



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Monday, August 08, 2022 at 6:30 PM

Steve Kreidt
Chair

Ryan Santurri
Vice-Chair

David Gragg
Board Member

David Nelson
Board Member

Melissa Gibson
Board Member

AGENDA

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

A. CALL TO ORDER & PLEDGE OF ALLEGIANCE

B. ROLL CALL AND DETERMINATION OF QUORUM

C. APPROVAL OF MINUTES

- [1.](#) July 11, 2022 Planning and Zoning Meeting Minutes

D. NEW BUSINESS

- [1.](#) Details for 8-8-2022 Planning and Zoning Meeting
- [2.](#) Variance 2022-07: 510 Gatlin Ave. - Tennis Court Fence
- [3.](#) Waiver 2022-01: 4800 S. Orange Ave. - Car Wash
- [4.](#) Parcel Split 2022-01: 5540 Jessamine Ln.
- [5.](#) Ordinance 2022-06: Fence Regulation

E. UNFINISHED BUSINESS

F. COMMENTS/ANNOUNCEMENTS

G. ADJOURNMENT

UPCOMING MEETINGS

Tuesday, August 16, 2022.....City Council Meeting
 Monday, September 12, 2022.....Planning and Zoning Meeting

General Rules of Order

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

We ask that all electronic devices (i.e. cell phones, pagers) be silenced during our meeting!

Thank you for participating in your government!

Appeals

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



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
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Monday, July 11, 2022 at 6:30 PM

Steve Kreidt
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Board Member

David Nelson
Board Member

Melissa Gibson
Board Member

DRAFT MEETING MINUTES

CALL TO ORDER

Chair Kreidt called the meeting to order at 6:32 pm. He gave an invocation and led everyone in the Pledge of Allegiance.

ROLL CALL AND DETERMINATION OF QUORUM

Interim Clerk Riffle confirmed there was a quorum with all Board Members present.

The following Planning and Zoning and staff members were present:

Board Members:

- Steve Kreidt, Chair
- Ryan Santurri, Vice-Chair
- Melissa Gibson, Board Member
- David Gragg, Board Member
- David Nelson, Board Member

Staff:

- Sandra Riffle, Interim City Clerk
- Michael Fraticelli, Police Sergeant
- Drew Smith, City Attorney
- Ellen Hardgrove, City Planner

Applicants

- Chris Pashley, 525 Mandalay Road
- Chris Dawson, 495 Mandalay Road
- Sheila Cichra, Streamline Permitting
- Sam Sebaali, FEG for Suncoast Building Materials
- William Johns, Suncoast Building Materials

APPROVAL OF MINUTES

- June 13, 2022 Planning and Zoning Meeting Minutes
Board Member Nelson made a motion to approve the June 13, 2022 Planning and Zoning meeting minutes as presented. The motion was seconded by Board Member Santurri. Approved (5/0).

Note: The order of the agenda was changed. The minutes reflect business items in the order they were presented.

NEW BUSINESS

- **Variance 2022-06: 525 Mandalay Rd. - Boat Dock**

The applicant requested a variance for an existing side setback to remain at 6.93’ and to allow a future addition for a boathouse and covered deck to be added onto an existing dock that is 10 feet from the property line, instead of the required 15 feet per the City land development code, Sec 14-11 (b)(1).

The existing dock was permitted and built 20 years ago. Engineer Lane stated in his report that it is not feasible to modify the existing dock to bring the existing dock up to City code. With the exception of the setback, the proposed addition to the dock meets the dock regulations. There was mention that the dock encroached 0.2 feet into the maximum 25% of the canal width, but the applicant’s representative, Sheila Cichra corrected this information stating the dock meet the 25% maximum, projecting only 19.11 feet (22%) of the canal width.

Engineer Lane confirmed her correction was accurate. He had no objections and recommended approval of the variance request. Because the dock is located on a canal, Engineer Lane said two criteria must be met: no more than 25% of the width of the canal, and there must be 25 feet between docks.

The applicant provided a letter of no objection from the affected adjacent property owner.

Ms. Cichra explained the existing dock was inadvertently constructed too close to the property line 20 years ago due to a fence that was not installed on the shared property line, but almost 30’ North (near the NHWE) of the shared property line. The dock builder didn't know he was near the property line. She confirmed to Chair Kreidt that the fence was built over the property line.

Discussion ensued regarding the plans and dimensions for the proposed dock addition.

There was no public comment.

