 134-608(b) to allow the dimensions of the parking spaces be nine (9) feet x 18 feet in lieu of either 9 feet x 20 or 10 feet by 18 feet.** This variance is requested to maximize the width of the landscape buffer on the east side of the parking lot. As noted in requested Landscape Variance #3 above, the requested buffer width along the east side of the parking is 5 feet 4 inches instead of the required 7 feet. Without a variance in parking space length, that buffer would only be 3 feet 4 inches. The expanded buffer width will also provide the ability to create a bio-swale for stormwater management, protecting adjacent properties. The applicant is proposing the use of wheel stops to protect the adjacent landscaping/bio-swale. Staff recommends the same condition of approval mentioned above also apply to this variance should it be approved.

CRITERIA FOR VARIANCE APPROVAL

Variations are allowed where there are practical difficulties or unnecessary hardships in complying with the strict letter of the land development regulations. Per Section 134-104(3), prior to recommending approval of any variance, P&Z and City Council must find:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
2. That the special conditions and circumstances do not result from the actions of the applicant;
3. That approval of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district;
4. That literal interpretation of the provisions contained in this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant;
5. That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure; and,
6. That approval of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

PLANNING AND ZONING BOARD AND STAFF RECOMMENDATION

Staff recommends approval of all requested variances conditioned on that the variances only apply to the existing development onsite.

The Planning and Zoning Board recommends approval (4-0) of the three (3) Landscape variances and approval (3-1) of the two (2) Parking variances finding the six (6) criteria have been met as related to the existing condition of the property. The recommendation for approval is conditioned on “should the site be razed, new development shall meet current land development regulations.”

Exhibit 1 – Subject Property Outlined in Yellow



Exhibit 2



Exhibit 3



Exhibit 4 – 12 Foot Wide Strip of Adjacent Property Incorporated into Proposed Site Plan





APPLICATION FOR VARIANCE

Reference: Code Sections 134-103 through 134-109

REQUIRED FEES: \$750.00 (Commercial) or \$350 (Residential) Application Fee + \$1000 Pass-Through Fees Initial Deposit (Ordinance 2013-01)

Please note the application fee is non-refundable. Additional pass-through fees may be required throughout the project. If any pass-through balance remains at project completion, it will be reimbursed.

IMPORTANT: A COMPLETE application with all required attachments must be submitted to City Staff 30 days before the next Planning & Zoning meeting. No application shall be deemed accepted unless it is complete and paid for. Notarized letter of authorization from Owner MUST be submitted if application is filed by anyone other than property owner. You can submit all documents electronically to info@edgewood-fl.gov.

Please type or print. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

Applicant Name: Jovana Bratonozić Owner Name: Jovana Bratonozić, Owner's Agent

Email: jovanabratozic@gmail.com Email: jovanabratozic@gmail.com

Phone: 321-230-7858 Phone: 321-230-7858

Property Address: 11 Lake Gatlin Rd + 75' x 12' Strip (116 Gatlin Ave)

Legal Description: 11 Lk Gatlin: RANDOLPHS PLAT C/58 THE S 105 FT (LESS S 30 FT FOR R/W) OF THE FOLLOWING DESC AS BEG 450 FT W OF SE COR OF LOT 17 RUN W 123 FT N 300 FT E 123 FT S 300 TO POB (LESS E 12 FT THEREOF)

Property Zoning: ECD Existing on site: 3166 SF Building

Section of Code Variance is being requested: _____

Variance 2023-08: Landscaping

Variance Request: _____

1) Variance in Code Section 114-4(1)a.1 to allow the landscape buffer strip width between the parking lot and Lake Gatlin Road to be a minimum of three (3) feet in lieu of seven (7) feet.

2) Variance in Code Section 114-4(4) to allow the building perimeter buffer width to be three (3) feet in width in lieu of eight (8) feet.

3) Variance in Code Section 114-4(1)b to allow the landscape buffer between the vehicular use area and the adjacent property (east) to be 5 feet 4 inches in width in lieu of 7 feet and to allow the use of understory trees in lieu of shade trees.



PROVIDE THE FOLLOWING INFORMATION WITH YOUR APPLICATION:

- 1) A signed and notarized Agent Authorization form if the applicant IS NOT the subject property owner.
- 2) Provide a Letter of Explanation which must outline the specifics of the proposed Variance request and include the justification for the subject request. To justify the Variance, the applicant must demonstrate the following:
 - That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
 - That the special conditions and circumstances do not result from the actions of the applicant
 - That approval of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.
 - That literal interpretation of the provisions contained in this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
 - That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.
 - That approval of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
 - That the variance sought will be consistent with the Edgewood Comprehensive Plan
- 3) Each application for a Variance shall be accompanied by a site plan. Details of the site plan depend on what section of code you are requesting the Variance for. Please work with City Staff to confirm.

The applicant hereby states that the above request for a Variance does not violate any deed restrictions on the property. Application must be signed by the legal owner, not agent, unless copy of power of attorney is attached.

Applicant Name: Jovana Bratonozić (The Burrow Cafe & Playground LLC)
Applicant Signature: [Signature] Date: 11/2/23
Owner Name: Jovana Bratonozić (Authorized Agent)
Owner Signature: [Signature] Date: 11/2/23

**HSAG Holdings, LLC
11 Lake Gatlin Road
Orlando, Florida 32806**

October 31, 2023

Mr. Brett Sollazzo, Administrative Project Manager
City of Edgewood City Hall
405 Bagshaw Way
Edgewood, Florida 32809

Dear Mr. Sollazzo:

HSAG Holdings, LLC., property owner of 11 Lake Gatlin Road, Orlando, Florida 32806 (Tax Parcel ID#: 12-23-29-7312-00-186), hereby authorizes Ms. Jovana Bratonozić and/or Mr. George Fong as the project's architect to sign on behalf of HSAG Holdings, LLC all site plan applications for the proposed Burrow Café concept at 11 Lake Gatlin Road, including variances and waiver requests that are required per City of Edgewood staff's recommendations.

Sincerely,

HSAG Holdings, LLC

Peter T. Barts, Managing Member

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF FLORIDA

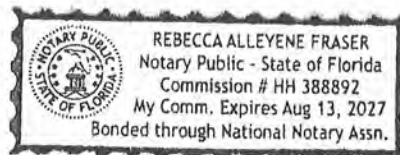
COUNTY OF ORANGE

On this 31st day of OCTOBER, 2023, before me appeared Peter T. Barts, who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.

Rebecca A. Fraser

Notary Public

My Commission Expires: 8/13/27



LETTER OF AUTHORIZATION

October 30, 2023

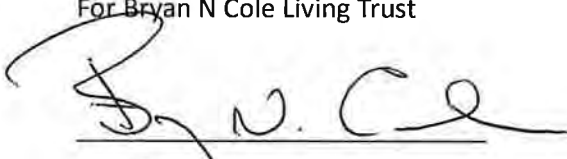
Mr. Brett Sollazzo
Administrative Project Manager
405 Bagshaw Way,
Edgewood, FL 32809

Mr. Sollazzo,

Bryan N Cole Living Trust, property owner of 116 Gatlin Road, Orlando (Tax Parcel ID#: 12-23-29-7312-00-184), hereby authorizes Jovanna Bratonozic and/or Geroge Fong as the project's architect to sign on behalf of the owner all site plan applications for the proposed Burrow Café concept at 11 Lake Gatlin Road including variances and waiver requests that are required per City of Edgewood staff's recommendations.

Owner:

For Bryan N Cole Living Trust


Bryan N. Cole, Trustee

ACKNOWLEDGMENT OF NOTARY PUBLIC

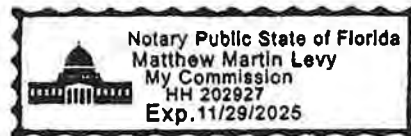
STATE OF Florida

COUNTY OF Orange

On this 31 day of October, 2023 before me appeared Bryan Cole who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.


Notary Public

My Commission Expires: 11/29/25



November 02, 2023

Mr. Brett Sollazzo
Administrative Project Manager
City of Edgewood
Planning and Development Division
405 Bagshaw Way, Edgewood, FL 32809

**Re: Burrow- Social Café @ 11 Lake Gatlin Road
Letter of Explanation for Variance Requests**

Mr. Sollazzo,

The existing building is currently used as an office building. The applicant (Jovana Bratonozić representing Burrow Café and Play, LLC) is looking to purchase the property with her partner Morgan Claytor for a café concept with play areas for kids which will require more parking than the current office use. The need for additional parking impacts the ability to provide code required landscape buffers.

The site is 30' less in depth (75' instead of 105') than what the applicant originally thought it was due to an error in the Orange County appraiser office's map. The applicant is trying to make the site work for their project. However, it would require parking variances and landscape variances. Their neighbor to the North (116 Gatlin Ave.) had agreed to the applicant's use of the 12' x 75' access strip that is adjacent to the site. In return for the use of the 12' strip, the applicant will grant a cross access easement to the neighbor.

Variance 2023-08: Landscaping

1. Code Section 114-4(1)a.1

7' landscape buffer is required between the parking area and the street. The applicant is proposing a 3' buffer and landscaping per the landscape plan in order to accommodate 12 parking spaces. Since the ROW sidewalk is being relocated to the south of the existing power pole, there will be a landscape/green area of almost 10' between the sidewalk and the parking lot to soften the visual impact of a smaller buffer.

2. Code Section 114-4(4)

8' building perimeter landscaping along South façade. The applicant is proposing a 3' perimeter landscaping buffer along the Southern property boundary and a landscaping area against portion of the building. The variance request is to allow room for an outdoor patio which is important to the café business. Since the ROW sidewalk is being relocated to the south of the existing power pole, there will be a landscape/green area of almost 10' between the sidewalk and the parking lot to soften the visual impact of a smaller perimeter landscape area.

3. Code Chapter 114-4 (1)b

7' buffer between parking and adjacent property. Using the min. dimensions for the parking lot, there is room only for a 5'-4" buffer. There is an existing fence along the Eastern property line and there is no landscape buffer currently so the impact to the neighbor is minimum.

Variance 2023-09: Parking

1. Code Section 134-608(b)

10'x18' parking space. The applicant is proposing to reduce the parking stall's width to 9' with wheel stops in order to provide additional landscape area on the northern ends of the parking lot for tree planting.

2. Code Section 134-605(a)(21)

Parking requirements. The 1,600 sf café would need 16 spaces and 2 spaces for the 400 sf patio for a total of 18 spaces. There are 12 spaces shown and every effort was made already including eliminating the existing covered entry porch structure, the use of rolled out dumpster and replacing the septic system with forced main. As a note for comparison, the parking requirement for a 1,600 sf café in the City of Orlando is 8 spaces (5 spaces/1000 sf).

The applicant believes that the variance requests are the minimum they would need to make their project work. The parking variances are internal to the project and the proposed landscape buffers/landscaping, though do not meet codes completely, are considerable improvements to the existing property. Since this is a redevelopment project, there are various existing site limitations that the project can only work with the variances being requested. Jovana and Morgan are excited about the prospect of bringing their unique social café concept to the community.

Sincerely,



George Fong, Architect

PROVIDE AGRIFORM (20-10-5) FERTILIZER TABLETS AT THE FOLLOWING RATES:
3 GAL./2 TABLETS; 1 GAL./1 TABLET.

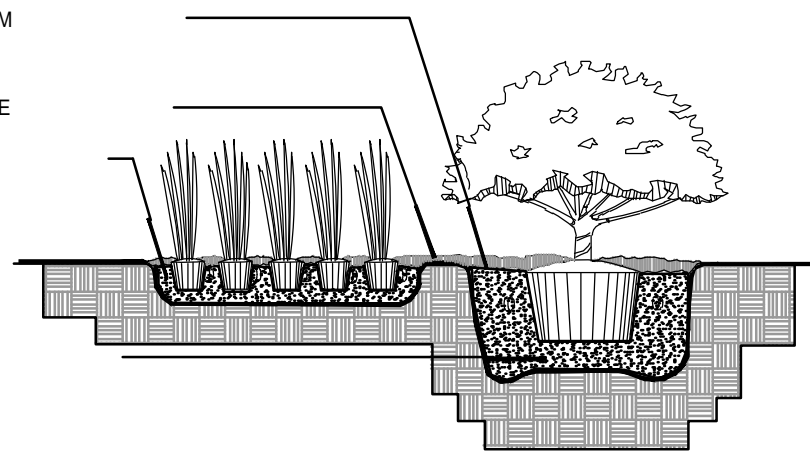
PROVIDE 6" MINIMUM CLEARANCE AROUND ROOT BALL (SIDES AND BOTTOM)

2" MULCH MINIMUM - DO NOT COVER MAIN STEM

SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE

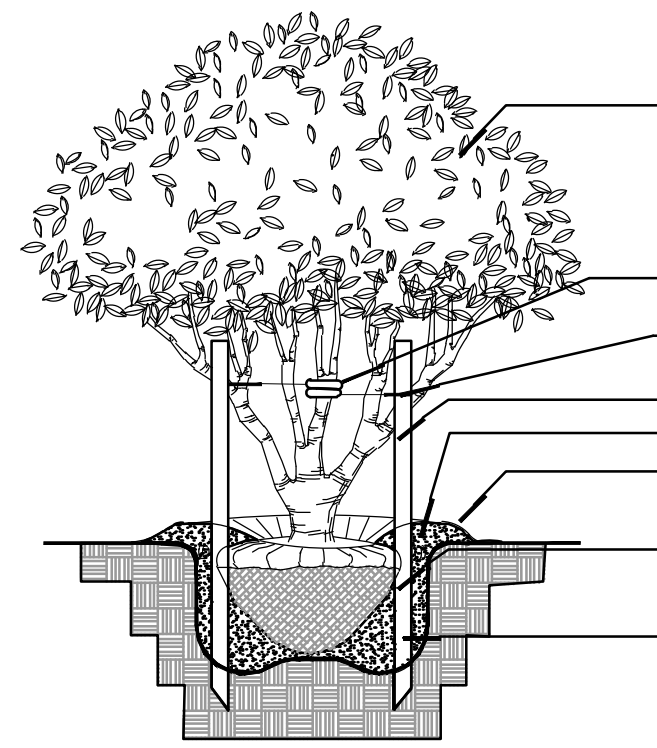
12" MINIMUM DEPTH OF PLANTING SOIL MIX IN SHRUB/GROUND COVER PLANTING BEDS.

PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, 1/3 TOPSOIL. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.



SHRUB AND GROUND COVER PLANTING DETAIL

NOT TO SCALE



MULTI-TRUNK TREE PLANTING DETAIL

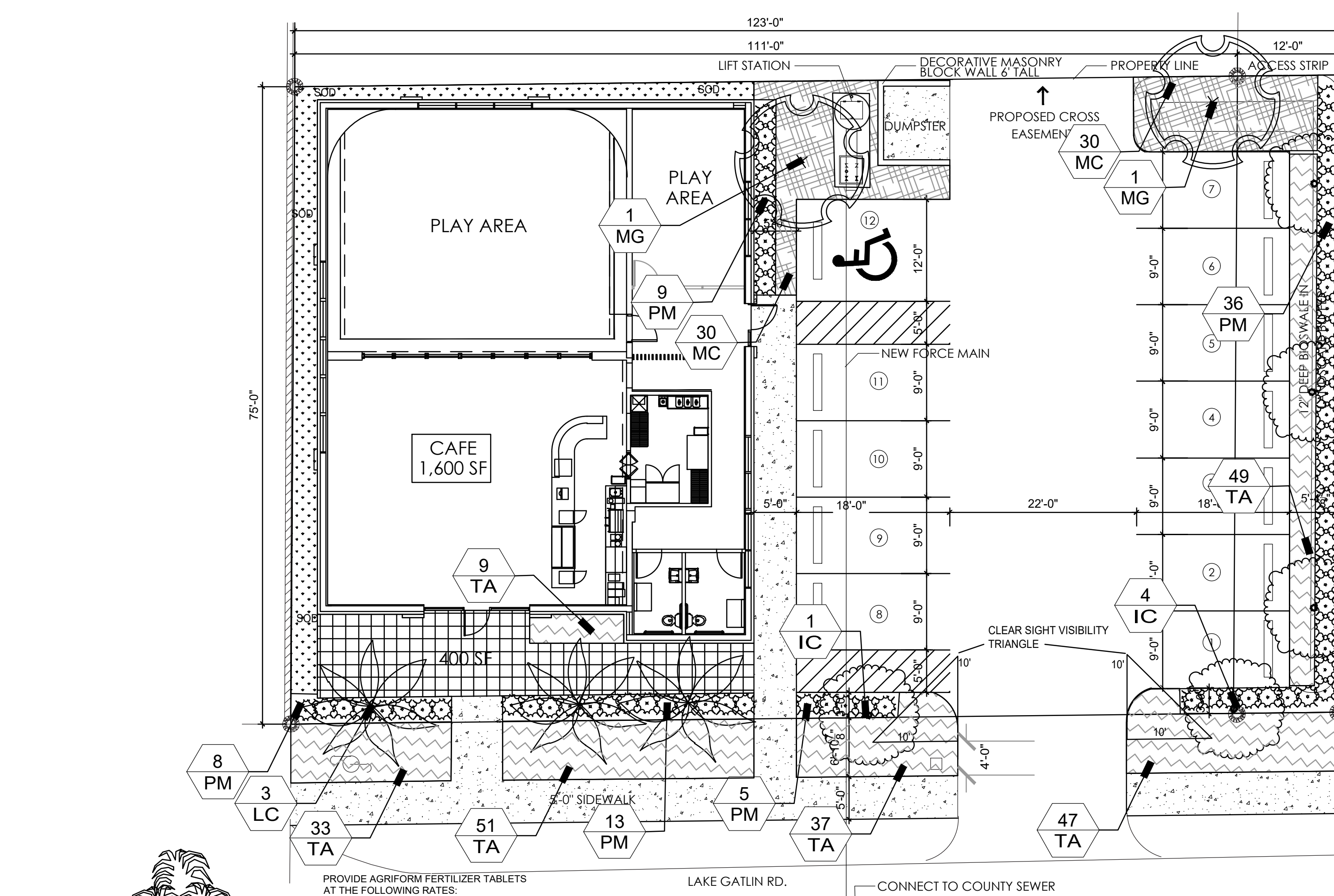
NOT TO SCALE

LANDSCAPE PLANTING NOTES:

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
- ALL PLANTS SHALL BE FLORIDA FANCY, AS GRADED IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
- ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
- ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
- ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
- ALL MULCH PLANTING AREAS SHALL BE A MINIMUM OF 2" IN DEPTH.
- ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
- ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
- ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.
- CALIPER TO BE MEASURED (6) SIX INCHES ABOVE ROOTBALL.

LANDSCAPE CONTRACTOR NOTES:

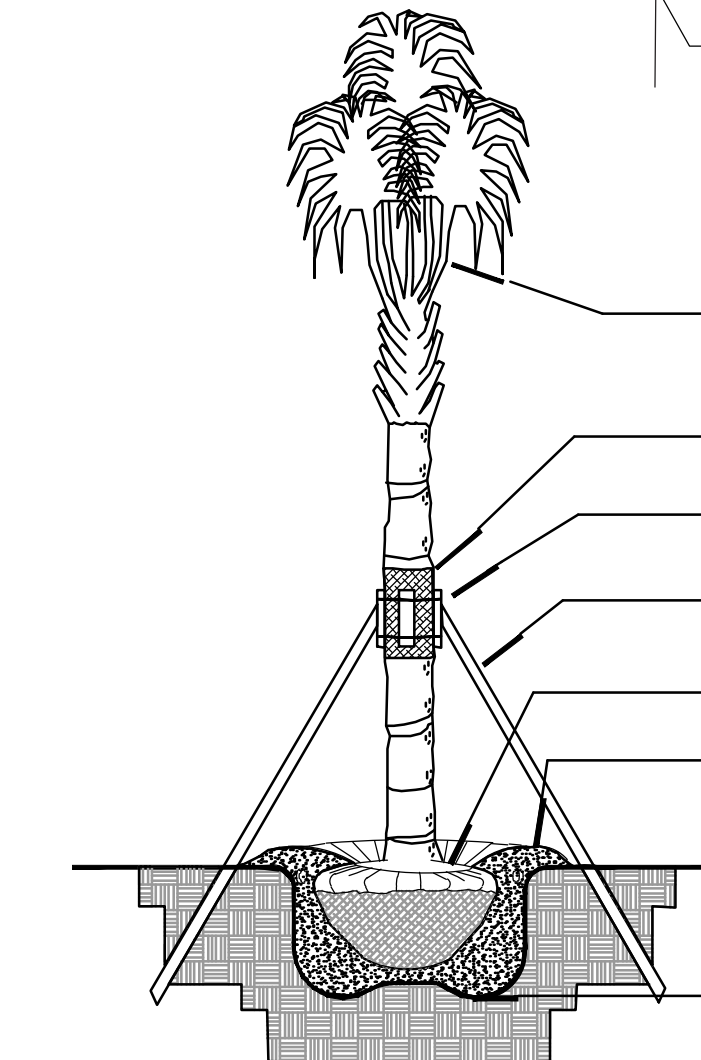
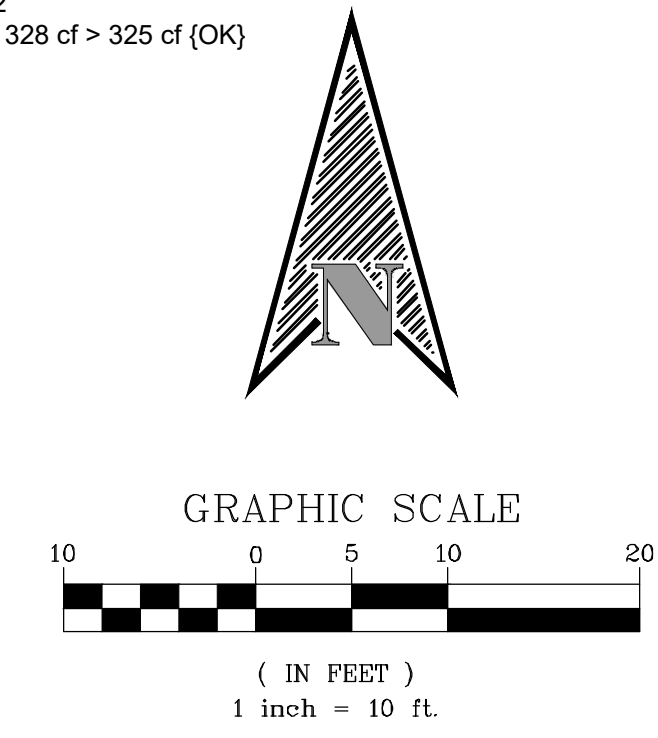
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOWING, FERTILIZING AND RESETTING TREES THAT ARE OUT OF PLUMB.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION. ANY AND ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANTITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
- THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE OF HIS WORK.