Board Member Gibson made a motion to recommend approval of Variance 2202-06 to allow an existing side setback of 6.93’ and an extension to the dock 10 feet from the property line, instead of the required 15 feet per the City land development code, Sec 14-11 (b)(1). The motion was seconded by Chair Kreidt. Approved (5/0).

The motion was approved by roll call vote.

Board Member Gibson	Favor
Board Member Gragg	Favor
Board Member Nelson	Favor
Chair Kreidt	Favor
Vice-Chair Santurri	Favor

- **Variance 2022-04: 495 Mandalay Rd. - Boat Dock**

Engineer Lane explained the applicant is requesting a variance to Sec 14-11(b)(2) of the City's code to allow a recently constructed dock to remain 24.4 feet away from the dock across the canal, in lieu of the minimum 25ft requirement; and to allow the dock to remain 28% into the canal, in lieu of the 25% maximum. It was also built 1.7 feet farther into the canal than what was in the original plans. The distance between the boat dock across the canal is 0.6 feet less than the minimum 25 feet.

He explained that the project also included a seawall which reduced the navigable width of the canal. CPH did not see any extenuating circumstances that would cause the contractor to have built in the wrong location. As both of these hardships are due to the construction of the dock and not to existing conditions, he said CPH cannot support the variance request.

Contractor Sheila Cichra with Streamline Permitting said the nonconformity was caused by a series of mistakes. The contractor did not account for the position of the seawall or where the boat dock would go. The new seawall was built in front of the existing wall. She said the dock's location does not present a navigational hazard and the encroachment is less than 1.5 feet. The applicant would have to cut off most of his catwalk to make the boat dock meet code and then it would not be functional.

There was a short discussion regarding options to reduce the encroachment. Engineer Lane said that, theoretically, the catwalk could be removed and the post for the roof could remain. Staff noted to the Board that staff requested the Orange County Sheriff's Department verify the encroachment did not impact the navigability of the canal.

The Sheriff Department's conclusion was there is ample distance to the other dock. Chair Kreidt said the boat dock is located in a dead-end canal which results in less traffic in that location. It was reviewed by the Sheriff's Office and was assessed to be adequate for navigation and there was no objection from the neighboring property.

Board Member Nelson asked about the permitting process and when Orange County scheduled its inspections during the construction process. It would be helpful if the inspection was early in the process to correct a mistake before the dock is completely built. Interim Clerk Riffle said she will inquire with the County.

There was no public comment.

Board Member Gragg made a motion to recommend approval of Variance 2022-04 to allow a variance to Sec 14-11(b)(2) of the City's code to allow a recently constructed dock to remain 24.4 feet away from the dock across the canal, in lieu of the minimum 25 feet requirement, and to allow the dock to remain at 28% into the canal, in lieu of the 25% maximum. The motion was seconded by Board Member Nelson. Approved (4/1).

The motion was approved by roll call vote.

Board Member Gragg	Favor
Board Member Nelson	Favor
Chair Kreidt	Favor
Vice-Chair Santurri	Oppose
Board Member Gibson	Favor

• **Special Exception 2022-03: Suncoast Building Materials 101 Mary Jess Road**

The applicant requested modification to Condition 11 of the 2016 special exceptions. Condition 11 limits hours of operation to 6:00 am to 6:00 pm, Monday through Saturday. The requested change is to allow the hours of operation to be limited from 5:00 am to 8:00 pm, Monday through Saturday

Planner Hardgrove told the Planning and Zoning Board that a special exception can only be approved if it does not adversely affect the public interest or the character and value of the surrounding land. She said that Staff recommended denial of the proposed amendment as there have been no changes in conditions since the Special Exception was approved in 2016.

In response to Attorney Smith, Planner Hardgrove said that based on public input, amending the hours of operation would negatively impact the neighborhood. There is outdoor activity adjacent to residential and most of the abutting houses are two-story high.

In response to Vice-Chair Santurri’s inquiry of the applicant’s compliance with other conditions of the 2016 approval, Interim City Clerk Riffle said she drove and observed that the wall was repaired and painted, and shrubbery and vines were planted. She saw no evidence of dead trees. Sam Sebaali, with FEG, representing the property owner said that the landscaping was addressed, and the City engineer inspected the site.

Engineer Sebaali said the main operation is on the south parcel which is about 300 feet from residential. In 2016, the development was intended to be on the north parcel, which is closer to residential, so there was a change of conditions from when the Special Exception was approved. The property was formerly a concrete plant that produced more noise than Suncoast’s operations. The challenge for the owner is that his trucks need to leave in the morning to make deliveries and then return to the facility. Sometimes they cannot make it back by 6:00 pm.

Engineer Sebaali said the applicant wished to change the request to keep the opening at 6:00 am as noise is more apparent in the morning but needs the flexibility in the evenings for a later closing time for when the trucks return. Noise regulations hours allow up to 9:00 pm and they are requesting to operate until 7:00 pm or 8:00 pm.

He explained to Attorney Smith that the office closes at 4:00 pm; trucks return to the property and park. Arriving by 6:00 pm has been a challenge due to heavy traffic.

In response to the statement that the trucks beep when they are on the property, property owner, William Johns said the trucks park in a line. They do not move in reverse with beeping. Drivers park the trucks on the south parcel and then go home.

Mr. Johns explained to Board Member Nelson that they have discontinued fueling at the location and the trucks now go to a gas station.

Planner Hardgrove said the special exception applies to both the north and south parcels.

Public Comment:

Andre Soto, an Edgewood resident, spoke as an opponent. He stated his concern that increased hours could affect the resale value of homes due to the sounds of trucks when families are home after hours. He hears the trucks from his house on Lake Mary Jess Shores Court and there is traffic from the business in the evening.

Mary Woznack, an Edgewood resident, spoke as an opponent. She said the owner of Suncoast knew the hours of operation in 2016. She stated the business operations do not currently follow the hours set with the 2016 special exception approval. She has witnessed activity on the property as late as 2:00 and 3:00 am. She suggested that they should have moved to an industrial rather than a commercial location. She said Code Compliance Officer Salemi has done a fantastic job enforcing property management, and the Police Department has assisted with overnight hours.

Virginia Rice, an Edgewood resident, spoke as an opponent. She said trucks are parked along Mary Jess Road in the early hours of the morning. She leaves early in the morning and has to go around the trucks to get to Orange Avenue. The trucks are just parked waiting to go into the facility. She is concerned about Suncoast's impact on the value of her real estate.

Vice-Chair Santurri commented that if they have to park their trucks on the road, allowing them into the facility could help traffic on the road.

Michael Flanders, an Edgewood resident, spoke as an opponent. He said he has seen lights on at the property as early as 4:00 am. The light shines from the property into his house.

Cindy Beckner, an Edgewood resident, spoke as an opponent. She said Suncoast starts much earlier than 6:00 am and there are often 5-6 tractor trailer trucks lined up. Each truck takes one light cycle to get through at Orange Avenue and she can hear the trucks going up the street. She would suggest starting at 7:00 am rather than at 6:00 am but she does not believe they would adhere to the allowable hours. She said this company may not be the right fit for this location.

Cliff Rathbon, an Edgewood resident, spoke as an opponent. He said he has to make U-turns to get out of his road due to the trucks. He also said each truck takes a whole light cycle to go through the Orange Avenue/Mary Jess Road intersection.

Jim Muszynski, an Edgewood resident, spoke as an opponent. He suggested a satellite location for the trucks to park in the evening. He asked to recommend denial.

Mr. Muszynski asked if the fuel tank was approved and Interim City Clerk Riffle said she would look into it.

Richard Yates, an Edgewood resident, spoke as an opponent. He said there are cars in the parking lot at 4:30 or 5:00 am. The noise has improved but still exists. He hears the backup alarms on the machinery. He objects to extending the hours of operation.

Board Member Nelson agreed that the traffic at the light at Mary Jess Road is bad. Sometimes it takes 3-5 light cycles in the mornings to get through the intersection.

Emails stating objections to the application were sent to City Hall and were given to the Board Members for their review.

The property owner, Mr. Johns, asked when the residents have seen the trucks because he does not think they were there in the last few months. The trucks now stage in the shopping center and they do not leave that location until 6:00 am.

Chair Kreidt confirmed he has seen the trucks at the shopping center preparing to go to the site.

Mr. Johns said he spoke to Code Compliance Office Salemi and they are in compliance. They have permission from the City to store metal, intended for the new building, outside. He said no one has been in the office between 8:00 pm and opening time and traffic west of their entrance would not involve them.

He said that the noise at 4:00 am is coming from Rosen Materials not his site. He stated he is being accused of something he is not doing.

There was a short discussion about landscaping. Engineer Sebaali said the hedge meets the landscape requirements and Mr. Johns added the shrubs will be 25 feet high. They planted trees that were taller than what was required. He noted that he will turn down the lights and that he has addressed everything.