Bio Swale Calculations
Parking Area Impervious Area: 3,900 sf

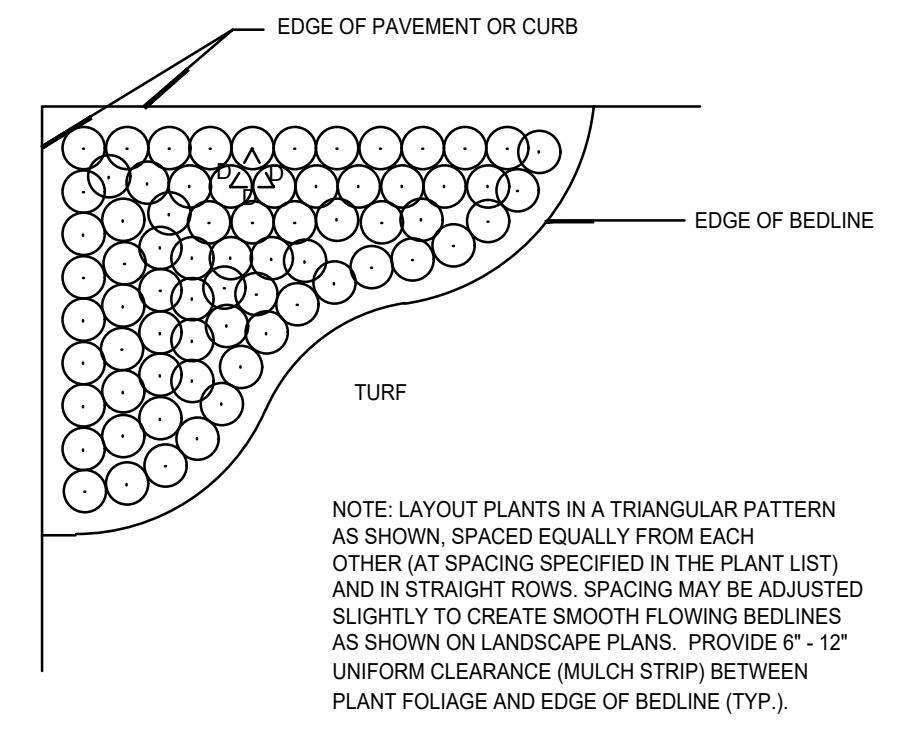
Required Storage @ 1" of Runoff
1 in x 3,900 sf = 325 cf

Provided Storage
Top Area - 580 sf
Bottom Area - 75 sf
Depth - 12"
Volume = 328 cf > 325 cf (OK)



PALM PLANTING DETAIL

NOT TO SCALE



SHRUB/GROUND COVER SPACING DETAIL

NOT TO SCALE

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS
TREES					
IC	5	ILEX CASSINE	DAHOON HOLLY	8' HT X 4" SPR. / 2" CAL. FULL SINGLE TRUNK	SPACE AS SHOWN GUY
LC	3	LIVISTONIA CHINENSIS	CHINESE FAN PALM	CLEAR TRUNK 6" MIN HEIGHT	SPACE AS SHOWN GUY
MG	2	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	8' HT X 4" SPR. / 2" CAL. FULL SINGLE TRUNK	SPACE AS SHOWN GUY
SHRUBS					
MC	60	MUHLBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL CAN FULL	30" O.C.
PM	71	PODOCARPUS MACROPHYLLUS	PODOCARPUS HEDGE	30-36" HT., FULL 7G TO BE MAINTAINED AT 3' HEIGHT	30" O.C.
GROUNDCOVERS					
TA	226	TRACHELOSPERMUM ASIATICUM	DWARF ASIAN JASMINE	FULL / 1G	12" O.C.
SOD					
SEE PLANS		ZOYSIA JAPONICA 'EMPIRE'	ZOYSIA SOD	SOLID SOD, WEED AND DEBRIS FREE	FIELD VERIFY QTY.
MULCH					
SEE PLANS		MINI PINE BARK NUGGETS	MINI PINE BARK NUGGETS	FREE OF DIRT AND DEBRIS	FIELD VERIFY QTY.

LANDSCAPE CODE NOTES:
VEHICULAR USE AREA = 10% REQUIREMENT
PROVIDED: 3,807 SQ.FT. VEHICULAR USE AREA X 10% = 380 SQ.FT.
+1,440 SQ.FT. AREA PROVIDED

CADDSCAPES, INC.
Florida Landscape Architecture Firm
432 Nowell Loop, Landscape Architect:
Deland, FL 32724 Jason Bridgewater, RLA
Office: 407-310-5567 Florida Water Star AP
LCH 26000550
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jasonbridgewater@gmail.com

DATE	REVISION

DATE: 2023/11/09
SEAL
Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

11 Lake Gatlin Road
EDGEWOOD, FL

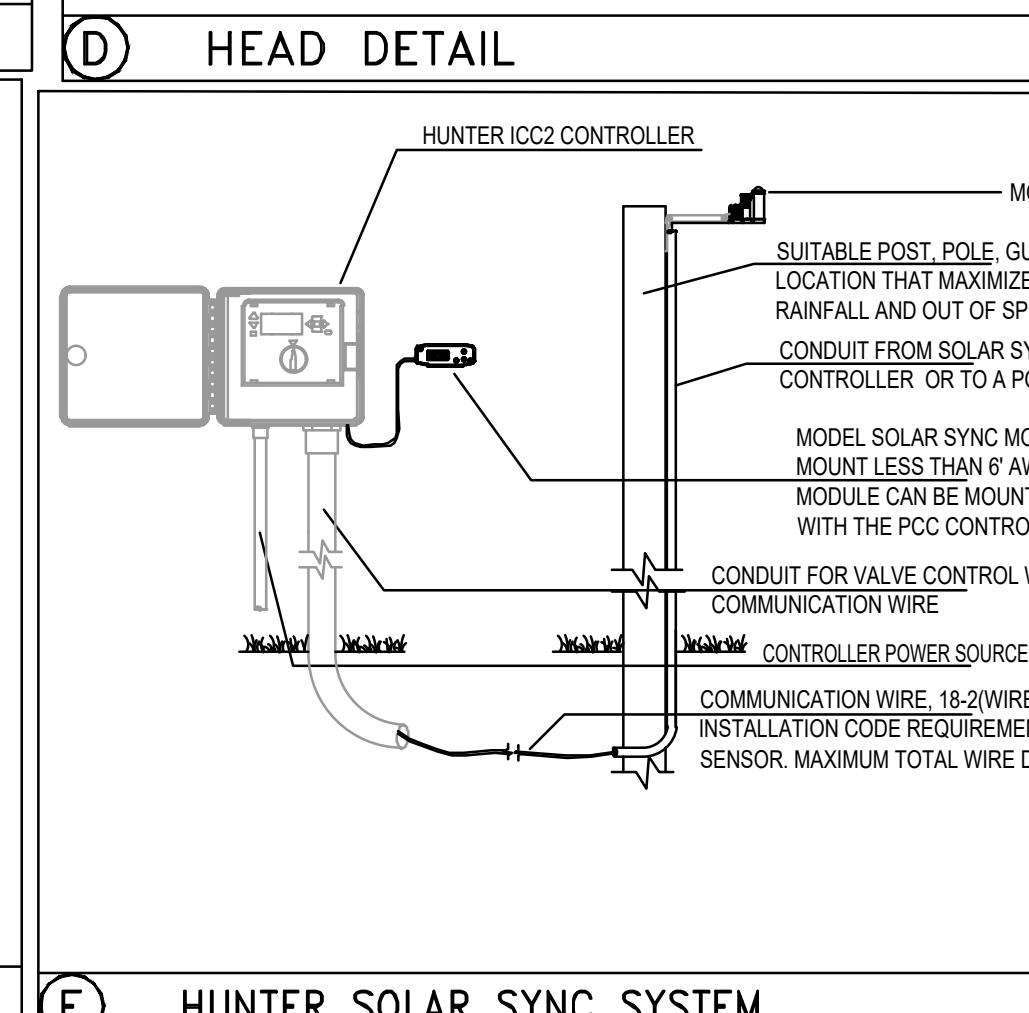
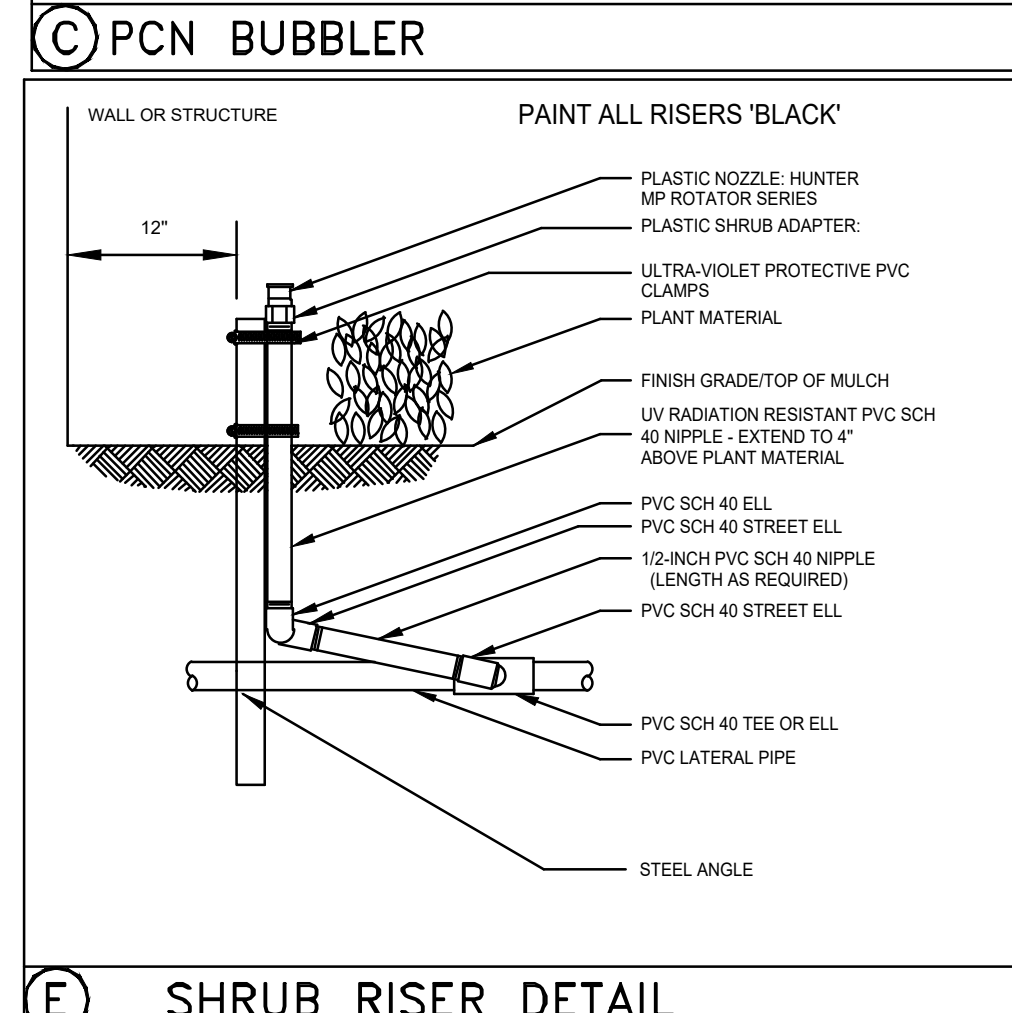
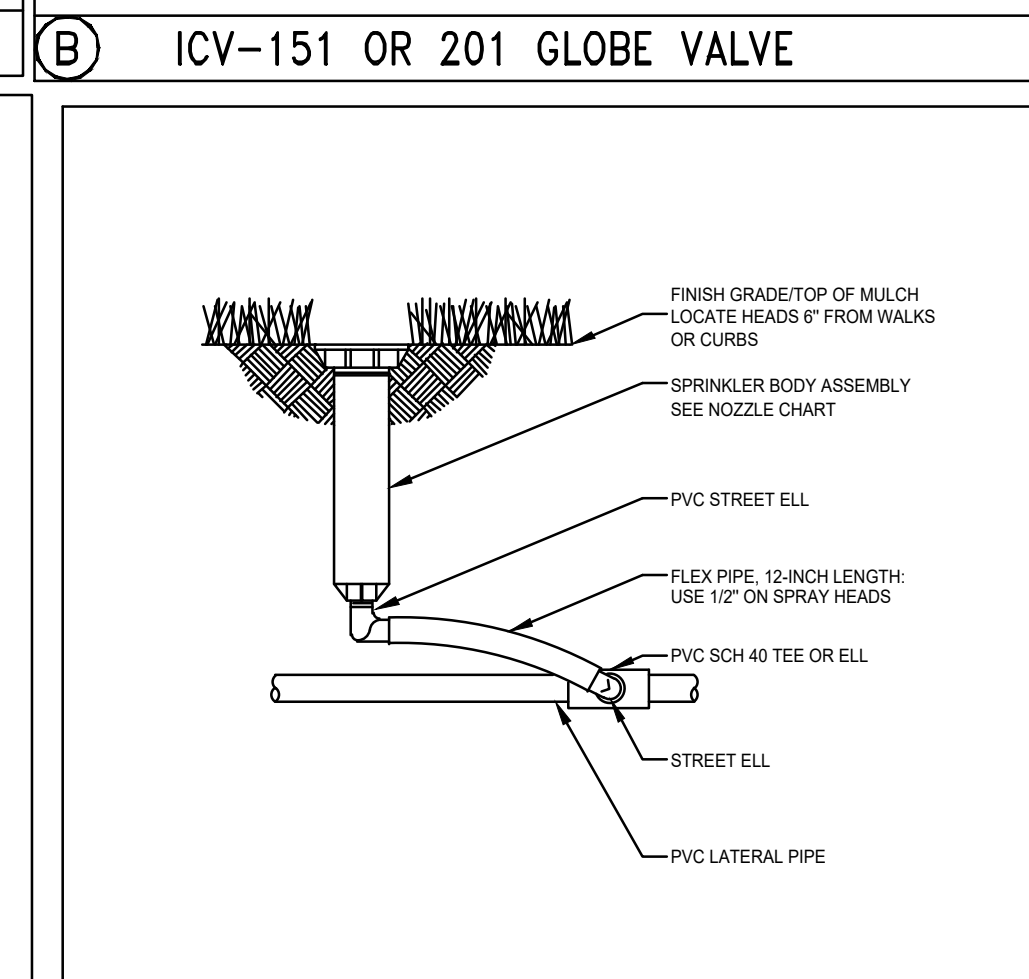
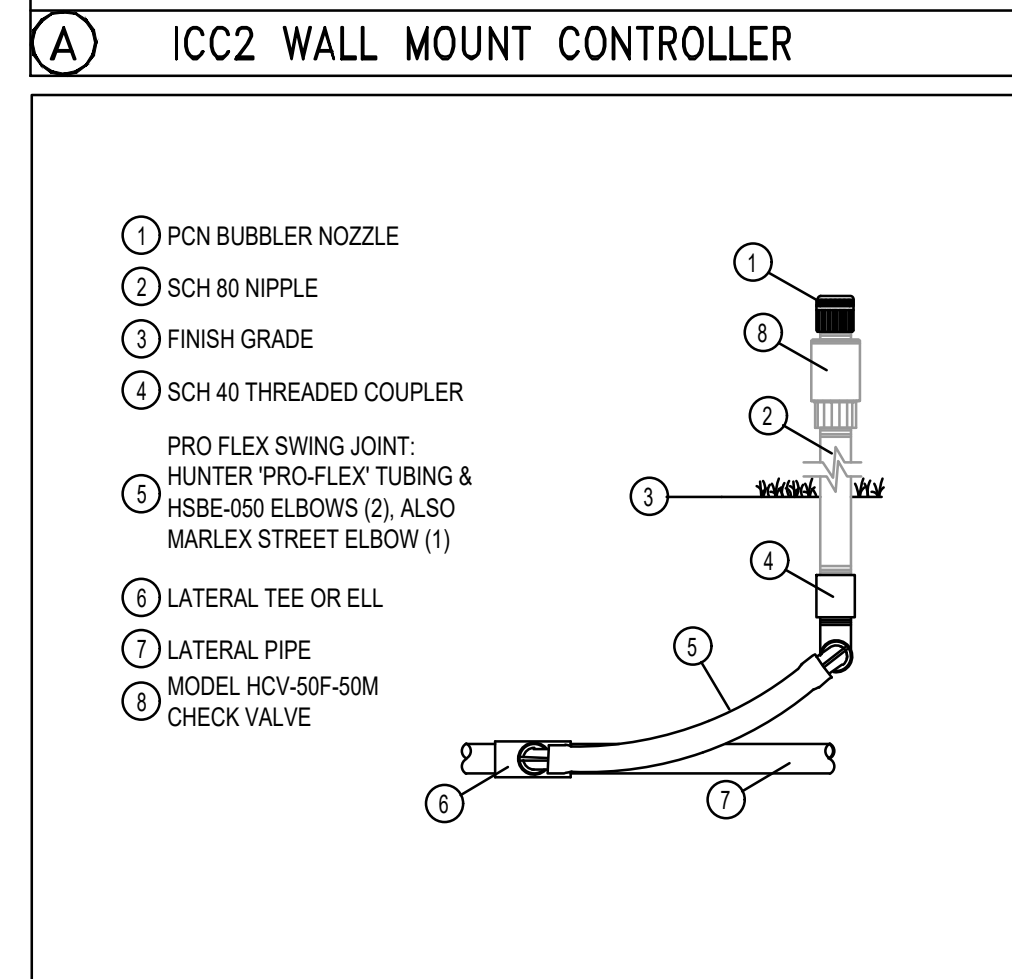
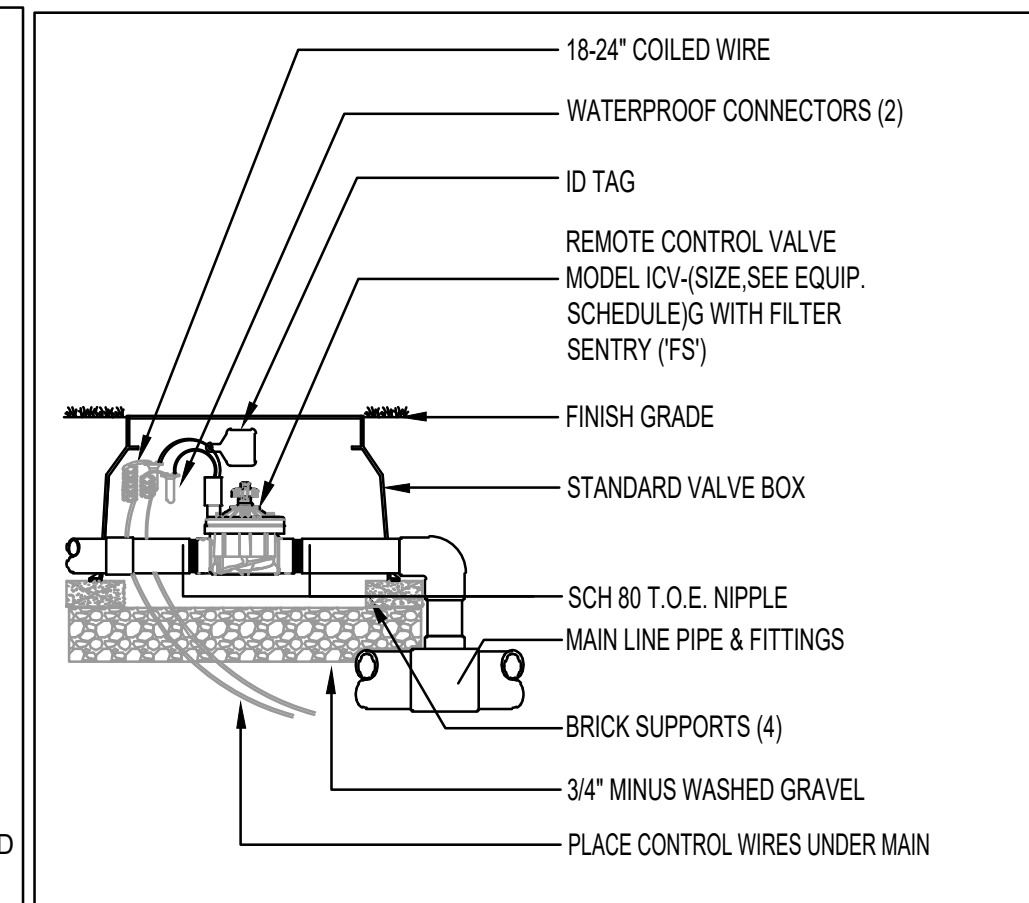
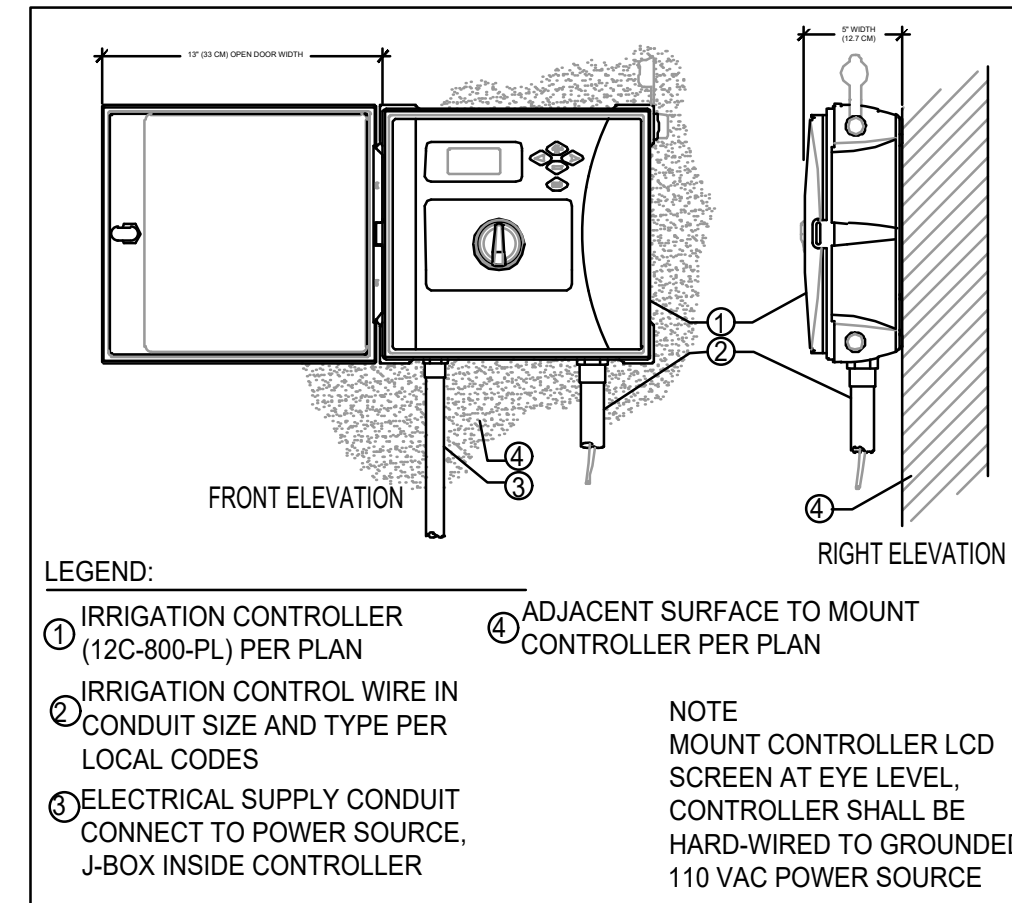
DATE: 10/13/2023
DRAWN: JB
CHECKED: JB