Planner Hardgrove noted that Rosen Materials has no restriction on their operating hours. They are a legally nonconforming use and should not be used as a precedent for this decision.

Board Member Nelson made a motion to strongly recommend denial of the request to amend the special exception and change the operating hours to 5:00 am to 8:00 pm Monday through Saturday, with the finding that the proposed activity would adversely affect the character of the neighborhood. Approved (5/0).

The motion was approved by roll call vote.

Board Member Gragg	Favor
Board Member Nelson	Favor
Chair Kreidt	Favor
Vice-Chair Santurri	Favor
Board Member Gibson	Favor

- **Ordinance 2022-06: Fence Regulation**

Ordinance 2022-06 was removed from the agenda and will be brought back for Planning and Zoning’s review in August.

UNFINISHED BUSINESS

1. **Ordinance 2022-05: Site-Specific Zoning**

Ordinance 2022-05 was removed from the agenda. It will go to City Council for first reading in August, but Planning and Zoning can review it before second reading in September.

COMMENTS/ANNOUNCEMENTS

ADJOURNMENT

The meeting adjourned at 8:57 pm.

Steve Kreidt, Chair

Sandra Riffle, Interim City Clerk

Memo

To: Planning and Zoning Board Members
CC: Sandy Riffle, Drew Smith, Ellen Hardgrove, Allen Lane
From: Brett Sollazzo, Administrative Assistant
Date: August 3, 2022
Re: Business Items Planning and Zoning Meeting August 8, 2022

For the August 8, 2022 Planning and Zoning Board meeting, the following is provided in your agenda packet for your review and consideration.

1. Variance 2022-07: 510 Gatlin Ave. – Tennis Court Fence

- City Planner report dated 7/29/2022
- Variance application dated 7/22/2022

The notice of Public Hearing was mailed on Thursday, July 28 2022 to those property owners within 500 feet of the subject property regarding Variance 2022-07. There were 53 notices provided by U.S. Mail. Zero notices were returned as undeliverable, and no objections were received at City Hall as of the date of this memo.

2. Waiver 2022-01: 4800 S. Orange Ave. - Car Wash

- City Planner report dated 7/27/2022
- Waiver request & preliminary site plan dated 7/25/2022

A legal advertisement was placed in the Orlando Sentinel on Thursday, July 28 2022 to advertise the requested waivers, as required by City Code.

3. Parcel Split 2022-01: 5540 Jessamine Lane.

- Staff report dated 7/27/2022
- Subdivision application dated 4/22/2022

The notice of Public Hearing was mailed on Thursday, July 28 2022 to those property owners within 300 feet of the subject property regarding Parcel Split 2022-01. There were 42 notices provided by U.S. Mail. Zero notices were returned as undeliverable, and no objections were received at City Hall as of the date of this memo.

4. Ordinance 2022-06: Fence Regulations

- Fence Regulations Ordinance

City Staff is prepared for discussion and to respond to any questions you may have regarding any of the above business items. Applicants will also be in attendance.



TO: Planning and Zoning Board (P&Z)
XC: Sandy Riffle, Interim 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: July 29, 2022
SUBJECT: Tennis Court Variance at 510 Gatlin Avenue

REQUEST DESCRIPTION/BACKGROUND

The request is to approve a variance to allow a ten feet high fence in the front yard of the property located at 510 Gatlin Avenue. Exhibit 1 provides an illustration of the subject property’s location. The variance is specifically requested to replace an existing fence around an existing tennis court. The tennis court location is shown in Exhibit 2 with photos of the court and fence in Exhibit 3.