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION

L-1
LANDSCAPE PLAN

PROJECT NO.: 2023.124

IRRIGATION DETAILS

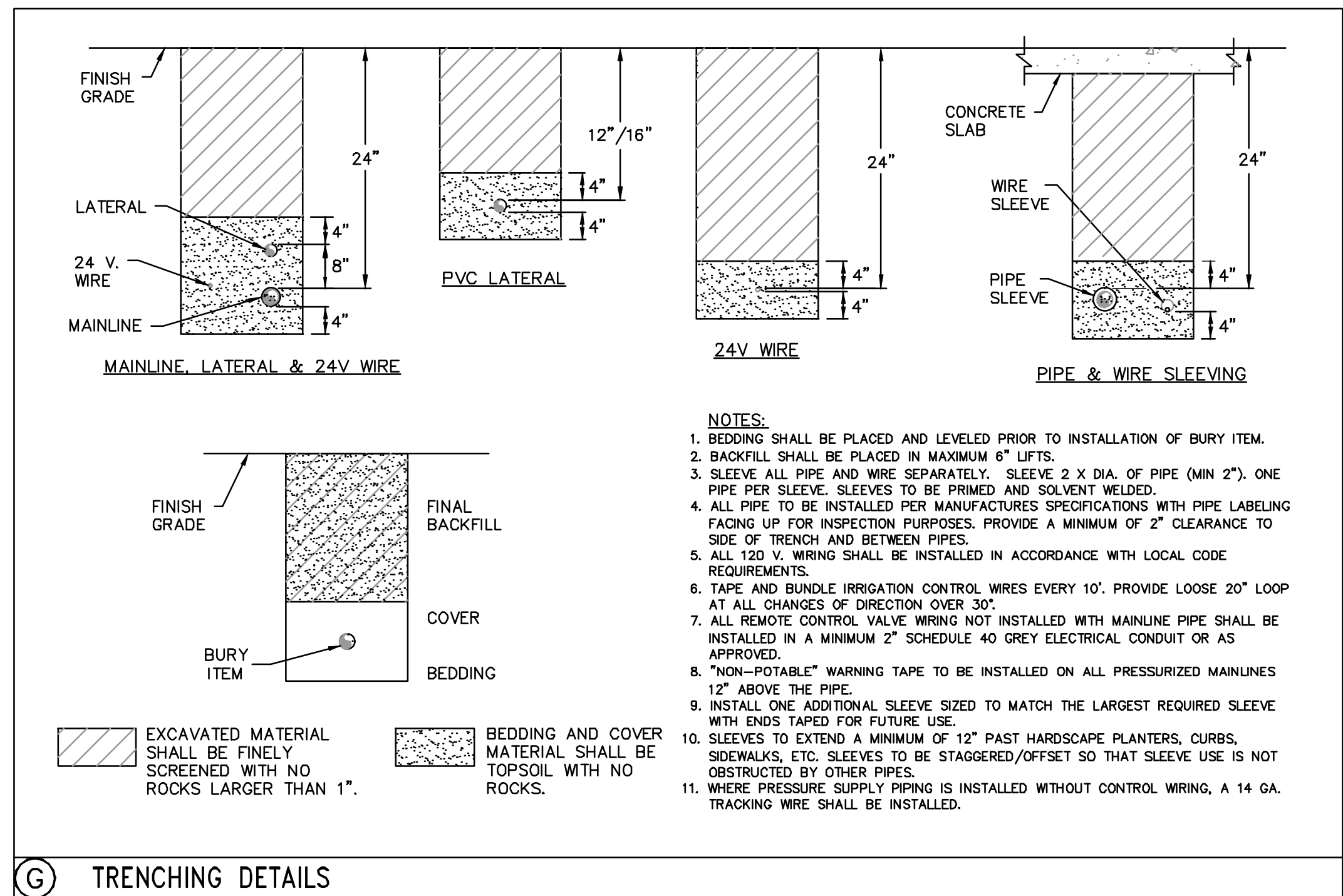
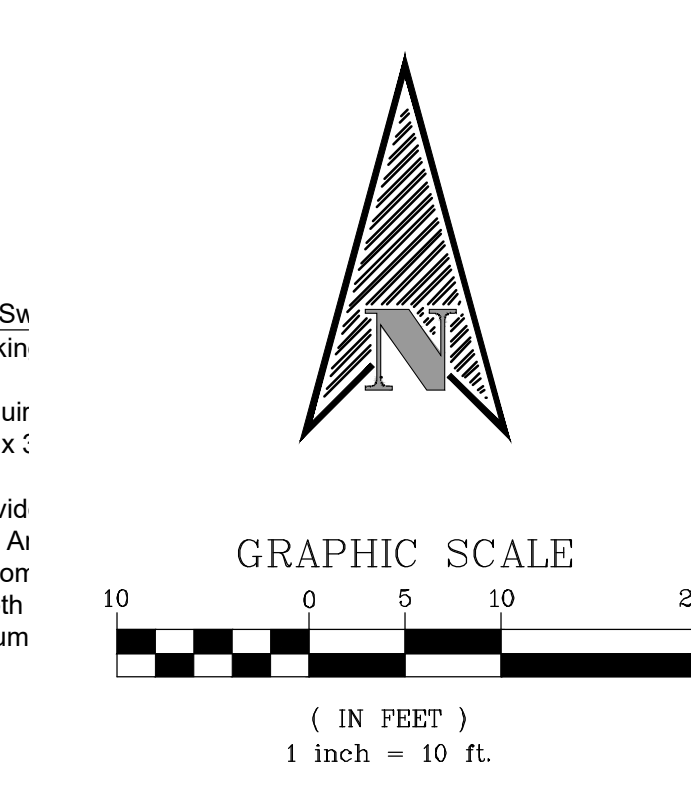
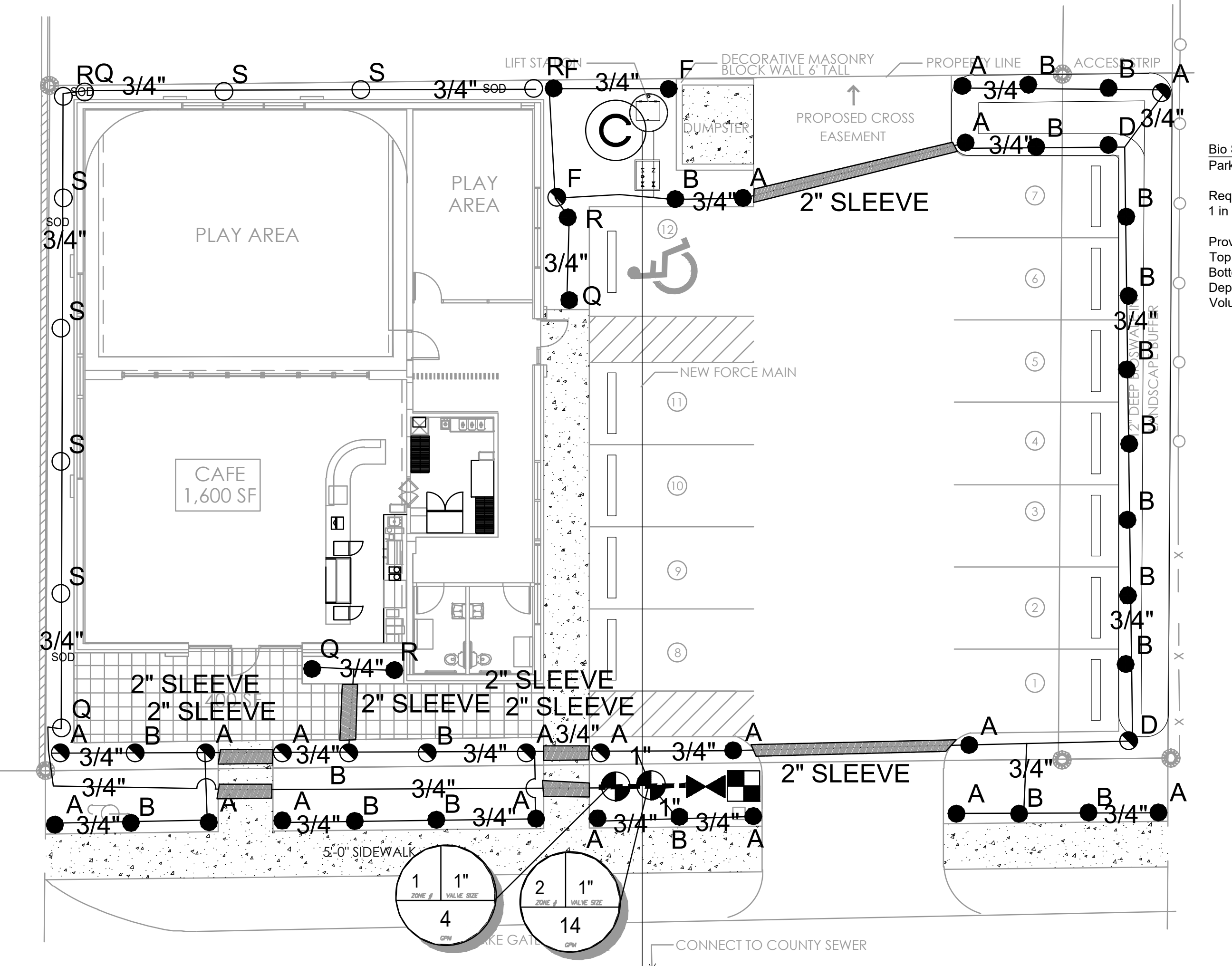


SPRAY NOZZLE CHART

	SYM	NOZZLE	NOZZLE PATTERN	GPM
MP1000 8'-15' radius	A	MAROON	90° ADJUSTABLE ARC	.19
	B	MAROON	180° ADJUSTABLE ARC	.37
	C	LT. BLUE	210° ADJUSTABLE ARC	.43
	D	LT. BLUE	270° ADJUSTABLE ARC	.57
	E	OLIVE	360° ARC	.75
MP2000 13'-21' radius	F	BLACK	90° ADJUSTABLE ARC	.40
	G	BLACK	180° ADJUSTABLE ARC	.74
	H	GREEN	210° ADJUSTABLE ARC	.86
	I	GREEN	270° ADJUSTABLE ARC	1.10
MP3000 22'-30' radius	J	RED	360° ARC	1.47
	K	BLUE	90° ADJUSTABLE ARC	.86
	L	BLUE	180° ADJUSTABLE ARC	1.82
	M	YELLOW	210° ADJUSTABLE ARC	2.12
	N	YELLOW	270° ADJUSTABLE ARC	2.73
STRIPS & CORNERS	O	GRAY	360° ARC	3.64
	P	TURQUOISE	45°-105° ADJUSTABLE ARC	.45
	Q	IVORY	5'x15' LEFT STRIP	.22
	R	COPPER	5'x15' RIGHT STRIP	.22
	S	BROWN	5'x30' SIDE STRIP	.44
BUBBLERS AND MICRO-SPRAYS	T	PCN10	1.00 GPM FLOOD BUBBLER	1.00
	U	PCN50	.50 GPM FLOOD BUBBLER	.50
	V	SR-2Q	90° 2' RADIUS	.11
	W	SR-2H	180° 2' RADIUS	.16
X	MS-F	360° 5' RADIUS	.50	

EQUIPMENT LIST

SYMBOL	DESCRIPTION	QUANTITY
○	6" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZLES	10
●	12" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZLES	33
⊙	SPRAY ON RISER - HUNTER INDUSTRIES INST-00-CV-MP2000	11
⊕	HUNTER 'ICV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1"	1
⊙	HUNTER ICC2 8 STATION CONTROLLER, 120VOLT INSTALL WITH A SOLAR SYNC (WITH EVAPOTRANSPIRATION SENSOR AND RAIN SENSOR AND BY-PASS BOX.) GROUND WITH AN 8' COPPER CLAD ROD.	1
⊕	1" POTABLE IRRIGATION METER TO PROVIDE 30 GPM AT 40 PSI	1
⊕	1" DOUBLE CHECK VALVE BACKFLOW PREVENTOR	1
---	LATERAL LINE SIZE PER PLAN	SEE PLAN
---	1-1/2" MAINLINE CLASS 200 P.V.C. SIZE PER PLAN	SEE PLAN
---	SLEEVING - SCH. 40 P.V.C. MIN. DEPTH OF 24"	SEE PLAN
---	(ALL 3" SLEEVES TO HAVE ACCOMPANYING 2" SLEEVE FOR WIRING)	SEE PLAN



IRRIGATION NOTES

- REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.
- ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- ALL POP-UP ROTORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.
- ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.
- THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
- ALL RISERS SHALL BE PAINTED BLACK.
- ALL RISERS SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH ULTRA-VIOLET LIGHT PROTECTED P.V.C. CLAMPS.
- ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
- ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
- ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
- ALL RISERS SHALL BE INSTALLED 12" FROM ANY WALL AND A MINIMUM OF 36" FROM ANY SIDEWALK, PATIO OR ROAD.
- THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE.
- CONCRETE THRUST BLOCKS ARE TO BE UTILIZED AT ALL MAINLINE DIRECTION CHANGES.
- ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

CADDSCAPES, INC.
 Florida Landscape Architecture Firm
 432 Nowell Loop, Landscape Architect:
 Deland, FL 32724 Jason Bridgewater, P.L.A.
 Office: 407-310-5567 Florida Water Star AP
 LCF 26000550
 © Caddscapes, Inc. 2023
 jasonbridgewater@gmail.com

REVISION	DATE	REVISION	DATE

DATE: 2023/11/09
 SEAL
 Jason P. Bridgewater
 Registered Landscape Architect
 FL Registration -LA 6667308

11 Lake Gatlin Road
 EDGEWOOD, FL

DATE: 10/13/2023
 DRAWN: JB
 CHECKED: JB

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L-2
 IRRIGATION PLAN
 PROJECT NO.: 2023.124



APPLICATION FOR VARIANCE

Reference: Code Sections 134-103 through 134-109

REQUIRED FEES: \$750.00 (Commercial) or \$350 (Residential) Application Fee +
\$1000 Pass-Through Fees Initial Deposit (Ordinance 2013-01)

Please note the application fee is non-refundable. Additional pass-through fees may be required throughout the project. If any pass-through balance remains at project completion, it will be reimbursed.

IMPORTANT: A COMPLETE application with all required attachments must be submitted to City Staff 30 days before the next Planning & Zoning meeting. No application shall be deemed accepted unless it is complete and paid for. Notarized letter of authorization from Owner MUST be submitted if application is filed by anyone other than property owner. You can submit all documents electronically to info@edgewood-fl.gov.

Please type or print. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

Applicant Name: Jovana Bratonozić Owner Name: Jovana Bratonozić, Owner's Agent

Email: jovanabratonozić@gmail.com Email: jovanabratonozić@gmail.com

Phone: 321-230-7858 Phone: 321-230-7858

Property Address: 11 Lake Gatlin Rd + 75' x12' Strip (116 Gatlin Ave)

Legal Description: 11 Lk Gatlin: RANDOLPHS PLAT C/58 THE S 105 FT (LESS S 30 FT FOR R/W) OF THE FOLLOWING DESC AS BEG 450 FT W OF SE COR OF LOT 17 RUN W 123 FT N 300 FT E 123 FT S 300 TO POB (LESS E 12 FT THEREOF)

Property Zoning: ECD Existing on site: 3166 SF Building

Section of Code Variance is being requested: Variance 2023-09: Parking

Variance Request: _____

1) Variance in Code Section 134-608(b) to allow the dimensions of the parking spaces be nine (9) feet x 18 feet in lieu of either 9 feet x 20 or 10 feet by 18 feet.

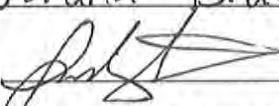
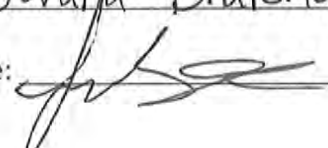
2) Variance in Code Section 134-605(a)(21) to allow the parking ratio to be 1 space per 160 square feet of inside restaurant space in lieu of 1 space/100 square feet.



PROVIDE THE FOLLOWING INFORMATION WITH YOUR APPLICATION:

- 1) A signed and notarized Agent Authorization form if the applicant IS NOT the subject property owner.
- 2) Provide a Letter of Explanation which must outline the specifics of the proposed Variance request and include the justification for the subject request. To justify the Variance, the applicant must demonstrate the following:
 - That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
 - That the special conditions and circumstances do not result from the actions of the applicant
 - That approval of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.
 - That literal interpretation of the provisions contained in this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
 - That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.
 - That approval of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
 - That the variance sought will be consistent with the Edgewood Comprehensive Plan
- 3) Each application for a Variance shall be accompanied by a site plan. Details of the site plan depend on what section of code you are requesting the Variance for. Please work with City Staff to confirm.

The applicant hereby states that the above request for a Variance does not violate any deed restrictions on the property. Application must be signed by the legal owner, not agent, unless copy of power of attorney is attached.

Applicant Name: Jovana Bratonozić (The Burrow Cafe & Playground LLC)
Applicant Signature:  Date: 11/2/23
Owner Name: Jovana Bratonozić (Authorized Agent)
Owner Signature:  Date: 11/2/23

**HSAG Holdings, LLC
11 Lake Gatlin Road
Orlando, Florida 32806**

October 31, 2023

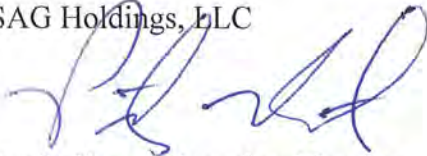
Mr. Brett Sollazzo, Administrative Project Manager
City of Edgewood City Hall
405 Bagshaw Way
Edgewood, Florida 32809

Dear Mr. Sollazzo:

HSAG Holdings, LLC., property owner of 11 Lake Gatlin Road, Orlando, Florida 32806 (Tax Parcel ID#: 12-23-29-7312-00-186), hereby authorizes Ms. Jovana Bratonozić and/or Mr. George Fong as the project's architect to sign on behalf of HSAG Holdings, LLC all site plan applications for the proposed Burrow Café concept at 11 Lake Gatlin Road, including variances and waiver requests that are required per City of Edgewood staff's recommendations.

Sincerely,

HSAG Holdings, LLC



Peter T. Barts, Managing Member

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF FLORIDA

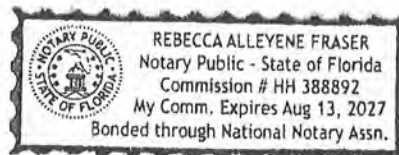
COUNTY OF ORANGE

On this 31st day of OCTOBER, 2023, before me appeared Peter T. Barts, who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.

Rebecca A. Fraser

Notary Public

My Commission Expires: 8/13/27



LETTER OF AUTHORIZATION

October 30, 2023

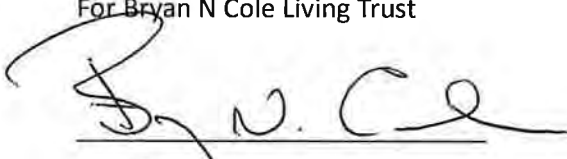
Mr. Brett Sollazzo
Administrative Project Manager
405 Bagshaw Way,
Edgewood, FL 32809

Mr. Sollazzo,

Bryan N Cole Living Trust, property owner of 116 Gatlin Road, Orlando (Tax Parcel ID#: 12-23-29-7312-00-184), hereby authorizes Jovanna Bratonozic and/or Geroge Fong as the project's architect to sign on behalf of the owner all site plan applications for the proposed Burrow Café concept at 11 Lake Gatlin Road including variances and waiver requests that are required per City of Edgewood staff's recommendations.