Exhibit 1 - Property Location N↑

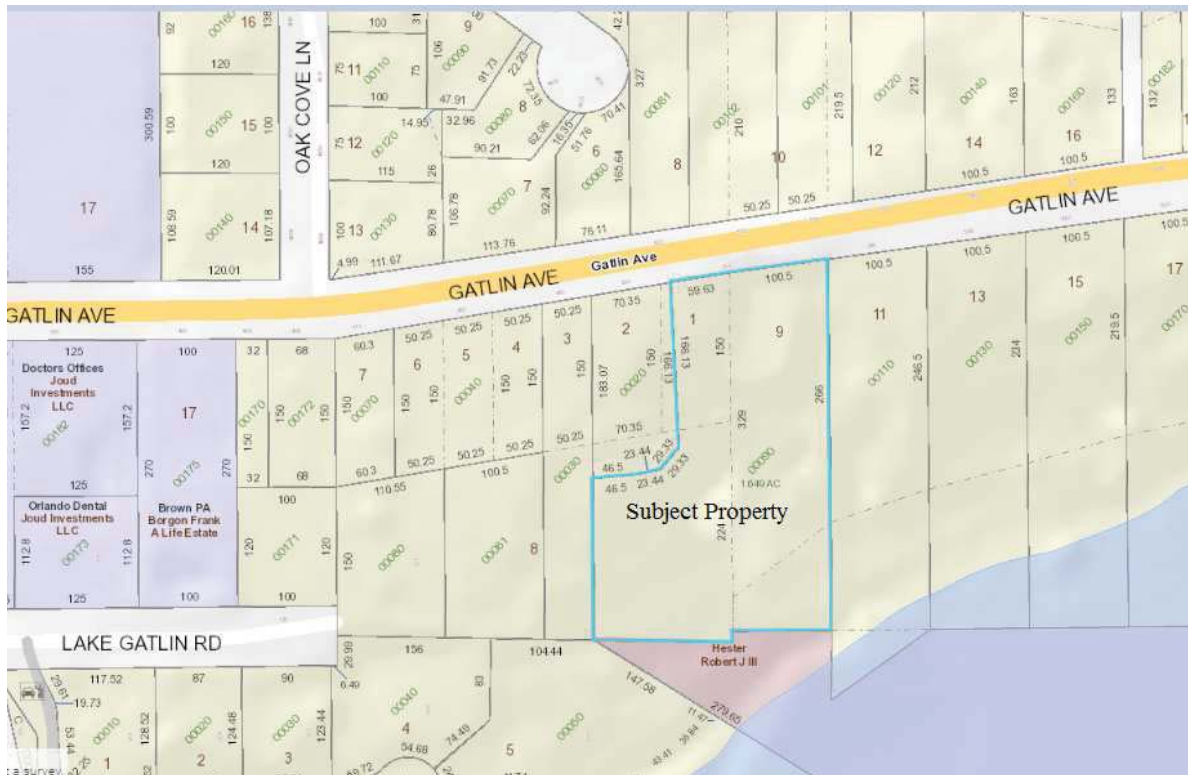


Exhibit 2 – Tennis Court Location

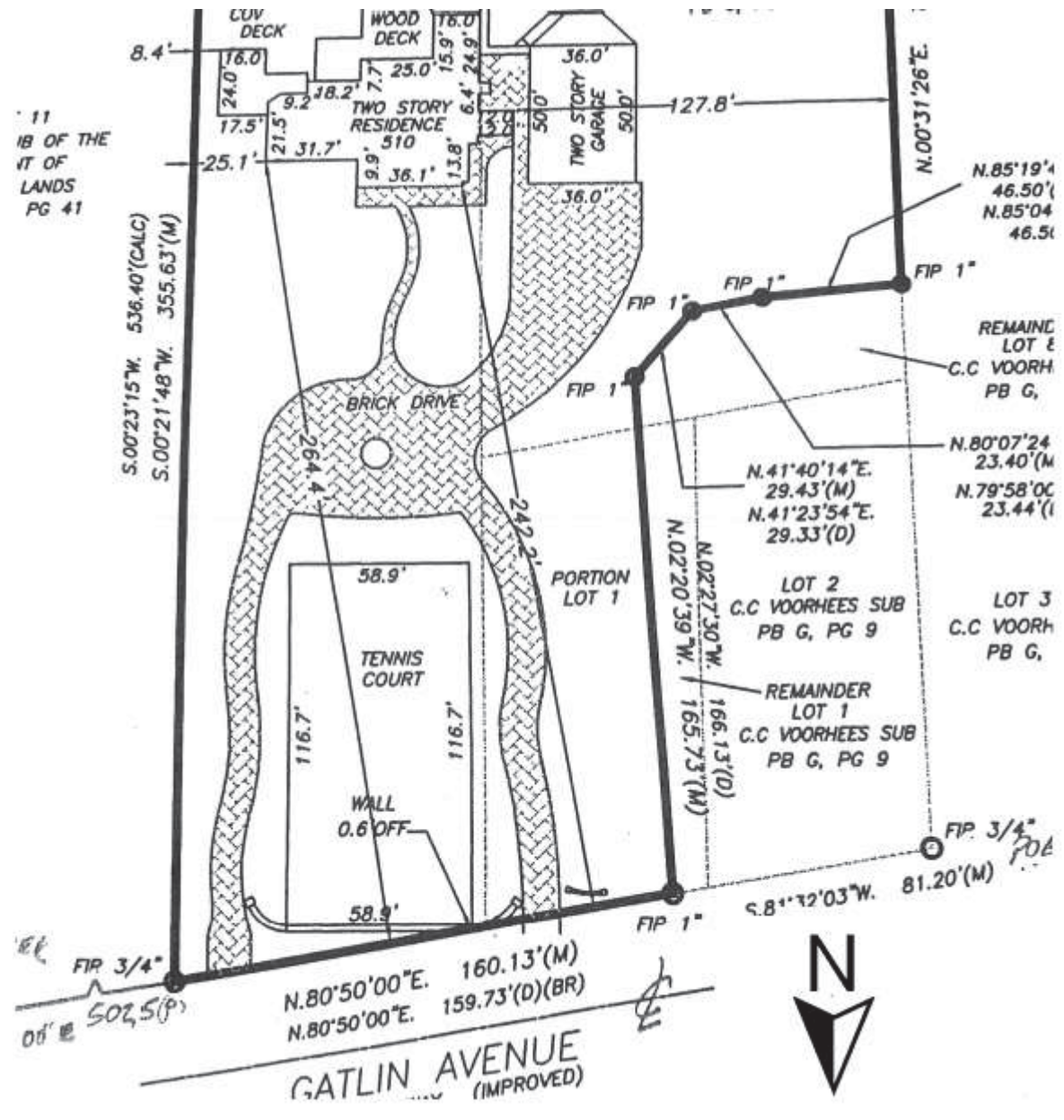


Exhibit 3 – Photos of the Existing Court

Looking north from the court toward Gatlin (8.5ft wall)



Northeast corner of court (9.5ft fence)



East side of court (5ft)



Looking at Southeast corner of court



West side of court (10ft)



Looking at southwest corner of court



West side of court (8.5ft)



Looking at Northwest corner of court



The existing fence varies from four (4) to ten (10) feet, with most of the segments in the front setback eight (8) feet, exceeding the maximum permitted in the front setback: four (4) feet per Code Section 134-517. The portions exceeding four feet in the front setback are viewed as legally nonconforming. As a note, the existing tennis court is also viewed as a legal nonconformity as an accessory use is not allowed in front of the principal building.

The date the tennis court was constructed is uncertain; the Orange County Property Appraiser online record identifies its construction as 1935, the same year the original house was built. The property was annexed into Edgewood in 1971. The assumption is that the tennis court and fence existed prior to annexation and likely prior to County regulation of fence height as the County's maximum fence height is identical to the City's.

Code Section 134-38 (Nonconforming uses) allows nonconformities to continue, but does not encourage their survival. Replacement requires conformance with code; i.e., maximum four feet in height in the north 25± feet of the court.

CRITERIA FOR VARIANCE APPROVAL

Variances 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.

ANALYSIS

1. **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.** The property fronts on a major road: Gatlin Avenue. Orange County records show $\pm 8,000$ vehicles a day use this road, where most residential lots front on a local road. When the subdivision was platted in 1917, Gatlin was more than likely a local road and although the exact date of the court/fence construction, there is no doubt that the traffic on Gatlin Avenue has significantly increased since the court's construction. Another circumstance peculiar to the subject property is the tennis court is in the front yard likely pre-dating zoning restrictions for its placement in this location.
2. **The special conditions and circumstances do not result from the actions of the applicant.** As stated in the report, it is reasonably probable that the tennis court and fence have been there over 50 years and predate zoning regulations. The current property owner acquired the property in 2006.
3. **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.** Approval of the request will not confer on the applicant a special privilege. A tennis court is a permitted use on all R1AA zoned property. Typically these courts are located outside the front yard where the fence height is not restricted. It should be noted that the pending fence regulation re-write contemplates higher fences for sports courts; proposed as a special exception approval. If the fence regulation is approved as currently proposed, the requested fence height could be approved via the special exception application instead of a variance.
4. **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.** Denial of the request could deprive the applicant rights commonly enjoyed by other residential property owners with an existing tennis court on their property. In order for the property owner to enjoy the tennis court on the property, the higher fence is needed to constrain balls flying onto a major road.
5. **The variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.** Industry standard for fence height around hard courts is 10-feet with that height commonly extending at least 20 feet from each corner along the court's sides. The connecting fence lengths are typically the same height, shorter or non-existent.
6. **Approval of the variance will be in harmony with the general intent and purpose of this chapter and improves the public welfare by increasing the safety of motorists on the adjacent road.**

STAFF RECOMMENDATION

Staff recommends approval of the request and the following motion: “Approval of a ten feet high fence in the front yard conditioned on the location limited to around the existing tennis court on the subject property.”