Owner:

For Bryan N Cole Living Trust


Bryan N. Cole, Trustee

ACKNOWLEDGMENT OF NOTARY PUBLIC

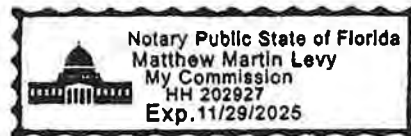
STATE OF Florida

COUNTY OF Orange

On this 31 day of October, 2023 before me appeared Bryan Cole who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.


Notary Public

My Commission Expires: 11/29/25



November 02, 2023

Mr. Brett Sollazzo
Administrative Project Manager
City of Edgewood
Planning and Development Division
405 Bagshaw Way, Edgewood, FL 32809

**Re: Burrow- Social Café @ 11 Lake Gatlin Road
Letter of Explanation for Variance Requests**

Mr. Sollazzo,

The existing building is currently used as an office building. The applicant (Jovana Bratonozić representing Burrow Café and Play, LLC) is looking to purchase the property with her partner Morgan Claytor for a café concept with play areas for kids which will require more parking than the current office use. The need for additional parking impacts the ability to provide code required landscape buffers.

The site is 30' less in depth (75' instead of 105') than what the applicant originally thought it was due to an error in the Orange County appraiser office's map. The applicant is trying to make the site work for their project. However, it would require parking variances and landscape variances. Their neighbor to the North (116 Gatlin Ave.) had agreed to the applicant's use of the 12' x 75' access strip that is adjacent to the site. In return for the use of the 12' strip, the applicant will grant a cross access easement to the neighbor.

Variance 2023-08: Landscaping

1. Code Section 114-4(1)a.1

7' landscape buffer is required between the parking area and the street. The applicant is proposing a 3' buffer and landscaping per the landscape plan in order to accommodate 12 parking spaces. Since the ROW sidewalk is being relocated to the south of the existing power pole, there will be a landscape/green area of almost 10' between the sidewalk and the parking lot to soften the visual impact of a smaller buffer.

2. Code Section 114-4(4)

8' building perimeter landscaping along South façade. The applicant is proposing a 3' perimeter landscaping buffer along the Southern property boundary and a landscaping area against portion of the building. The variance request is to allow room for an outdoor patio which is important to the café business. Since the ROW sidewalk is being relocated to the south of the existing power pole, there will be a landscape/green area of almost 10' between the sidewalk and the parking lot to soften the visual impact of a smaller perimeter landscape area.

3. Code Chapter 114-4 (1)b

7' buffer between parking and adjacent property. Using the min. dimensions for the parking lot, there is room only for a 5'-4" buffer. There is an existing fence along the Eastern property line and there is no landscape buffer currently so the impact to the neighbor is minimum.

Variance 2023-09: Parking

1. Code Section 134-608(b)

10'x18' parking space. The applicant is proposing to reduce the parking stall's width to 9' with wheel stops in order to provide additional landscape area on the northern ends of the parking lot for tree planting.

2. Code Section 134-605(a)(21)

Parking requirements. The 1,600 sf café would need 16 spaces and 2 spaces for the 400 sf patio for a total of 18 spaces. There are 12 spaces shown and every effort was made already including eliminating the existing covered entry porch structure, the use of rolled out dumpster and replacing the septic system with forced main. As a note for comparison, the parking requirement for a 1,600 sf café in the City of Orlando is 8 spaces (5 spaces/1000 sf).

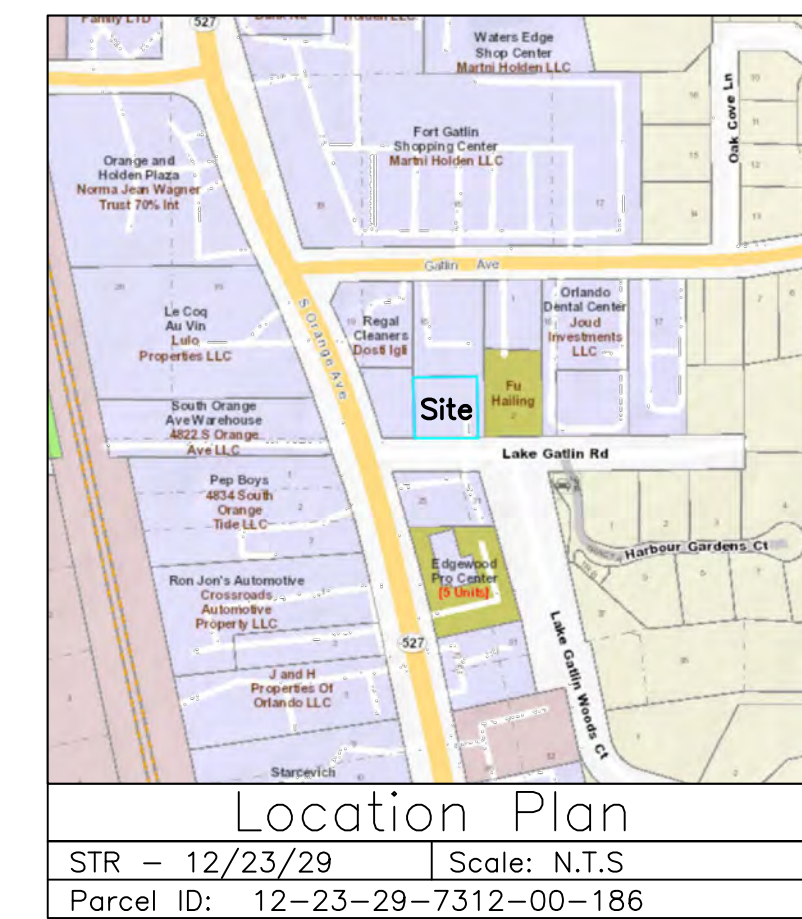
The applicant believes that the variance requests are the minimum they would need to make their project work. The parking variances are internal to the project and the proposed landscape buffers/landscaping, though do not meet codes completely, are considerable improvements to the existing property. Since this is a redevelopment project, there are various existing site limitations that the project can only work with the variances being requested. Jovana and Morgan are excited about the prospect of bringing their unique social café concept to the community.

Sincerely,



George Fong, Architect

Social Cafe @ 11 Lake Gatlin



Legal Description
THE SOUTH 105 FEET (LESS THE SOUTH 30 FEET FOR STREET KNOWN AS VIRGINIA AVENUE) OF THE FOLLOWING DESCRIBED PROPERTY: BEGIN 450 FEET WEST OF THE SOUTHEAST CORNER OF LOT 17, PLAT OF ALLOTMENT OF THE RANDOLPH LAND FORT GATLIN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK C, PAGE 58, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THENCE WEST 123 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT 17, 300 FEET MORE OR LESS TO THE SOUTH LINE OF GATLIN AVENUE, THENCE EAST ALONG GATLIN AVENUE 123 FEET MORE OR LESS TO THE POINT 450 FEET WEST OF THE EAST LINE OF SAID LOT 17, THENCE SOUTH PARALLEL TO THE EAST LINE OF LOT 17, AS DESCRIBED TO THE POINT OF BEGINNING; LESS THE EAST 12 FEET THEREOF

Owner:
Hsag Holdings LLC
11 Lake Gatlin Rd
Orlando, FL 32806-6919

Architect:
George Fong AIA
601 E. Colonial Drive,
Orlando, FL 32803
ph 407.936.1355
fx 407.936.1355
gfong@gdpdesignbuild.com

Engineer:
Darcy Unroe PE
Unroe Engineering, Inc
PO Box 690942
Orlando, Florida 32869
Ph (407) 299-0650
Darcy@UnroeEngineering.com

Surveyor:
LANDTEC Surveying
700 West Hillsboro Blvd Suite 4-100
Deerfield Beach, Florida 33441
Ph (561) 367-3567
Fx (561) 465-3145

SITE STATISTICS

TOTAL PROJECT SITE AREA
11 LAKE GATLIN RD, 75' X 111': 8,325 SF
116 GATLIN AVE, 75' X 12': 900 SF (12' ACCESS STRIP)

TOTAL: 9,225 SF

ZONING CLASSIFICATION

ECD

FUTURE LAND USE

COMMERCIAL

IMPERVIOUS AREA CALCS

BUILDING - 3,166 SF
WALKS & PADS - 683 SF
PARKING - 3,900 SF
TOTAL IMP AREA - 7,749 SF
% IMPERVIOUS - 84.0%

OPEN SPACE

LANDSCAPE AREA - 1,476 SF
PATIO - 400 SF
TOTAL OS - 1,876 SF - 20.3%

BUILDING SETBACKS

	REQUIRED MIN.	EX / PROPOSED
FRONT (S)	25 FT	8.82 FT
SIDE YARD (W)	0 FT	2.62 FT
SIDE YARD (E)	0 FT	56.41 FT
REAR (N)	20 FT	1.58 FT

BUILDING HEIGHT

	MAX ALLOWABLE	EXISTING
	35 FT	13.7 FT ±

BUILDING COVERAGE

	MAX ALLOWABLE	EXISTING
	N/A	34.32%

BUILDING AREA

EXISTING
3,166 SF

PARKING REQUIRED

REQUIRED MIN.
PLAY AREA = 0 SPACES
1,600 SF CAFE/100 + 400 SF PATIO/200 = 18 SPACES

PARKING PROVIDED

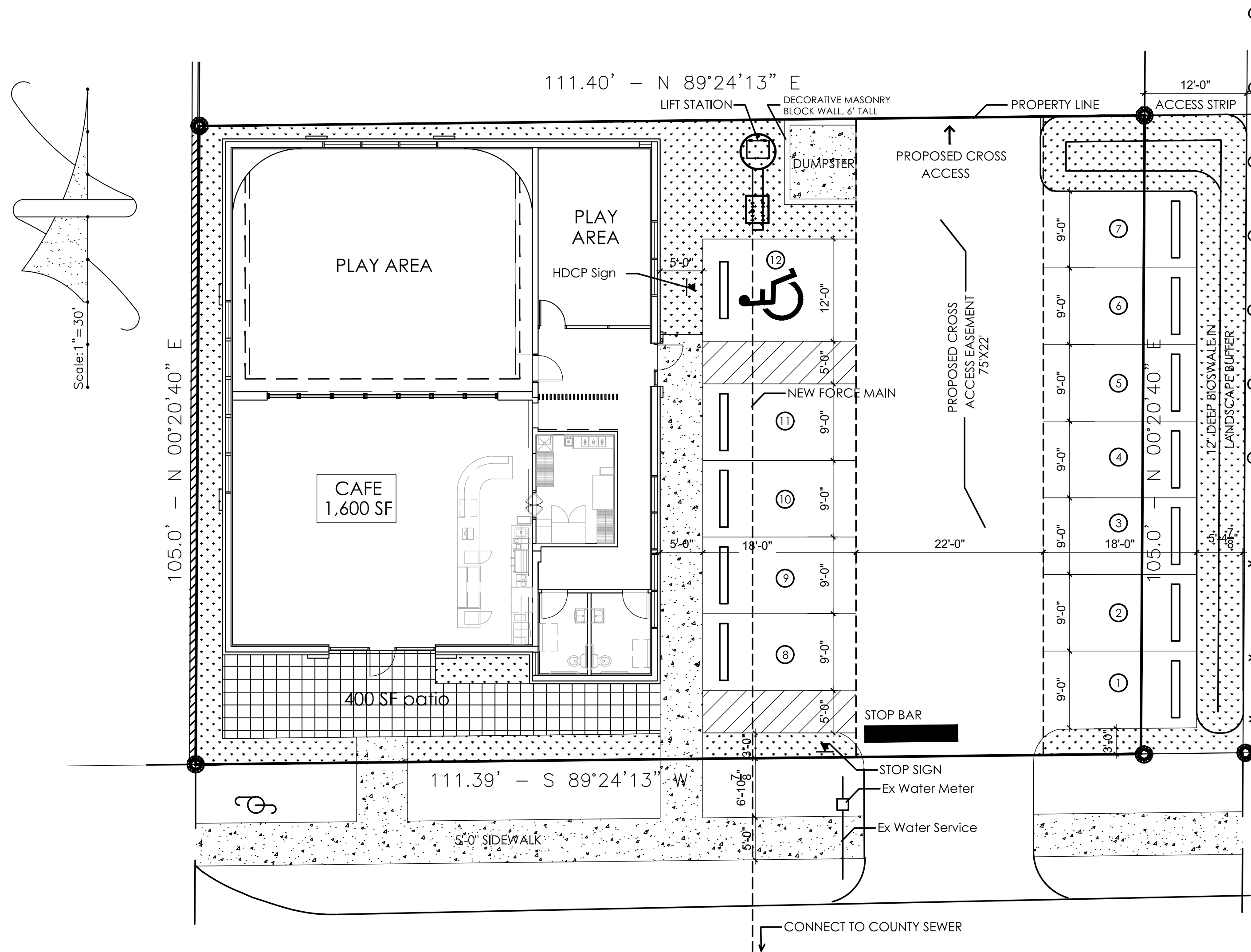
STANDARD	ADA	TOTAL
11	1	12 SPACES

BIOSWALE CALCULATIONS

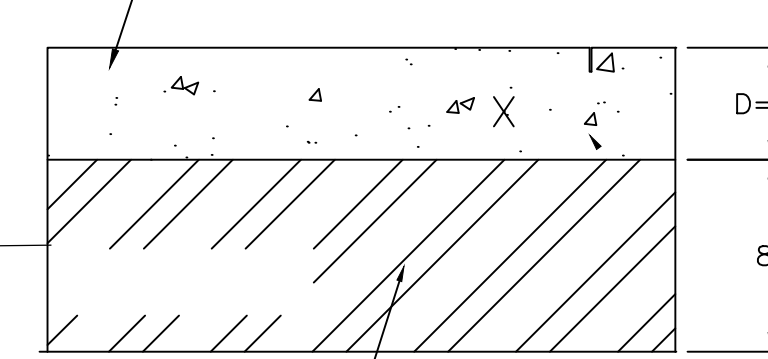
PARKING AREA IMPERVIOUS AREA: 3,900 SF

REQUIRED STORAGE @ 1" OF RUNOFF
1 IN X 3,900 SF = 325 CF

PROVIDED STORAGE
TOP AREA - 580 SF
BOTTOM AREA - 75 SF
DEPTH - 12"
VOLUME = 328 CF > 325 CF {OK}



Min 4000 psi 28 day compressive strength concrete with fibermesh reinforcing. submit mix design prior to placement



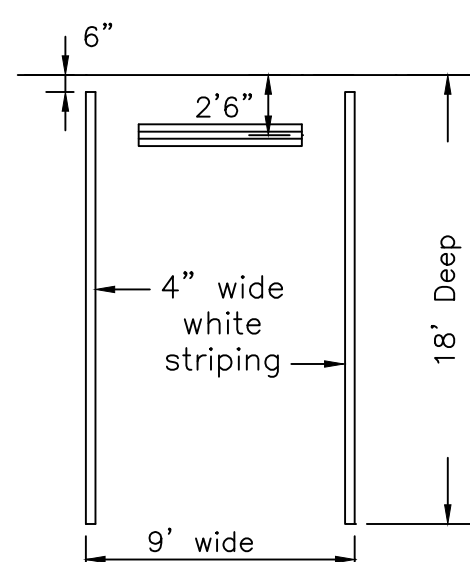
STABILIZED SUBGRADE
LBR 40 compacted to 98% of max density per FDOT (ASHTO T-180)

Pavement - Concrete Driveway

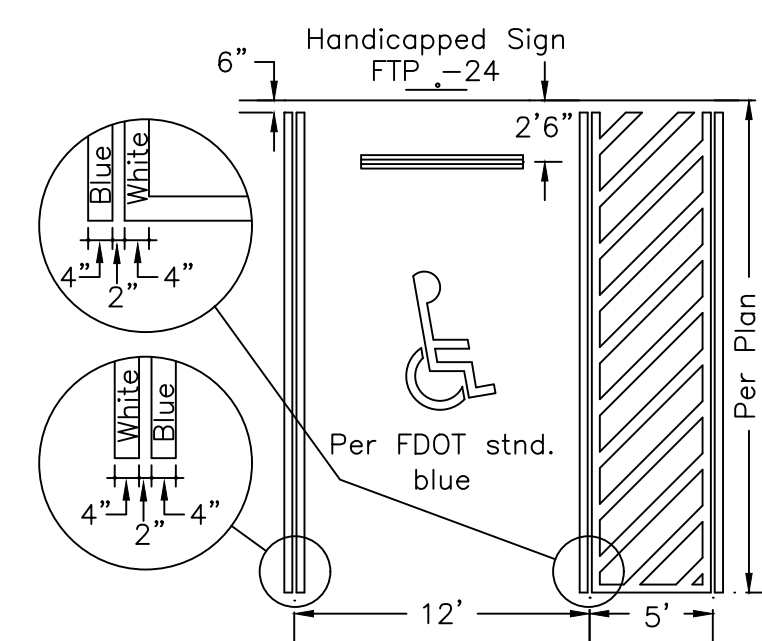
Fibermesh Reinforcing to be Macro-Synthetic Fiber with a recommended dosage of 5 lb/cy

LAKE GATLIN RD.
(60 ROW)

Ex Fire Hydrant
71' to Bldg



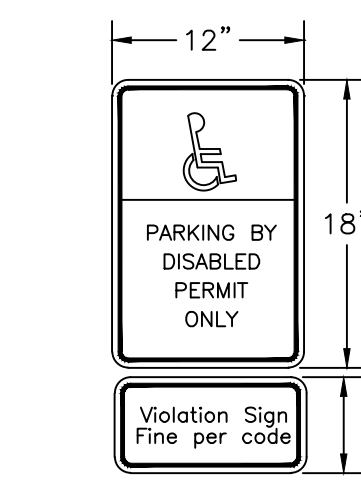
Parking Striping



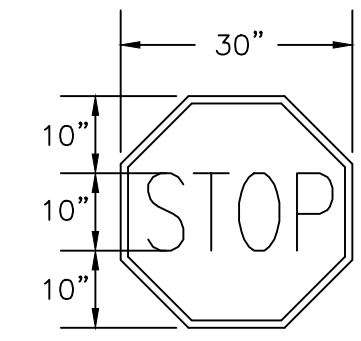
HCDP Parking Striping

ADA Notes:

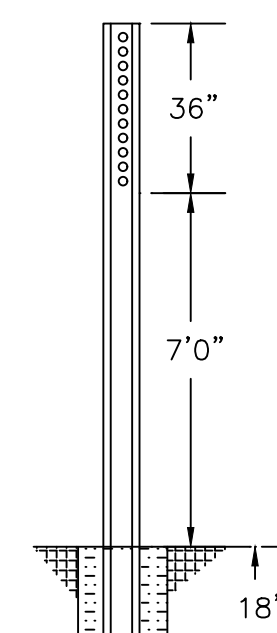
- All handicapped parking spaces and access aisles adjacent to the handicap parking spaces shall have a maximum of 2% slope in all directions (this includes running slope and cross slope).
- An accessible route from the public street or sidewalk to the building entrance must be provided. This accessible route shall be a minimum of 60" wide. The running slope of an accessible route shall not exceed 5% and the cross slope shall not exceed 2%.
- Slopes exceeding 5% but less than 8% will require a ramp and must conform to the requirements for ramp design (handrails, curbs, landings). no ramp shall exceed an 8% running slope or 2% cross slope.
- In the case that a new sidewalk will be constructed in the right of way of a site the running slope of the sidewalk shall not exceed 5% and the cross slope shall not exceed 2%. this standard applies to cross walks in the driveway as well and will require special attention during staking to make sure the 2% cross slope is met in the cross walk.
- It will be the responsibility of the general contractor to ensure that the handicap parking spaces, accessible routes, and sidewalks/crosswalks are constructed to meet ADA requirements.
- Any requirements listed above that can not be met shall be brought to the engineer's attention immediately. Anything not built to the above standard will require removal and replacement of the non compliant areas at the general contractors cost.



FOOT - STD



R1-1



Sign Post

Unroe Engineering, Inc
Civil Engineering/Planning/Scientific Evaluation
PO Box 690942, Orlando, FL 32869-0942
Business Authorization Number: EB 0006579 ph (407) 299-0650

Master Site Plan
Social Cafe @ 11 Lake Gatlin
11 Lake Gatlin Rd, Orlando, Florida 32806

DP	Drawn
dp	Checked
1"=10'	Scale
11/2/23	Date
LakeGatlin	File

Dwg. No.

CO

1 of 1

This item has been electronically signed and sealed by Darcy Unroe, PE 60929 on the date indicated using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

Brett Sollazzo

From: seanpatrickmilligan@gmail.com
Sent: Monday, November 13, 2023 2:44 PM
To: Ryan Santurri; David Nelson; Melissa Gibson; David Gragg; Todd Nolan
Cc: CH Info; John Dowless; 'Megan Milligan'
Subject: Social Cafe - Variance Concerns

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi City of Edgewood Planning and Zoning,

One of our neighbors just made me aware of Variance being voted on tonight. Shame on me for not being more involved and knowing about the variance requests in my neighborhood. It looks like my residential property (4905 Lake Gatlin Woods Ct) is just over the 500ft mark from 11 Lake Gatlin Ave. Who was notified of this requested variance? It appears most of the residents impacted by this proposal were NOT notified.

I do not support the variance. Lake Gatlin Rd currently feeds three small residential neighborhoods (28 homes total), plus office building. The building is currently zoned as an Office building, which has suited the residents in this area. The building is not a good location for a restaurant, as parking is very limited, and Lake Gatlin Rd is primarily a residential street. Additionally, the plan calls for direct access to Gatlin Ave through a neighbor's property, effectively making Lake Gatlin Rd a shortcut to Gatlin Ave. This will dramatically increase traffic on this residential road.

I will not be able to attend tonight, as I am hosting a Little League board meeting at Delaney Park. Please share my thoughts with the committee and council.

Thank you,

Sean Milligan
4905 Lake Gatlin Woods Ct
Orlando, FL 32806
407-401-2199

11 Lake Gatlin Rd.

Site Plan Approval



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

November 7, 2023

Mr. Brett Sollazzo
Administrative Project Manager
City of Edgewood
405 Bagshaw Way
Edgewood, FL 32809-3406

**RE: 11 Gatlin Road – site plan
CPH project number E7601**

Dear Mr. Sollazzo;

We are in receipt of the site plan, signed and sealed by Mr. Darcy Unroe, dated November 3, 2023. The plan is for the redevelopment of an existing site to provide a Café Restaurant establishment. We have coordinated our review with the City planner for setback requirements, pervious and impervious area and parking requirements. The review also included landscaping requirements and a bioretention swale for stormwater runoff treatment.

The site plan includes the layout for a new parking lot, with one ADA parking space, new sidewalks, both on site and off-site, and the location for outdoor seating. Finally, there is a proposed lift station and a dumpster location. This site will not be preparing food for cooking, so a grease trap will not be required.

Based on our review, we do not have any objections to the City approving this site plan.

Sincerely,
CPH, LLC

A handwritten signature in cursive script that reads "Allen C. Lane, Jr." in black ink.

Allen C. Lane, Jr., P.E.
Sr. Project Manager

J:\E7601\Civil\City Plans-Application Review\11 Lake Gatlin Road - Comm site\letters\11 Gatlin Ave - site plan approval 11-7-23.docx



COMMERCIAL SITE PLAN CHECKLIST AND APPLICATION

City of Edgewood, Florida

Per Section 134-134 – Commercial/Industrial

MAKE PAYMENTS PAYABLE TO: City of Edgewood

REQUIRED FEE: \$500.00

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

NAME OF DEVELOPMENT The Burrow (Social Cafe)

LOCATION 11 Lake Gatlin Road, Orlando, FL 32806 + 75' x 12' Strip (116 Gatlin Ave.)

OWNER/DEVELOPER: Name Jovana Bratonozic Phone #: 321-230-7858

ENGINEER/ARCHITECT: Name Darcy Unroe / Unroe Engineering, Inc. Phone #: 407-299-0650

SURVEYOR: Name Landtec Surveying, Inc. Phone #: 561-367-3587

VICINITY PLAN: YES NO _____ LEGEND: YES NO _____

SITE PLAN: 1' = 10' ZONING ECD NORTH ARROW Yes

SETBACKS: FRONT 25' SIDE 0 / 25' abutting REAR 20'

LEGAL DESCRIPTION: LOT 186 PB 10345 Pg 4763
S 12 T 23 R 29

BOUNDARY & TOPO (FLA P.L.S.): Yes

GROSS AREA: 9225 SQ.FT. CONTOURS EASEMENTS BENCH DATUM N.A.V.D.88

EXISTING: BUILDING 3166 SF POWER Duke Energy SEWER Septic WATER OUC
STORM DRAINAGE _____ PAVEMENT _____ GAS N/A OTHER _____

PROPOSED: BUILDINGS 3166 SF GROSS AREA _____ SQ.FT. IMPERVIOUS 7749 SF
PAVEMENT AREA 3900 SF SQ.FT. SIDEWALKS 5'

SETBACKS: FRONT 8.9' SIDE 2.6' REAR 1.6'

PAVEMENT TYPICAL SECTION: 5" Concrete

DRAINAGE: OPEN CLOSED _____ RETENTION/DETENTION Bioswale FENCED _____
BASIN: WET _____ DRY SIDE SLOPES 3:1 VOL _____ CF _____

WATER: OUC FIRE HYDRANT(S) 71' to Building MAIN SIZE 2" Water Main

SEWER: Orange County SEPTIC TANK N/A POWER Duke Energy

LIGHTNING: N/A TELEPHONE AT & T GAS N/A REFUSE City of Edgewood

LANDSCAPING SIGNS STRIPING

PARKING: REQ'S SPACES 18 PROVIDED 11 REG 1 H'CAP
12 TOTAL

PERMITS REQUIRED

SEWER: Orange County

DRAINAGE: SJRWMD

FDOT: N/A

SEPTIC TANK: _____

FIRE PROTECTION: _____

FDER: _____

SERVICE AGREEMENTS OR PERMITS:

ORLANDO UTILITIES COMMISSION

FLORIDA POWER CORPORATION

SEABOARD SYSTEM RAILROAD: _____

OTHER: Orange Co - Sewer

Reviewed by _____ Date _____

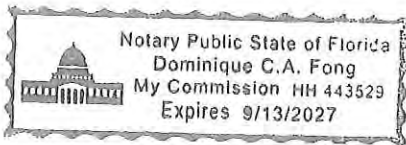
Site review fees as adopted by City Council December 3, 1985 is two (2%) percent of the cost of site but not less than \$200.00. Site work includes planning, drainage, utilities, parking, landscaping and related work.

Revised – 5/28/2020

405 Bagshaw Way Edgewood, FL 32812 • Tel: 407-851-2920 • www.edgewood-fl.gov fl.gov

COMMERCIAL SITE PLAN CHECKLIST AND APPLICATION -- Page Two

<p>Owner Signature <u>[Signature]</u></p> <p>The foregoing instrument was acknowledged before me this <u>11/2/23</u> by <u>Jorana Bratonozić</u> who is personally known to me and who produced <u>drivers license</u> as identification and who did not take an oath.</p>	<p>Contractor Signature _____</p> <p>The foregoing instrument was acknowledged before me this ___/___/___ by _____ who is personally known to me and who produced _____ as identification and who did not take an oath.</p>
<p>Notary as to Owner <u>[Signature]</u></p> <p>Commission No. <u>HH 443529</u> State _____</p> <p>of FL. County of <u>Orange</u> My _____</p> <p>Commission expires: <u>9/13/2027</u> (SEAL)</p>	<p>Notary as to Contractor _____</p> <p>Commission No. _____ State _____</p> <p>of FL. County of _____ My _____</p> <p>Commission expires: _____ (SEAL)</p>



**HSAG Holdings, LLC
11 Lake Gatlin Road
Orlando, Florida 32806**

October 31, 2023

Mr. Brett Sollazzo, Administrative Project Manager
City of Edgewood City Hall
405 Bagshaw Way
Edgewood, Florida 32809

Dear Mr. Sollazzo:

HSAG Holdings, LLC., property owner of 11 Lake Gatlin Road, Orlando, Florida 32806 (Tax Parcel ID#: 12-23-29-7312-00-186), hereby authorizes Ms. Jovana Bratonozić and/or Mr. George Fong as the project's architect to sign on behalf of HSAG Holdings, LLC all site plan applications for the proposed Burrow Café concept at 11 Lake Gatlin Road, including variances and waiver requests that are required per City of Edgewood staff's recommendations.

Sincerely,

HSAG Holdings, LLC

Peter T. Barts, Managing Member

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF FLORIDA

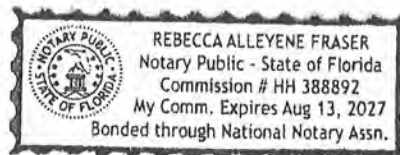
COUNTY OF ORANGE

On this 31st day of OCTOBER, 2023, before me appeared Peter T. Barts, who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.

Rebecca A. Fraser

Notary Public

My Commission Expires: 8/13/27



LETTER OF AUTHORIZATION

October 30, 2023

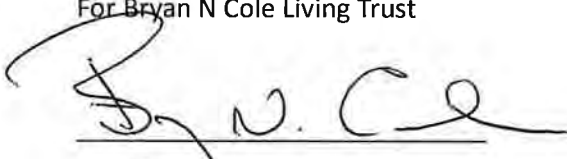
Mr. Brett Sollazzo
Administrative Project Manager
405 Bagshaw Way,
Edgewood, FL 32809

Mr. Sollazzo,

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Owner:

For Bryan N Cole Living Trust


Bryan N. Cole, Trustee

ACKNOWLEDGMENT OF NOTARY PUBLIC

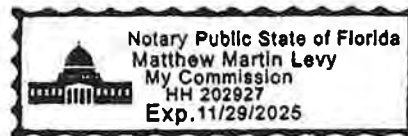
STATE OF Florida

COUNTY OF Orange

On this 31 day of October, 2023 before me appeared Bryan Cole who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.


Notary Public

My Commission Expires: 11/29/25





10/27/23

GDP DesignBuild LLC
Attn: Philip Fong
RE: 11 Lake Gatlin Rd, Orlando 32806

To Whom it May Concern:

The proposed roll-off dumpster size and placement location are acceptable to FCC Environmental Services.

If you need any additional information, please do not hesitate to give me a call.

Trish Loeb
Senior Sales Account Executive
6767 Muskogee St.
Orlando, FL 32807
C: 407.872.9761
trish.loeb@fccenvironmental.com

TYPE OF SURVEY:

- BOUNDARY
- CONSTRUCTION
- CONDOMINIUM
- ALTA/NSPS
- TOPOGRAPHIC
- SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

UPDATE

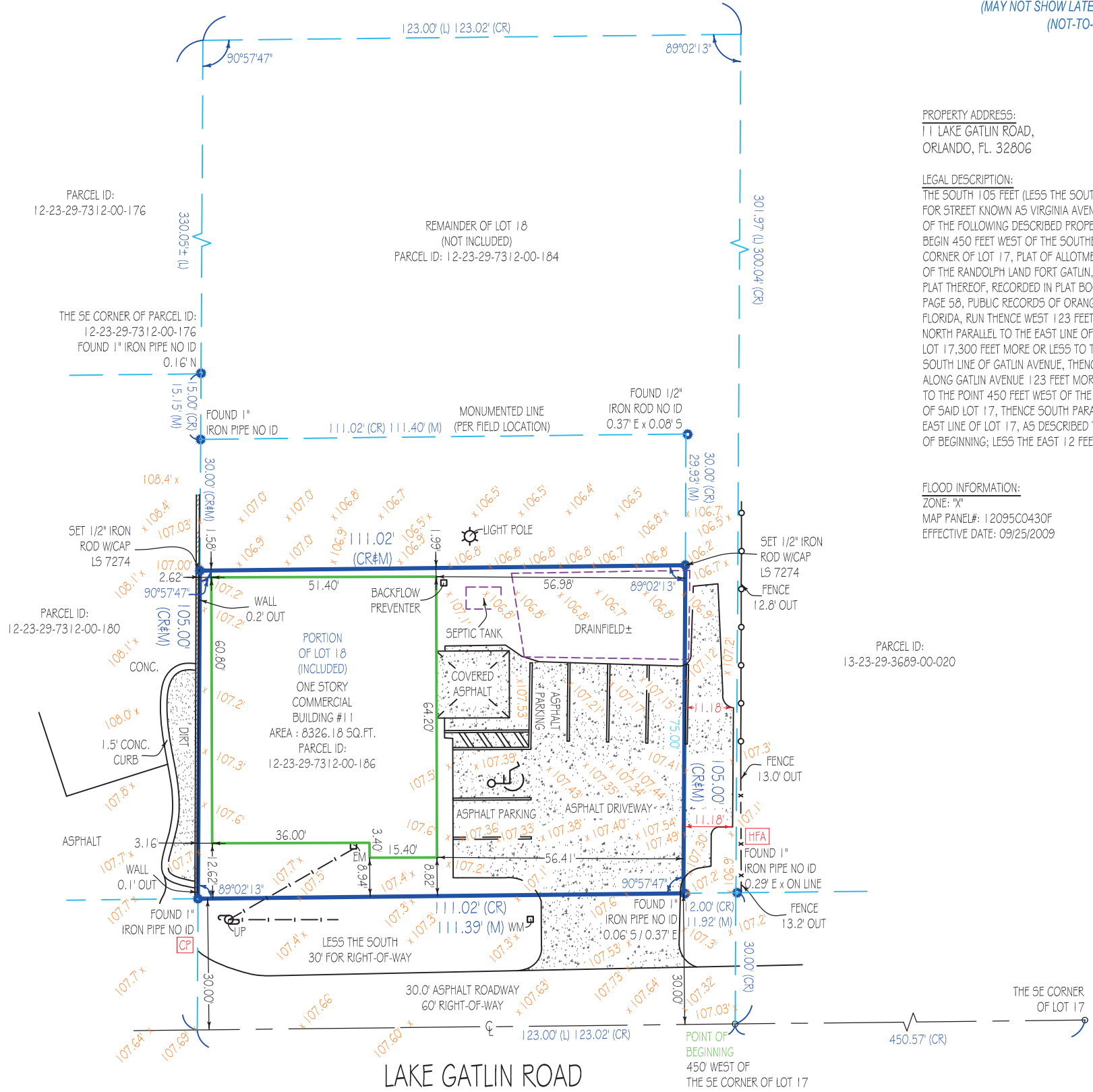


BEARING REFERENCE:

NONE. RECORD INFORMATION LACKS ANGULAR DATA.
ALL ANGULAR DATA SHOWN BASED UPON FIELD OBSERVATION ONLY.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



PROPERTY ADDRESS:
11 LAKE GATLIN ROAD,
ORLANDO, FL. 32806

LEGAL DESCRIPTION:
THE SOUTH 105 FEET (LESS THE SOUTH 30 FEET FOR STREET KNOWN AS VIRGINIA AVENUE) OF THE FOLLOWING DESCRIBED PROPERTY: BEGIN 450 FEET WEST OF THE SOUTHEAST CORNER OF LOT 17, PLAT OF ALLOTMENT OF THE RANDOLPH LAND FORT GATLIN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK C, PAGE 58, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THENCE WEST 123 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT 17, 300 FEET MORE OR LESS TO THE SOUTH LINE OF GATLIN AVENUE, THENCE EAST ALONG GATLIN AVENUE 123 FEET MORE OR LESS TO THE POINT 450 FEET WEST OF THE EAST LINE OF SAID LOT 17, THENCE SOUTH PARALLEL TO THE EAST LINE OF LOT 17, AS DESCRIBED TO THE POINT OF BEGINNING; LESS THE EAST 12 FEET THEREOF.

FLOOD INFORMATION:
ZONE: "X"
MAP PANEL#: 12095C0430F
EFFECTIVE DATE: 09/25/2009

PARCEL ID:
13-23-29-3689-00-020

CERTIFIED TO
HSAG HOLDINGS LLC

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- ASPHALT PARKING CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT.

This survey has been issued by the following Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurveying.com

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):			
A OR AL = ARC LENGTH	EL OR ELEV = ELEVATION	PRC = POINT OF REVERSE CURVE	M = MEASURED
C/O = CLEANOUT	P = PLAT	PT = POINT OF TANGENCY	OHC = OVERHEAD CABLE
CA = CENTRAL ANGLE	PC = POINT OF CURVE	EM = ELECTRIC METER	QTR = QUARTER
CATV = CABLE TV RISER	PCC = POINT OF COMPOUND CURVE	F.F.E. = FINISHED FLOOR ELEV.	R = RADIUS
CF = CALCULATED FROM FIELD RECORD	PH = POOL HEATER	FR = FOUND IRON ROD	SEC = SECTION
CH = CHORD DISTANCE	PI = POINT OF INTERSECTION	FN = FOUND NAIL	TR = TELEPHONE RISER
CONC. = CONCRETE	POB = POINT OF BEGINNING	FND = FOUND	TWP = TOWNSHIP
CR = CALCULATED FROM RECORD	POC = POINT OF COMMENCEMENT	G.F.F. = GARAGE FINISHED FLOOR	UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT	PP = POOL PUMP	L = LEGAL DESCRIPTION	UP = UTILITY POLE
			WM = WATER METER
			WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):			
	= UTILITY POLE		= WELL
	= LIGHT POLE		= CENTER LINE
	= CATCH BASIN		= PARTY WALL
	= FIRE HYDRANT		= AIR CONDITIONER
	= MANHOLE		= SEPTIC LID
	= WATER VALVE		= ELEV. SHOT
	= WATER METER		= HANDICAP PARKING SPACE
			= SEC. QTR. CORNER
			= SECTION CORNER

LINETYPES:	
	BOUNDARY
	BUILDING
	EASEMENT
	CHAIN LINK FENCE
	WOOD FENCE
	PLASTIC FENCE
	OVERHEAD CABLE

GENERAL NOTES:
1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #7274.

Job Nr: 181427-CE Date of Field Work : 08/22/2023 Drawn by: T. B.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

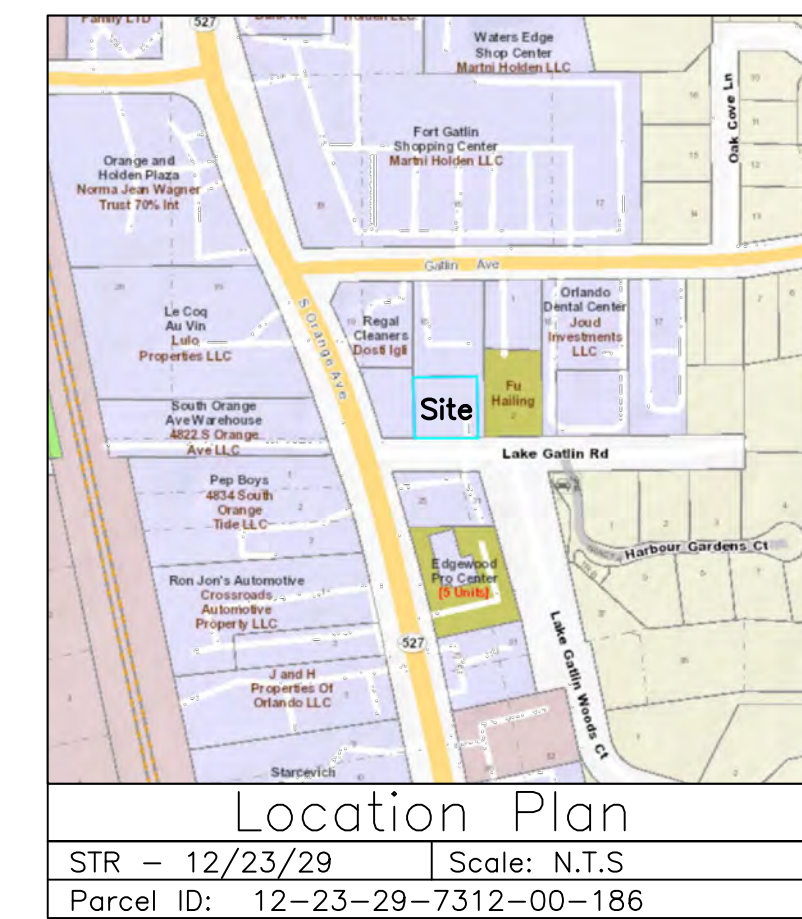
SIGNATURE
DATE: 10-10-2023
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Elevations, if shown:	
Benchmark:	_____
Benchmark Elev.:	109.48'
Benchmark Datum:	N.A.V.D.88
Elevations on Drawing are in: N.G.V.D.29 <input type="checkbox"/> N.A.V.D.88 <input checked="" type="checkbox"/>	
Revisions:	Update (Topo)
Job Nr.:	181427-CE
Date of Field Work:	10/05/2023
Revision by:	T.B. - 10/09/2023

PRINTING INSTRUCTIONS:
WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING.
DO NOT USE "FIT".



Social Cafe @ 11 Lake Gatlin



Legal Description
THE SOUTH 105 FEET (LESS THE SOUTH 30 FEET FOR STREET KNOWN AS VIRGINIA AVENUE) OF THE FOLLOWING DESCRIBED PROPERTY: BEGIN 450 FEET WEST OF THE SOUTHEAST CORNER OF LOT 17, PLAT OF ALLOTMENT OF THE RANDOLPH LAND FORT GATLIN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK C, PAGE 58, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THENCE WEST 123 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT 17, 300 FEET MORE OR LESS TO THE SOUTH LINE OF GATLIN AVENUE, THENCE EAST ALONG GATLIN AVENUE 123 FEET MORE OR LESS TO THE POINT 450 FEET WEST OF THE EAST LINE OF SAID LOT 17, THENCE SOUTH PARALLEL TO THE EAST LINE OF LOT 17, AS DESCRIBED TO THE POINT OF BEGINNING; LESS THE EAST 12 FEET THEREOF

Owner:
Hsag Holdings LLC
11 Lake Gatlin Rd
Orlando, FL 32806-6919

Architect:
George Fong AIA
601 E. Colonial Drive,
Orlando, FL 32803
ph 407.936.1355
fx 407.936.1355
gfong@gdpdesignbuild.com

Engineer:
Darcy Unroe PE
Unroe Engineering, Inc
PO Box 690942
Orlando, Florida 32869
Ph (407) 299-0650
Darcy@UnroeEngineering.com

Surveyor:
LANDTEC Surveying
700 West Hillsboro Blvd Suite 4-100
Deerfield Beach, Florida 33441
Ph (561) 367-3567
Fx (561) 465-3145

SITE STATISTICS

TOTAL PROJECT SITE AREA
11 LAKE GATLIN RD, 75' X 111': 8,325 SF
116 GATLIN AVE, 75' X 12': 900 SF (12' ACCESS STRIP)

TOTAL: 9,225 SF

ZONING CLASSIFICATION

ECD

FUTURE LAND USE

COMMERCIAL

IMPERVIOUS AREA CALCS

BUILDING - 3,166 SF
WALKS & PADS - 683 SF
PARKING - 3,900 SF
TOTAL IMP AREA - 7,749 SF
% IMPERVIOUS - 84.0%

OPEN SPACE

LANDSCAPE AREA - 1,476 SF
PATIO - 400 SF
TOTAL OS - 1,876 SF - 20.3%

BUILDING SETBACKS

	REQUIRED MIN.	EX / PROPOSED
FRONT (S)	25 FT	8.82 FT
SIDE YARD (W)	0 FT	2.62 FT
SIDE YARD (E)	0 FT	56.41 FT
REAR (N)	20 FT	1.58 FT

BUILDING HEIGHT

	MAX ALLOWABLE	EXISTING
	35 FT	13.7 FT ±

BUILDING COVERAGE

	MAX ALLOWABLE	EXISTING
	N/A	34.32%

BUILDING AREA

EXISTING
3,166 SF

PARKING REQUIRED

REQUIRED MIN.
PLAY AREA = 0 SPACES
1,600 SF CAFE/100 + 400 SF PATIO/200 = 18 SPACES

PARKING PROVIDED

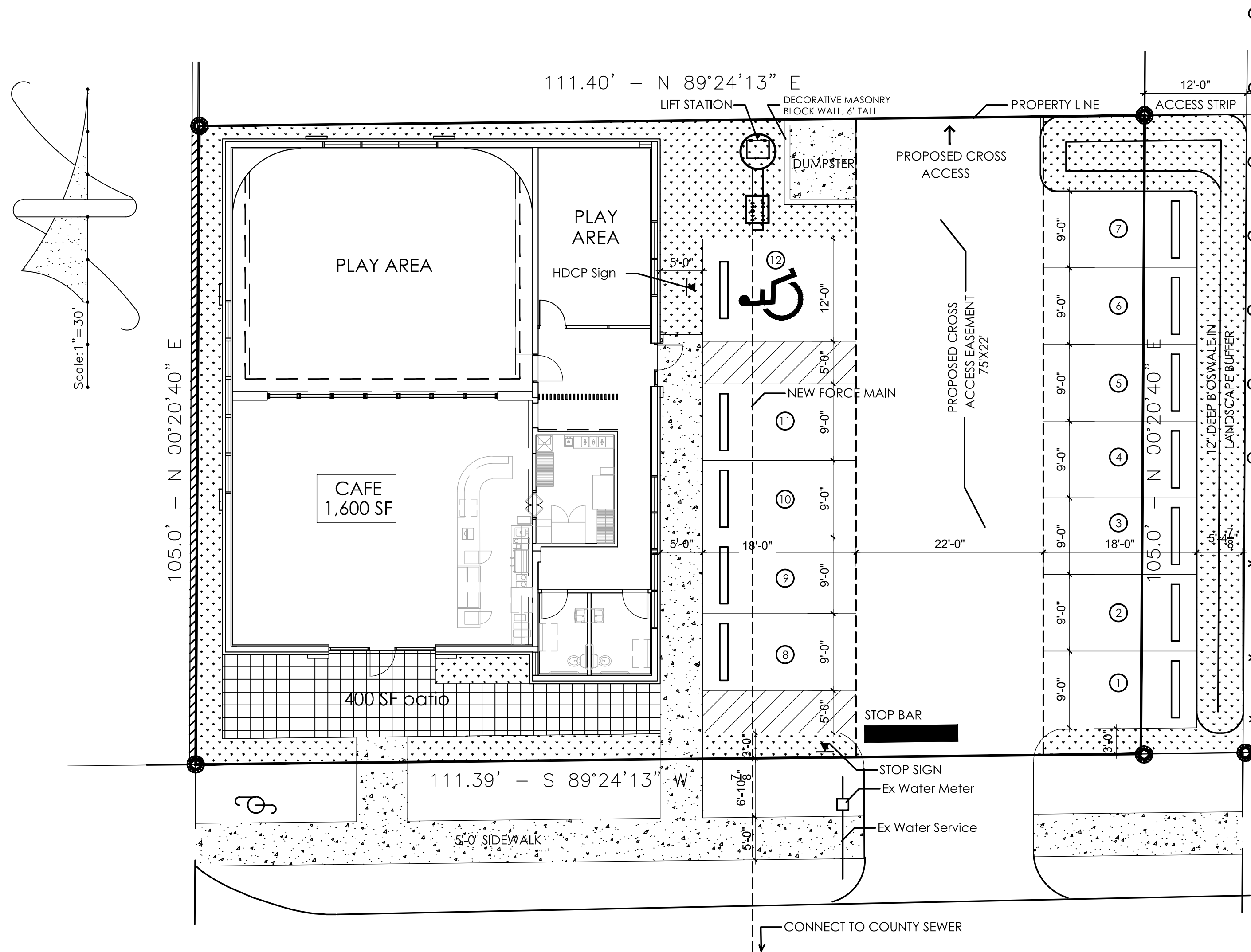
STANDARD	ADA	TOTAL
11	1	12 SPACES

BIOSWALE CALCULATIONS

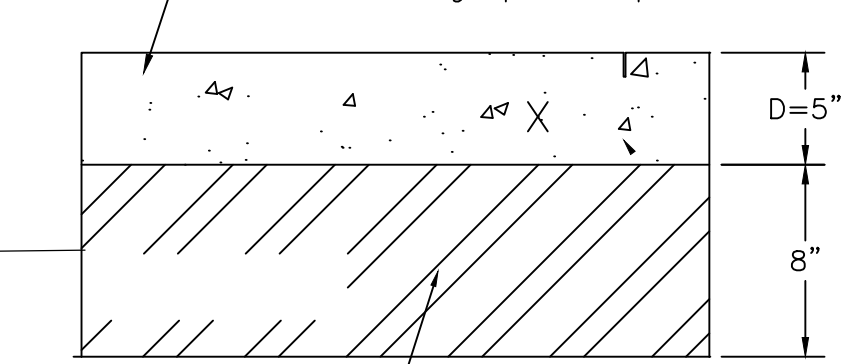
PARKING AREA IMPERVIOUS AREA: 3,900 SF

REQUIRED STORAGE @ 1" OF RUNOFF
1 IN X 3,900 SF = 325 CF

PROVIDED STORAGE
TOP AREA - 580 SF
BOTTOM AREA - 75 SF
DEPTH - 12"
VOLUME = 328 CF > 325 CF {OK}



Min 4000 psi 28 day compressive strength concrete with fibermesh reinforcing submit mix design prior to placement



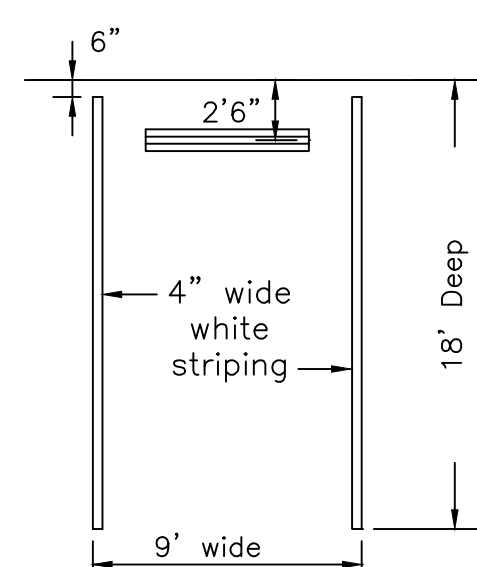
STABILIZED SUBGRADE
LBR 40 compacted to 98% of max density per FDOT (ASHTO T-180)

Pavement - Concrete Driveway

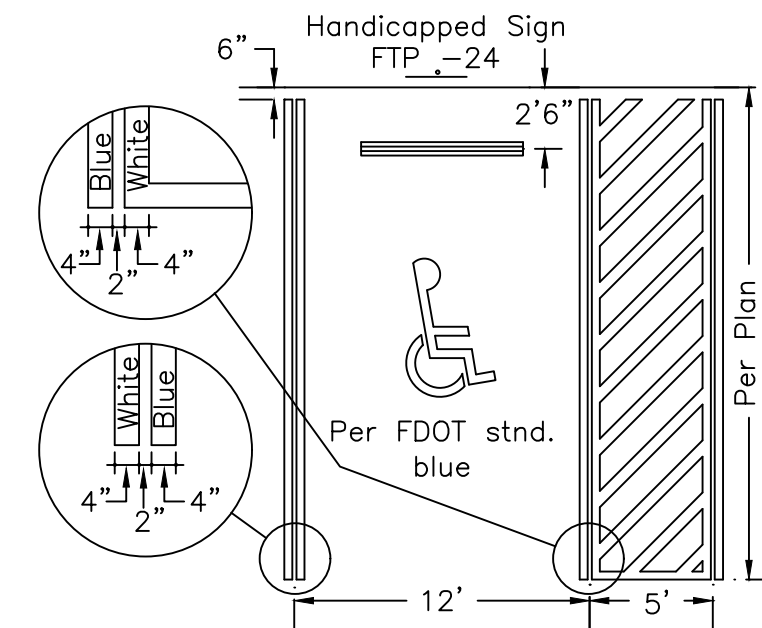
Fibermesh Reinforcing to be Macro-Synthetic Fiber with a recommended dosage of 5 lb/cy

LAKE GATLIN RD.
(60 ROW)

Ex Fire Hydrant
71' to Bldg



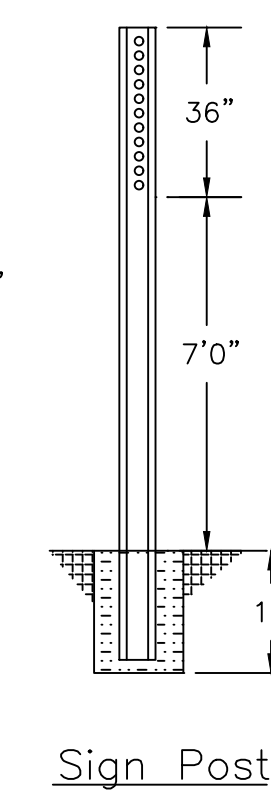
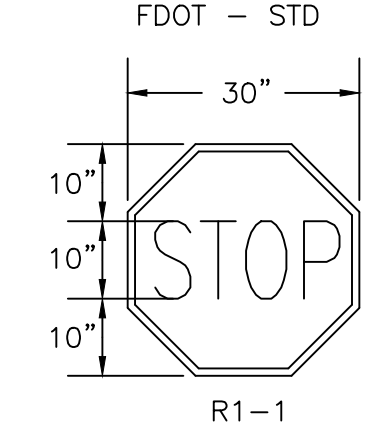
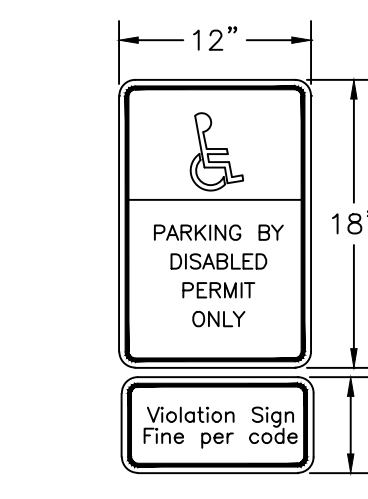
Parking Striping



HDCP Parking Striping

ADA Notes:

- All handicapped parking spaces and access aisles adjacent to the handicap parking spaces shall have a maximum of 2% slope in all directions (this includes running slope and cross slope).
- An accessible route from the public street or sidewalk to the building entrance must be provided. This accessible route shall be a minimum of 60" wide. The running slope of an accessible route shall not exceed 5% and the cross slope shall not exceed 2%.
- Slopes exceeding 5% but less than 8% will require a ramp and must conform to the requirements for ramp design (handrails, curbs, landings). no ramp shall exceed an 8% running slope or 2% cross slope.
- In the case that a new sidewalk will be constructed in the right of way of a site the running slope of the sidewalk shall not exceed 5% and the cross slope shall not exceed 2%. this standard applies to cross walks in the driveway as well and will require special attention during staking to make sure the 2% cross slope is met in the cross walk.
- It will be the responsibility of the general contractor to ensure that the handicap parking spaces, accessible routes, and sidewalks/crosswalks are constructed to meet ADA requirements.
- Any requirements listed above that can not be met shall be brought to the engineer's attention immediately. Anything not built to the above standard will require removal and replacement of the non compliant areas at the general contractors cost.



Sign Post

Unroe Engineering, Inc

Civil Engineering/Planning/Scientific Evaluation
PO Box 690942, Orlando, FL 32869-0942
Business Authorization Number: EB 0006579 ph (407) 299-0650

Master Site Plan

Social Cafe @ 11 Lake Gatlin
11 Lake Gatlin Rd, Orlando, Florida 32806

DP	Drawn
dp	Checked
1"=10'	Scale
11/2/23	Date
LakeGatlin	File

Dwg. No.

CO

1 of 1

This item has been electronically signed and sealed by Darcy Unroe, PE 60929 on the date indicated using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

PROVIDE AGRIFORM (20-10-5) FERTILIZER TABLETS AT THE FOLLOWING RATES:
3 GAL./2 TABLETS; 1 GAL./1 TABLET.

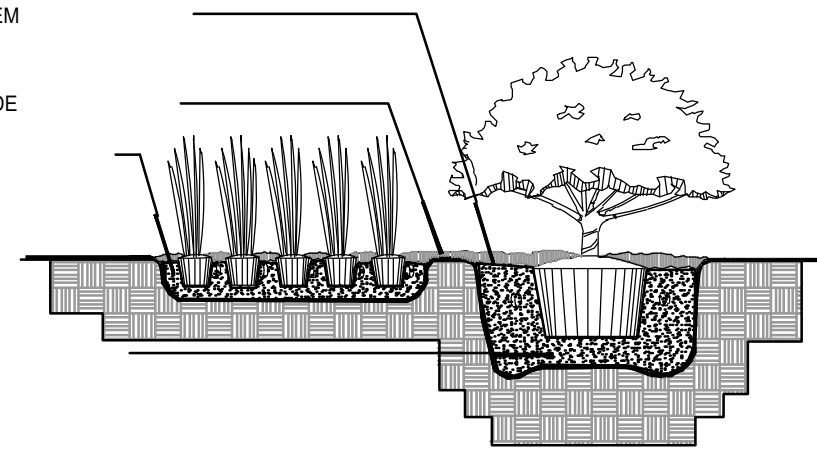
PROVIDE 6" MINIMUM CLEARANCE AROUND ROOT BALL (SIDES AND BOTTOM)

2" MULCH MINIMUM - DO NOT COVER MAIN STEM

SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE

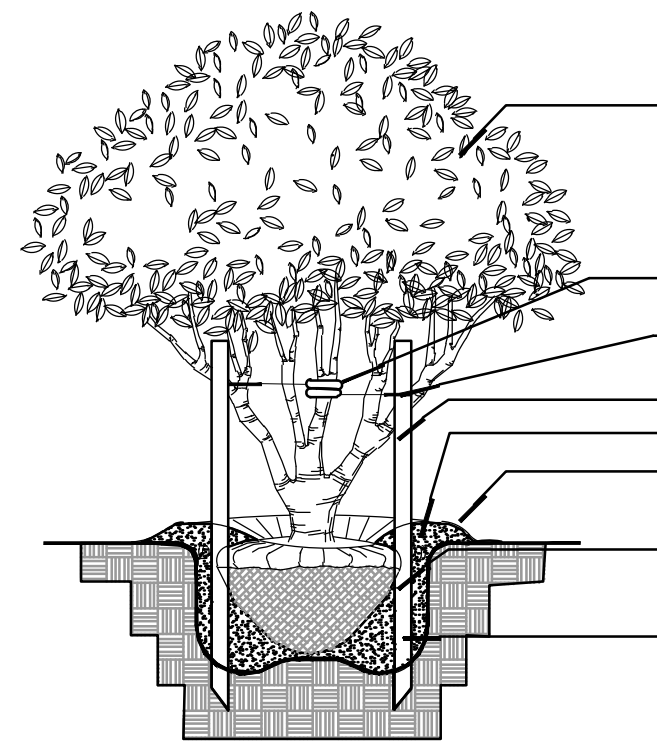
12" MINIMUM DEPTH OF PLANTING SOIL MIX IN SHRUB/GROUNDCOVER PLANTING BEDS.

PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, 1/3 TOPSOIL. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.



SHRUB AND GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



REMOVE ALL NON-BIODEGRADABLE TREE BALL NYLON STRAPPING, HOISTING ROPES, AND BASKET HOOKS UPON PLANTING.
SELECTIVELY PRUNE TO MAINTAIN FORM
PROVIDE AGRIFORM FERTILIZER TABLETS AT THE FOLLOWING RATES: 15 GAL./5 TABLETS, 30 GAL./10 TABLETS, 65 GAL./15 TABLETS, OR ONE TABLET PER EACH 1/2" OF TRUNK DIAMETER.
REINFORCED RUBBER HOSE
#10 GAUGE WIRE FROM CENTRAL TRUNK TO THREE STAKES
THREE 2" x 2" x 8" P.T.P. STAKES
MINIMUM 2" MULCH AS SPECIFIED AND 12-18" FROM TRUNK
6" SOIL SAUCER
TURN BACK BURLAP ONE THIRD IF BALLED & BURLAPPED. REMOVE SYNTHETIC BURLAP COMPLETELY.
PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, 1/3 TOPSOIL. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.
PROVIDE CLEARANCE AROUND ROOT BALL OF 12" ON ALL SIDES AND 6" ON BOTTOM.

MULTI-TRUNK TREE PLANTING DETAIL

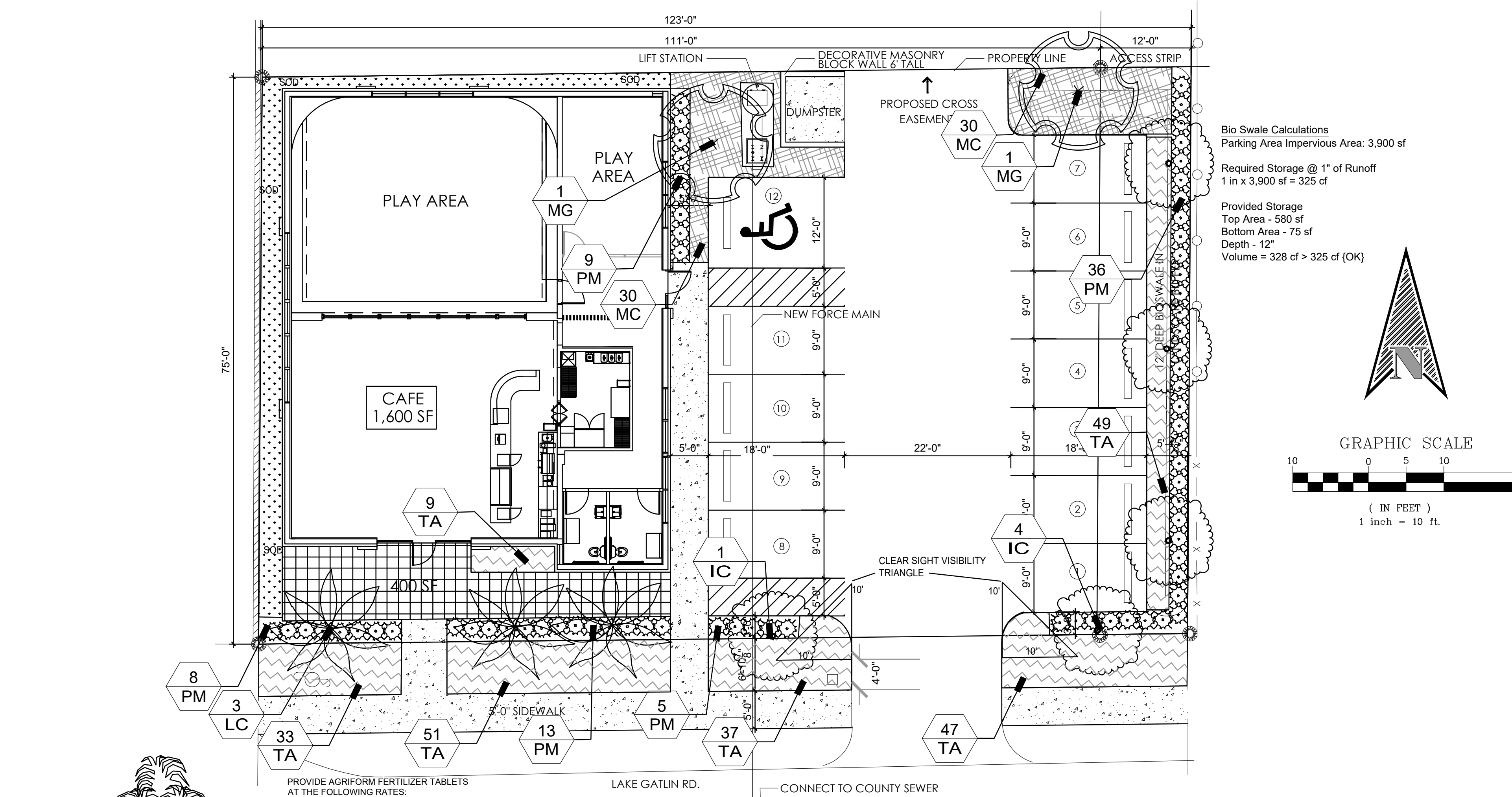
NOT TO SCALE

LANDSCAPE PLANTING NOTES:

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
- ALL PLANTS SHALL BE FLORIDA FANCY, AS GRADED IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
- ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
- ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
- ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
- ALL MULCH PLANTING AREAS SHALL BE A MINIMUM OF 2" IN DEPTH.
- ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
- ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
- ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.
- CALIPER TO BE MEASURED (6) SIX INCHES ABOVE ROOTBALL.

LANDSCAPE CONTRACTOR NOTES:

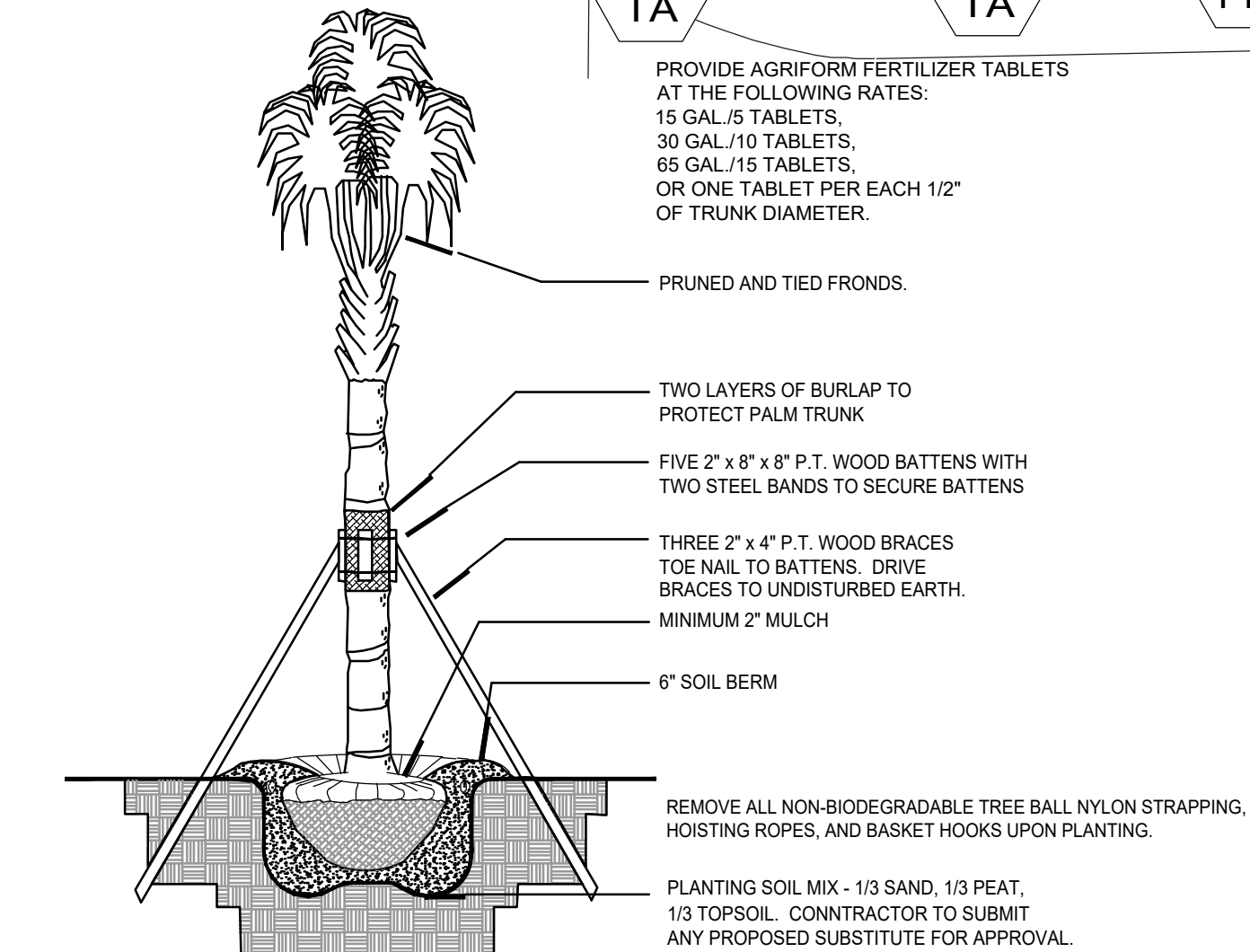
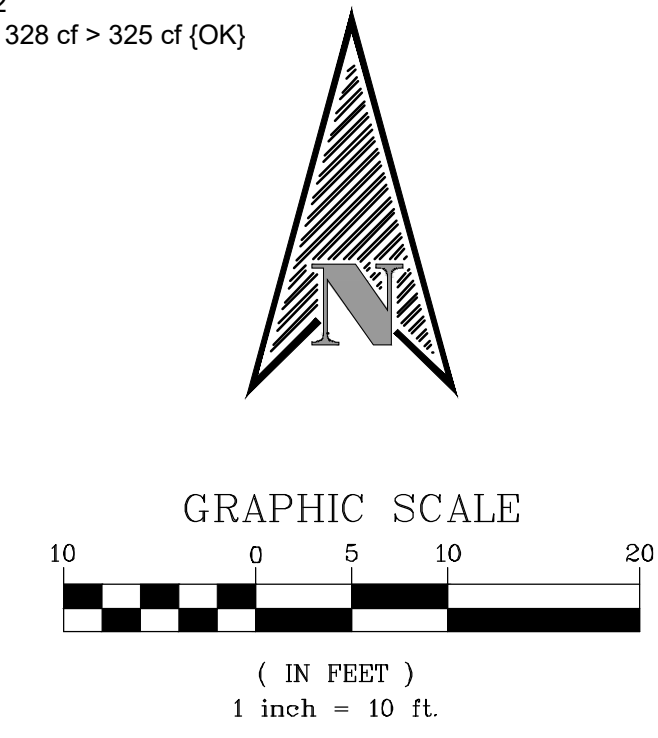
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOWING, FERTILIZING AND RESETTING TREES THAT ARE OUT OF PLUMB.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION. ANY AND ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANTITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
- THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE OF HIS WORK.



Bio Swale Calculations
Parking Area Impervious Area: 3,900 sf

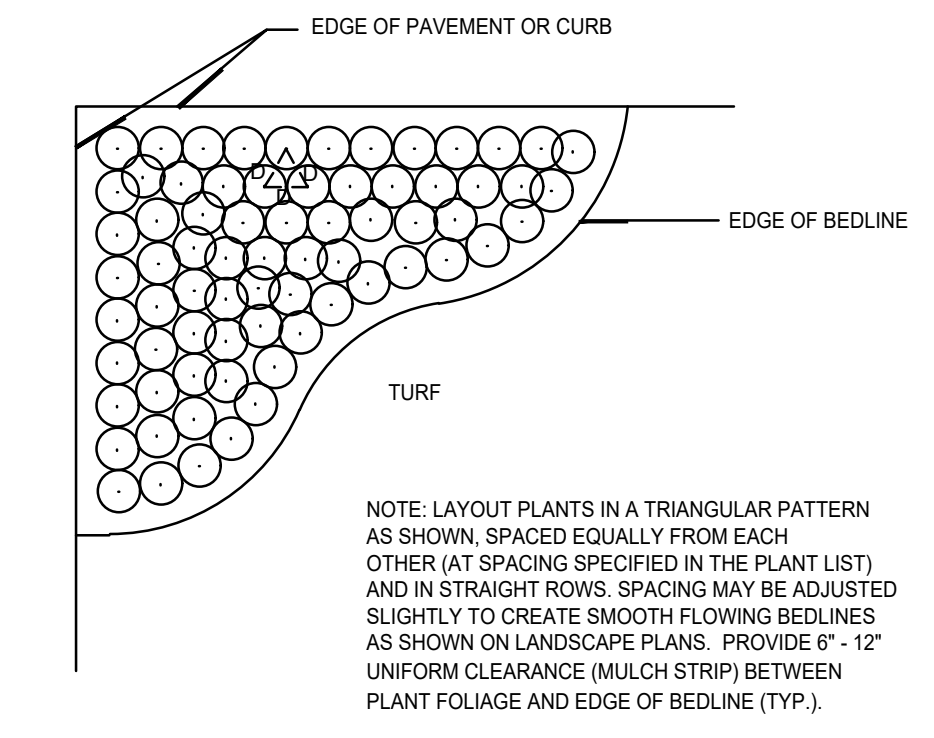
Required Storage @ 1" of Runoff
1 in x 3,900 sf = 325 cf

Provided Storage
Top Area - 580 sf
Bottom Area - 75 sf
Depth - 12"
Volume = 328 cf > 325 cf (OK)



PALM PLANTING DETAIL

NOT TO SCALE



SHRUB/GROUNDCOVER SPACING DETAIL

NOT TO SCALE

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS
TREES					
IC	5	ILEX CASSINE	DAHOON HOLLY	8' HT X 4" SPR. / 2" CAL. FULL SINGLE TRUNK	SPACE AS SHOWN GUY
LC	3	LIVISTONIA CHINENSIS	CHINESE FAN PALM	CLEAR TRUNK 6" MIN HEIGHT	SPACE AS SHOWN GUY
MG	2	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	8' HT X 4" SPR. / 2" CAL. FULL SINGLE TRUNK	SPACE AS SHOWN GUY
SHRUBS					
MC	60	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL CAN FULL	30" O.C.
PM	71	PODOCARPUS MACROPHYLLUS	PODOCARPUS HEDGE	30-36" HT., FULL 7G TO BE MAINTAINED AT 3' HEIGHT	30" O.C.
GROUNDCOVERS					
TA	226	TRACHELOSPERMUM ASIATICUM	DWARF ASIAN JASMINE	FULL / 1G	12" O.C.
SOD					
SEE PLANS		ZOYSIA JAPONICA 'EMPIRE'	ZOYSIA SOD	SOLID SOD, WEED AND DEBRIS FREE	FIELD VERIFY QTY.
MULCH					
SEE PLANS		MINI PINE BARK NUGGETS	MINI PINE BARK NUGGETS	FREE OF DIRT AND DEBRIS	FIELD VERIFY QTY.

LANDSCAPE CODE NOTES:
VEHICULAR USE AREA = 10% REQUIREMENT
PROVIDED: 3,807 SQ.FT. VEHICULAR USE AREA X 10% = 380 SQ.FT.
+1,440 SQ.FT. AREA PROVIDED

CADDSCAPES, INC.
Florida Landscape Architecture Firm
432 Nowell Loop, Landscape Architect:
Deland, FL 32724 Jason Bridgewater, RLA
Office: 407-310-5567 Florida Water Star AP
LCH 26000550
© Caddscapes, Inc. 2023
jasonbridgewater@gmail.com

DATE	REVISION

DATE: 2023/11/09
SEAL
Jason P. Bridgewater
Registered Landscape Architect
FL Registration - LA 6667308

11 Lake Gatlin Road
EDGEWOOD, FL

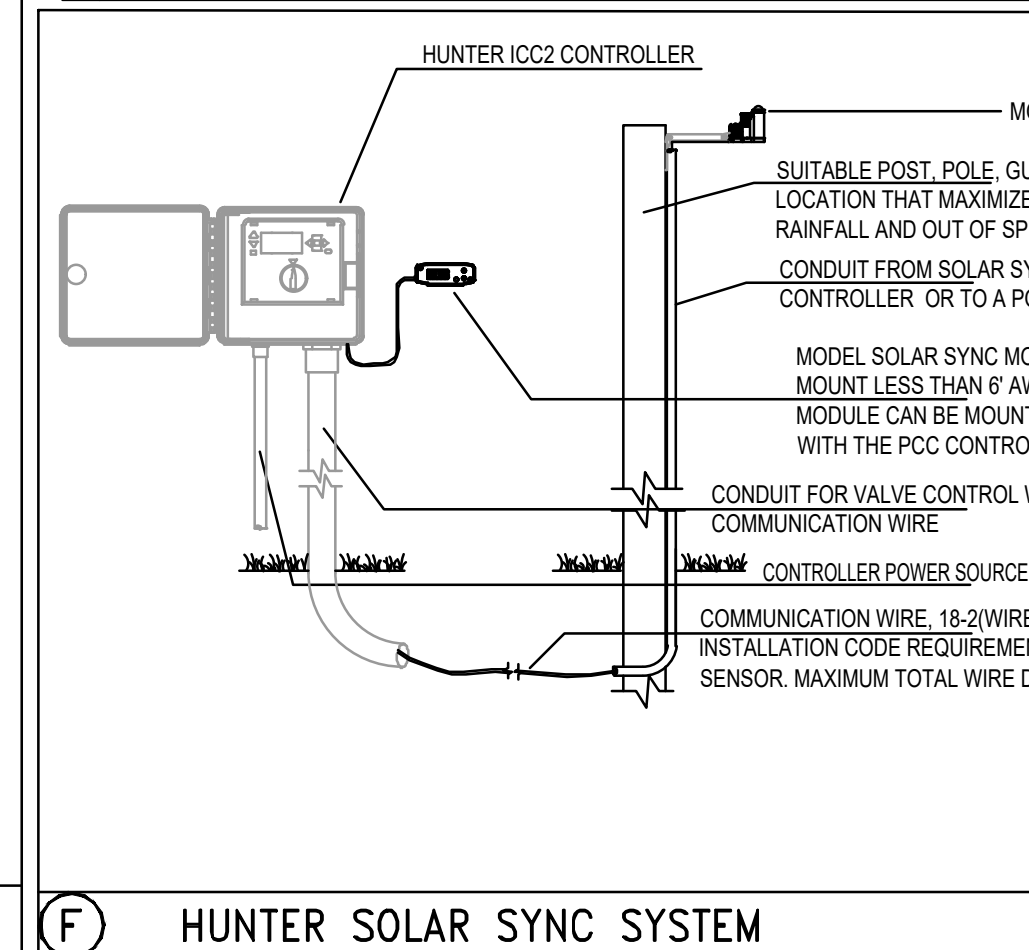
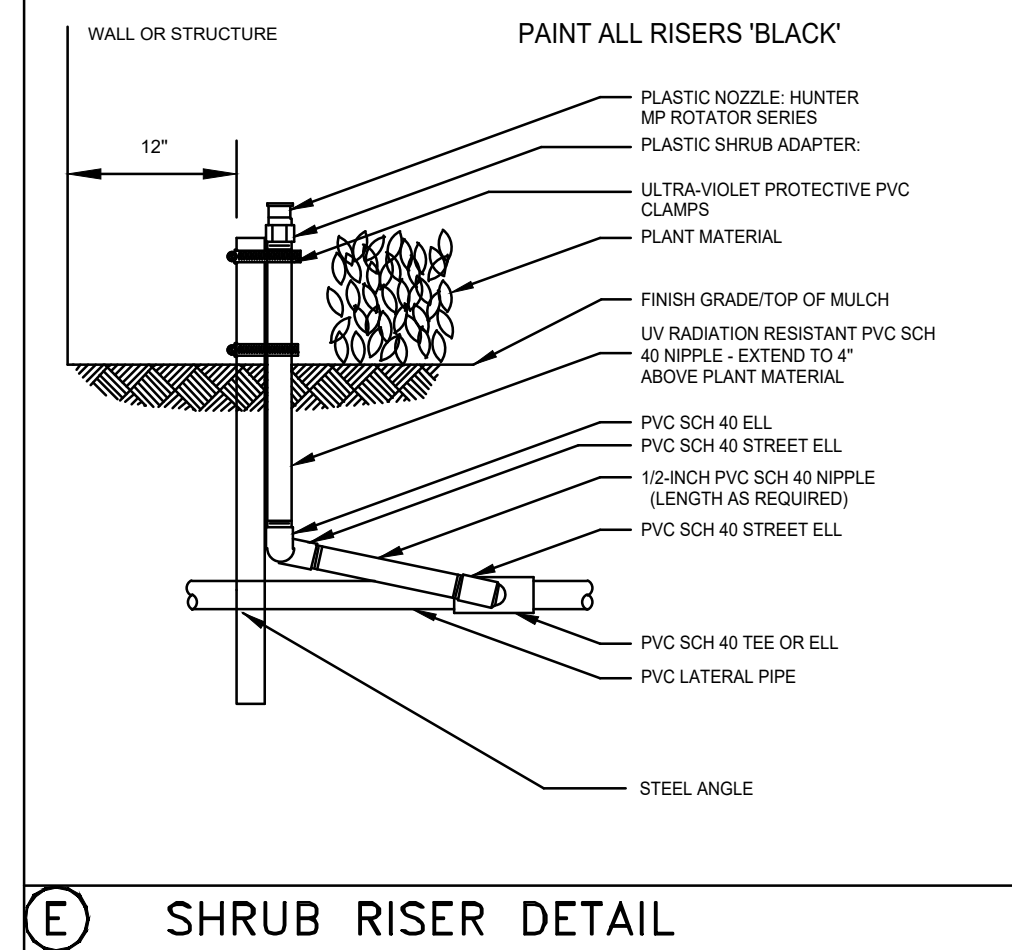
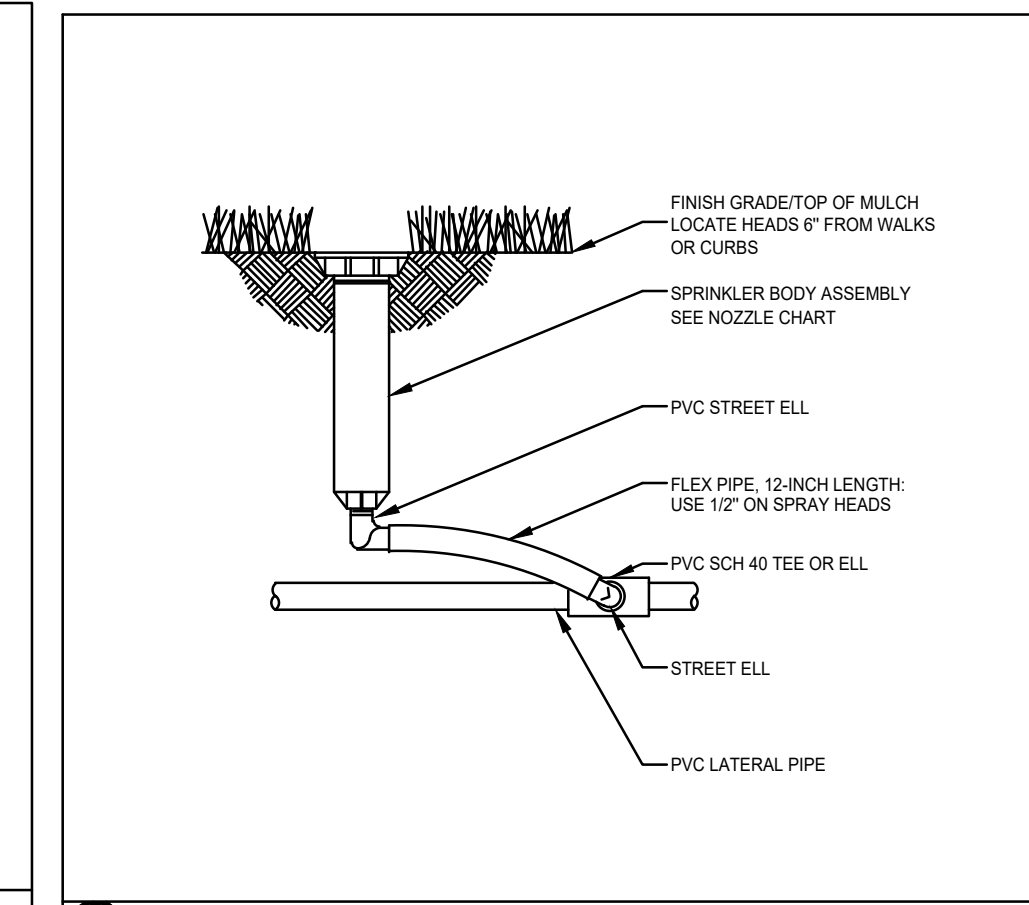
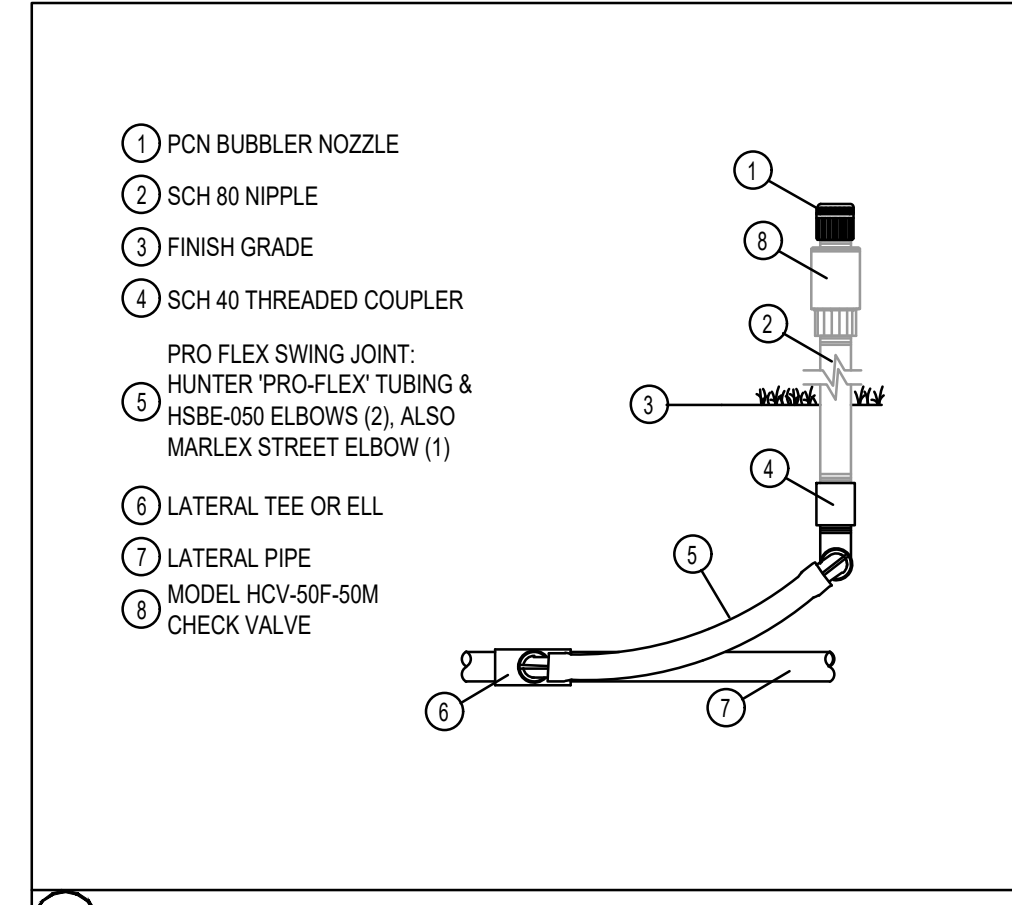
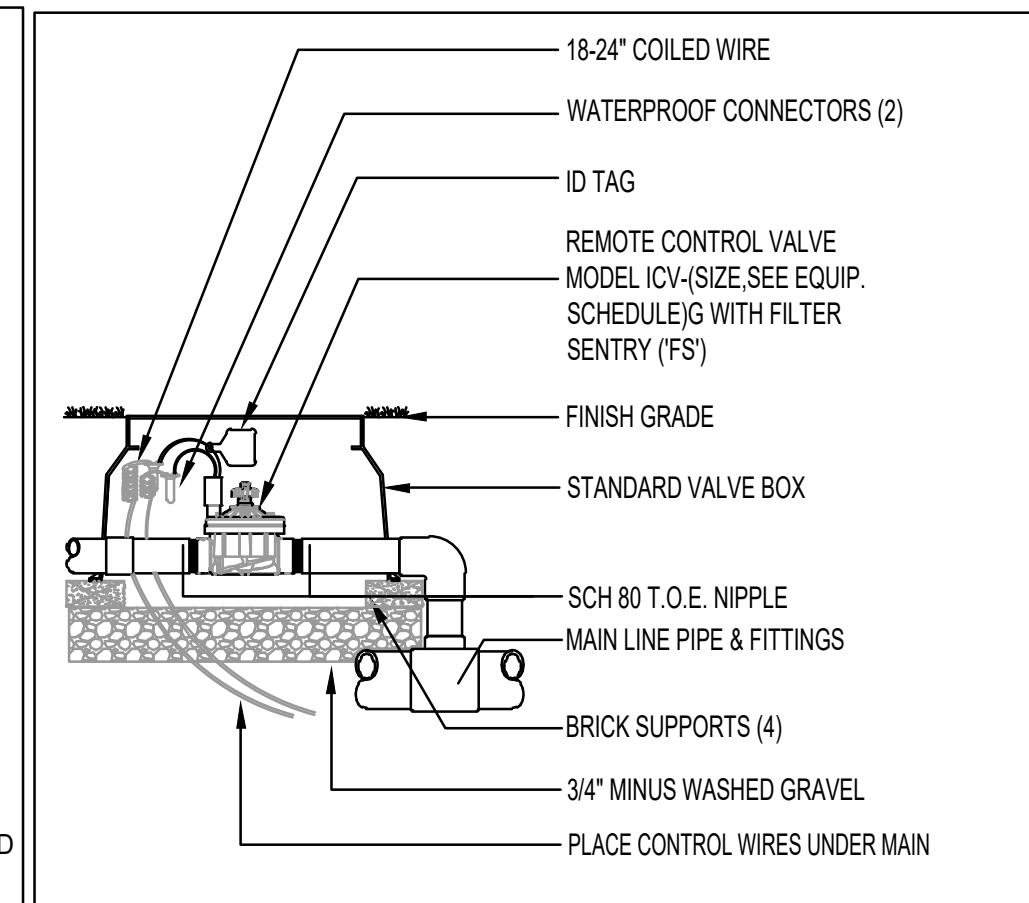
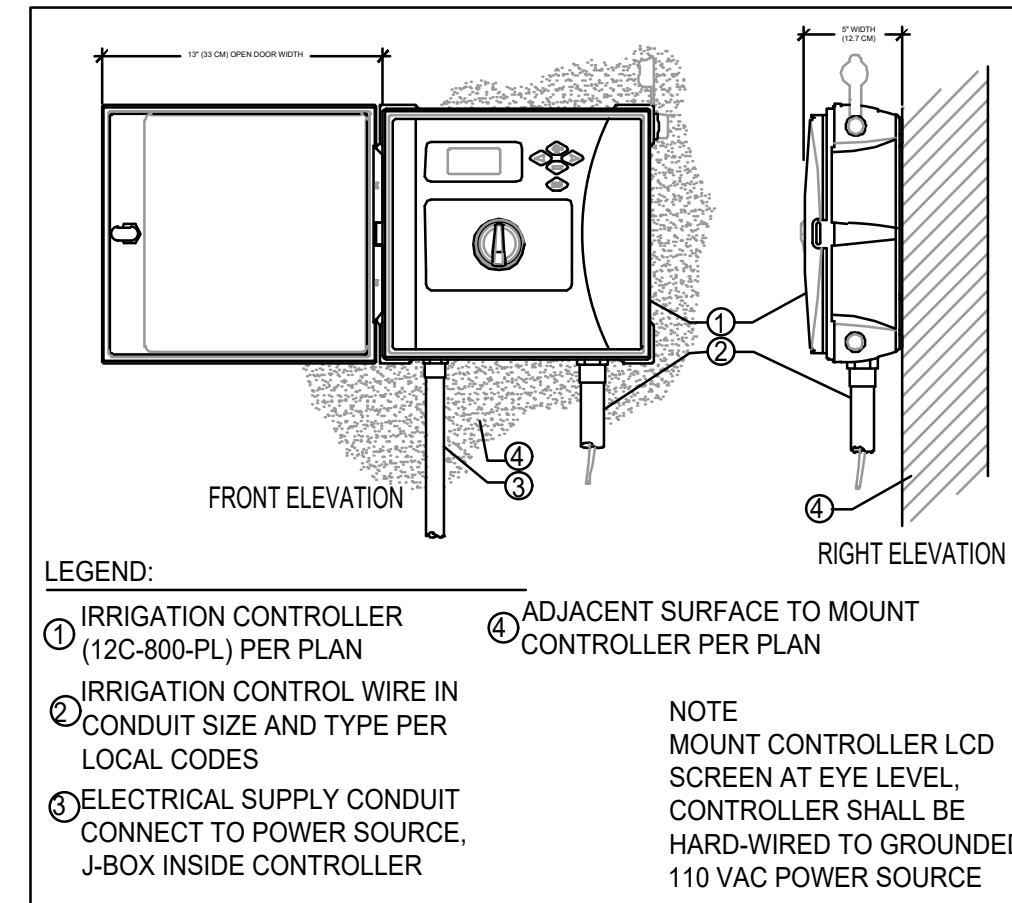
DATE: 10/13/2023
DRAWN: JB
CHECKED: JB

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION

L-1
LANDSCAPE PLAN

PROJECT NO.: 2023.124

IRRIGATION DETAILS

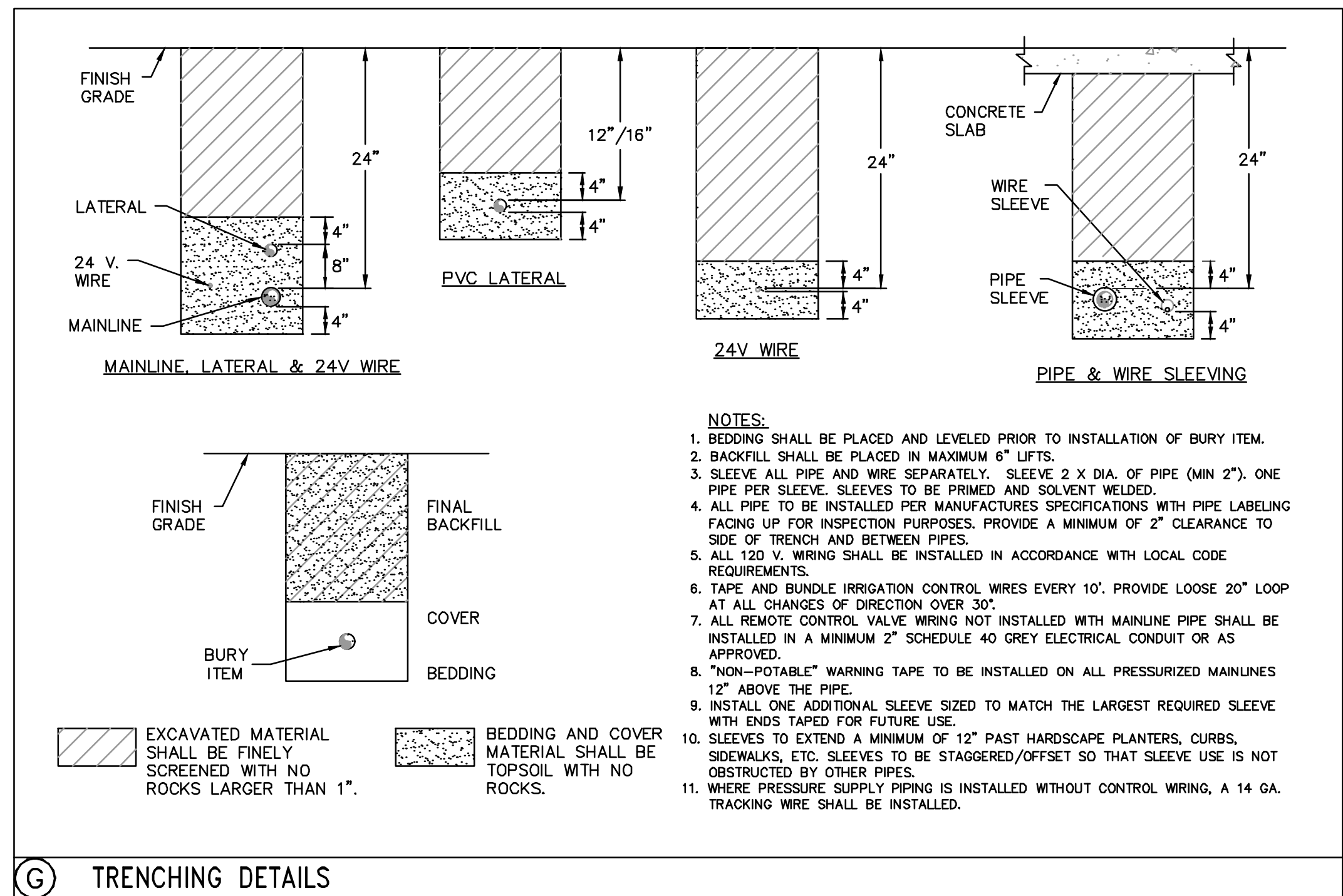
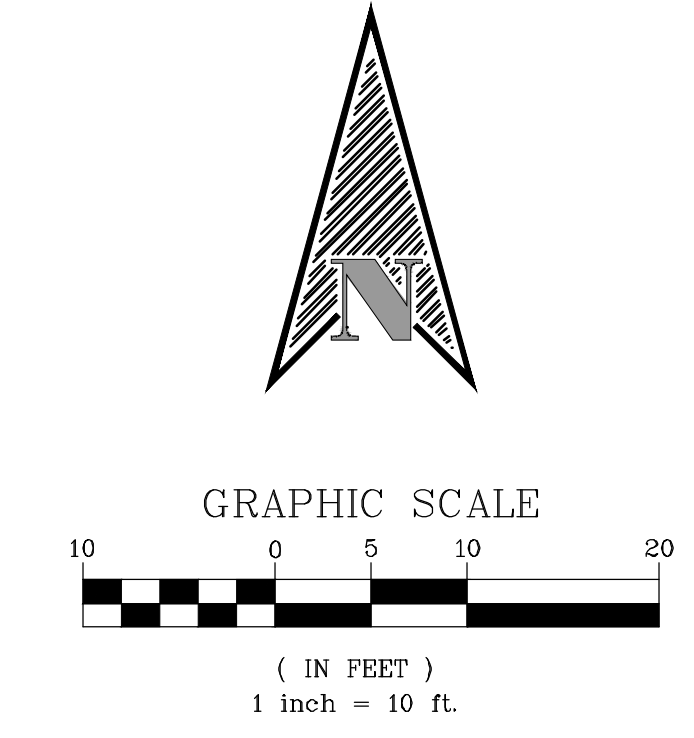
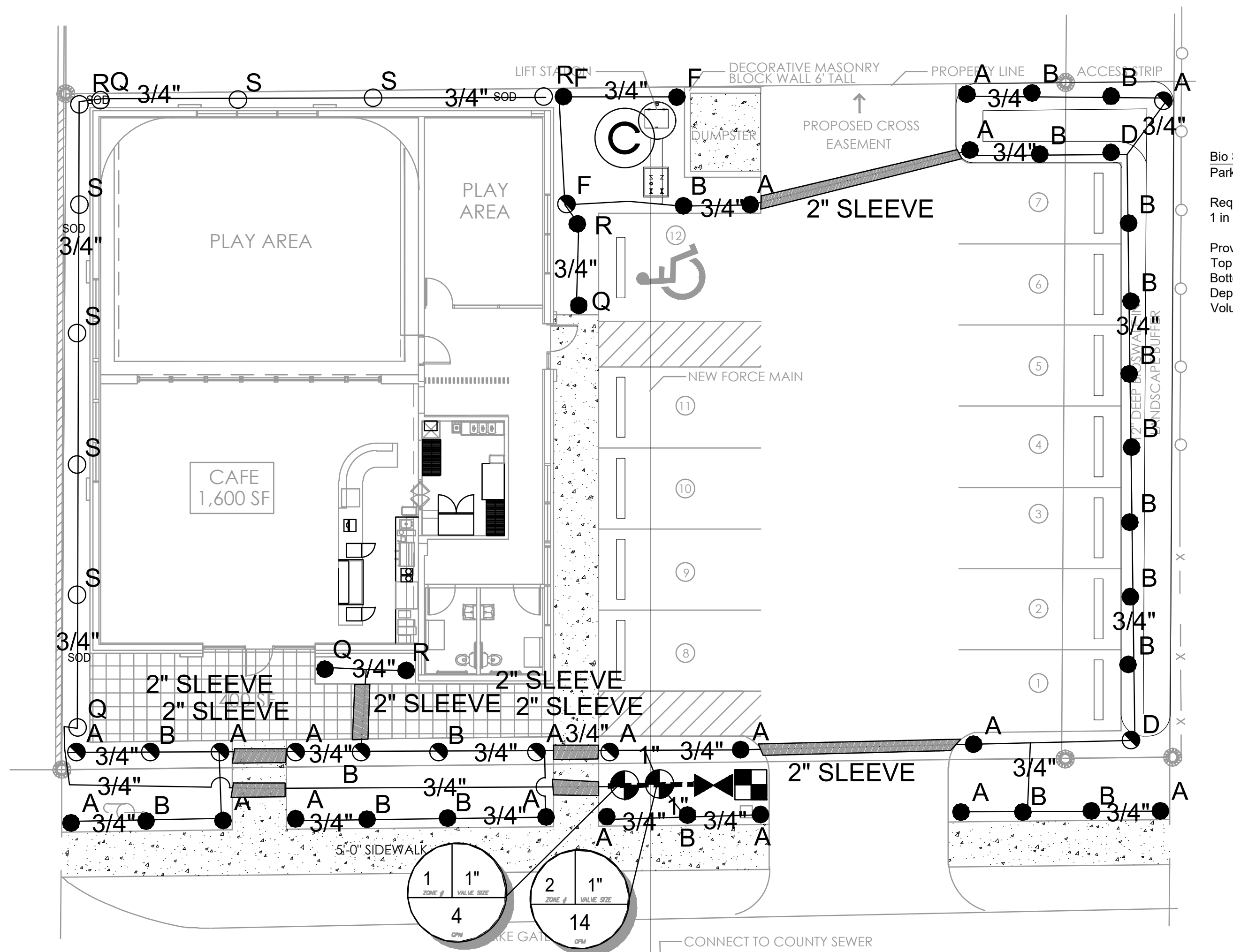


SPRAY NOZZLE CHART

	SYM	NOZZLE	NOZZLE PATTERN	GPM
MP1000 8'-15' radius	A	MAROON	90° ADJUSTABLE ARC	.19
	B	MAROON	180° ADJUSTABLE ARC	.37
	C	LT. BLUE	210° ADJUSTABLE ARC	.43
	D	LT. BLUE	270° ADJUSTABLE ARC	.57
	E	OLIVE	360° ARC	.75
MP2000 13'-21' radius	F	BLACK	90° ADJUSTABLE ARC	.40
	G	BLACK	180° ADJUSTABLE ARC	.74
	H	GREEN	210° ADJUSTABLE ARC	.86
	I	GREEN	270° ADJUSTABLE ARC	1.10
MP3000 22'-30' radius	J	RED	360° ARC	1.47
	K	BLUE	90° ADJUSTABLE ARC	.86
	L	BLUE	180° ADJUSTABLE ARC	1.82
	M	YELLOW	210° ADJUSTABLE ARC	2.12
	N	YELLOW	270° ADJUSTABLE ARC	2.73
STRIPS & CORNERS	O	GRAY	360° ARC	3.64
	P	TURQUOISE	45°-105° ADJUSTABLE ARC	.45
	Q	IVORY	5x15' LEFT STRIP	.22
	R	COPPER	5x15' RIGHT STRIP	.22
BUBBLERS AND MICRO-SPRAYS	S	BROWN	5x30' SIDE STRIP	.44
	T	PCN10	1.00 GPM FLOOD BUBBLER	1.00
	U	PCN50	.50 GPM FLOOD BUBBLER	.50
	V	SR-2Q	90° 2' RADIUS	.11
	W	SR-2H	180° 2' RADIUS	.16
X	MS-F	360° 5' RADIUS	.50	

EQUIPMENT LIST

SYMBOL	DESCRIPTION	QUANTITY
○	6" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZLES	10
●	12" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZLES	33
⊙	SPRAY ON RISER - HUNTER INDUSTRIES INST-00-CV-MP2000	11
⊕	HUNTER ICV SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR	1
⊙	HUNTER ICC2 8 STATION CONTROLLER, 120VOLT INSTALL WITH A SOLAR SYNC (WITH EVAPOTRANSPIRATION SENSOR AND RAIN SENSOR AND BY-PASS BOX.) GROUND WITH AN 8' COPPER CLAD ROD.	1
⊕	1" POTABLE IRRIGATION METER TO PROVIDE 30 GPM AT 40 PSI	1
⊕	1" DOUBLE CHECK VALVE BACKFLOW PREVENTOR	1
---	LATERAL LINE SIZE PER PLAN	SEE PLAN
---	1-1/2" MAINLINE CLASS 200 P.V.C. SIZE PER PLAN	SEE PLAN
---	SLEEVING - SCH. 40 P.V.C. MIN. DEPTH OF 24"	SEE PLAN
---	(ALL 3" SLEEVES TO HAVE ACCOMPANYING 2" SLEEVE FOR WIRING)	SEE PLAN



IRRIGATION NOTES

- REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.
- ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- ALL POP-UP ROTORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.
- ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.
- THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
- ALL RISERS SHALL BE PAINTED BLACK.
- ALL RISERS SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH ULTRA-VIOLET LIGHT PROTECTED P.V.C. CLAMPS.
- ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
- ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
- ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
- ALL RISERS SHALL BE INSTALLED 12" FROM ANY WALL AND A MINIMUM OF 36" FROM ANY SIDEWALK, PATIO OR ROAD.
- THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE.
- CONCRETE THRUST BLOCKS ARE TO BE UTILIZED AT ALL MAINLINE DIRECTION CHANGES.
- ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

CADDSCAPES, INC.
 Florida Landscape Architecture Firm
 432 Nowell Loop, Landscape Architect:
 Deland, FL 32724 Jason Bridgewater, P.L.A.
 Office: 407-310-5567 Florida Water Star AP
 LCF 26000550
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 jasonbridgewater@gmail.com

REVISION	DATE	REVISION	DATE

DATE: 2023/11/09
 SEAL
 Jason P. Bridgewater
 Registered Landscape Architect
 FL Registration -LA 6667308

11 Lake Gatlin Road
 EDGEWOOD, FL

DATE: 10/13/2023
 DRAWN: JB
 CHECKED: JB

48 HOURS BEFORE YOU DIG
 CALL SUNSHINE
 1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
 FLORIDA LAW REQUIRES
 EXCAVATORS TO NOTIFY
 OWNERS OF UNDERGROUND
 FACILITIES NO LESS THAN TWO
 (2) DAYS PRIOR TO EXCAVATION

L-2
 IRRIGATION PLAN

PROJECT NO.: 2023.124

STAFF REPORTS

City Attorney Smith

Police Chief DeSchryver

**Edgewood Police Department
City Council Report
October 2023**

	September	October
Residential Burglaries	0	0
Commercial Burglaries	0	2
Auto Burglaries	1	2
Theft	0	2
Assault/Battery	2	2
Sexual Battery	0	0
Homicides	0	0
Robbery	0	0
Traffic Accident	12	12
Traffic Citations	73	73
Traffic Warnings	117	83
Felony Arrests	1	2
Misdemeanor Arrests	1	2
Warrant Arrests	0	2
Traffic Arrests	3	3
DUI Arrests	1	1
Code Compliance Reports	25	65

Department Highlights:

- On October 7th, Officer Miguel Aponte visited the Cub Scouts Pack 42's car wash to raise money for their Scouting Program.
- On October 11th, Chief DeSchryver and Detective Nicolle Crock were recognized for Edgewood's participation in Rail Safety Week.
- The week of October 16th, the Edgewood Police Department participated in the National School Bus Safety Week by doing extra patrol of bus stops and educating the public on the dangers of not following the rules for School Bus Stops.
- On October 27th, the Edgewood Police Department celebrated Halloween in Bagshaw Park for the annual trunk of treat. During the event, the Police Department provided Candy, Hot Dogs, Chips, Water and a haunted trailer. This was Chief DeSchryver's first City Event!
- On October 28th, the Edgewood Police Department participate in the semi-annual DEA Prescription Drug Take Back. During this event 55 lbs of unused prescription drugs were collected and destroyed.
- On October 31st, the Edgewood Police Officers celebrated Halloween with the residents passing out candy, and attending the Legacy Halloween Event!
- During the Month of October, the Edgewood Police Department Board conducted 5 Peer Reviews for the open Police Officer positions.

Reporting Dates: October 1st – 31st

City Clerk Riffle

MAYOR & CITY COUNCIL REPORTS

Mayor Dowless

Employee HRA

Update

Recommendation for Planning and Zoning Appointment

Pioneer Days Sponsorship

Council Member Chotas

Council Member Pierce

Council Member Rader

Council Member Lomas

Council President Horn

ADJOURN