RECEIVED
7/22/2022
CITY OF EDGEWOOD

APPLICATION FOR VARIANCE

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

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

Please note this fee is non-refundable

Office Use Only:		Variance Application #:	2022-07
Received Date:	7/22/2022	Received by:	Brett Sollazzo
P&Z Meeting Date:	8/8/2022	City Council Meeting Date:	9/20/2022

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

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

Applicant's Name:	Adriano Swift	Owner's Name:	Jamie Smith
Address:	3217 Castle Oak Ave Orlando, FL 328C	Address:	510 Gatlin Ave Orlando, FL 32806
Phone Number:	561-856-3525	Phone Number:	4074745456
Fax:		Fax:	
Email:	Swiftservicesandconsulting@gmail.com	Email:	jsmith@smithcompanies.com
Legal Description:	GORES SUB F/41 LOT 9 & IN VOORHEES A C SUB G/9 ALL OF LOT 1 2 & 8 (LESS BEG NW COR LOT 2 RUN N 80 DEG E 81.47 FT S 166.13 FT S 41 DEG W 29.33 FT S 79 DEG W 23.44 FT S 85 DEG W 46.50 FT N 183.07 FT TO POB) & ALL THAT PART OF N1/2 OF NE LYING S OF THE ABOVE DESC LOTS 1 2 8 & 9		
Zoned:	0130 - Sfr - Lake Front R - 1AA		
Location:	510 Gatlin Ave Orlando, FL 32806		
Tract Size:			
City section of the Zoning Code from which Variance is requested:	Sec. 134-517		
Request:	Approval of variance for installation of a new 10' fence to replace the existng		
Existing on Site:	Tennis court with 10' fencing and lightin		

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.**



To justify this variance, applicant must demonstrate the following (Sec. 134-404 (3)(b):

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.
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.
7. That the variance sought will be consistent with the Edgewood Comprehensive Plan.

Applicant must agree that:

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

AGREE: DISAGREE:

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:

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

Applicant's Signature:	<i>Adriano Swift</i>	Date:	7/19/2022
Applicant's Printed Name:	Adriano Swift		
Owner's Signature:	<i>Jamie Smith</i>	Date:	7/19/2022
Owner's Printed Name:	Jamie Smith		

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.

510 Gatlin Narrative Variance Request

The variance would be for Sec. 134-517 of our Code, and will cover two parts:

- 1) To allow a fence beyond the building line to be greater than 4 feet;
- 2) To allow a fence on any part of the property to be greater than 8 feet.

Here are some key points explaining why the variance is needed:

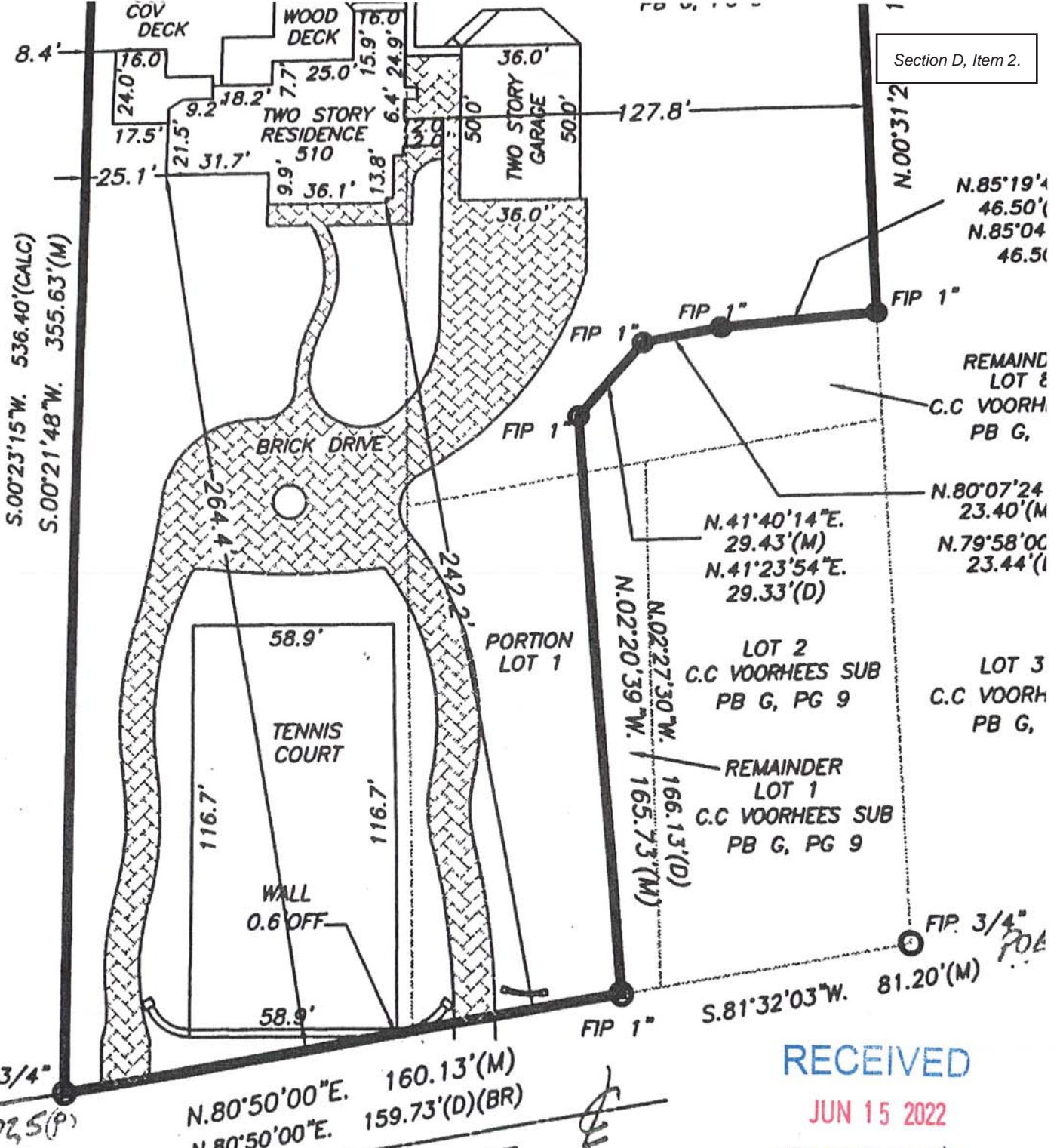
- The tennis court was on the property when the current owners bought it, and they did not create the need for this variance.
- With increased traffic on Gatlin, they will need a 10ft fence to help protect cars.

Thank you for your consideration.

Adriano Swift
561-856-3525
SSC

Section D, Item 2.

11
IB OF THE
IT OF
LANDS
PG 41



60' GATLIN AVENUE
RIGHT OF WAY (IMPROVED)

RECEIVED
JUN 15 2022
CITY OF EDGEWOOD

CITY OF EDGEWOOD
Zoning Plans Review
By BS Date 6/15/22
Approved Rejected
Hold on Certificate of Occupancy?
Yes No

JUL 22 2022

CITY OF EDGEWOOD



FENCE PERMIT REVIEW

Reference: City of Edgewood Code of Ordinances, Sections 134-137 and 134-517

Please note: Commercial Fences: Applicants are required to use Orange County's Permit Application but must go through the City of Edgewood for Zoning Approval.

Please note: A review fee of \$50.00 may be required for review. Review fee is non-refundable.

Applicant's Name:	Adriano Swift	Owner's Name:	Jamie Smith
Address:	2066 Chagall Cir West Palm Beac, FL 33409	Address:	510 Gatlin Ave Edgewood, FL 32608
Phone:	561-856-3525	Phone:	407.347.2849
Email:	swiftservicesandconsulting@gmail.com	Email:	jsmith@smithcompanies.com
Parcel Address: 12-23-29-3096-00-090			
Brief Project Description: 10' fence installation replacing the existing fence around a tennis court. Separate Orange County permit is being submitted for a new court replacing the existing court and new light posts			

Fence Permit Review Process:

1. Submission of all permit applications must be presented to Edgewood City Hall for review and approval.
2. Once the City of Edgewood has performed a review of the permit application and found it to be in compliance with City code requirements, the application will receive City approval via a planning stamp and sign off.
3. Commercial fences must be brought to Orange County for permitting after receiving approval for zoning in City of Edgewood
4. **Please note: Original (old) fencing must be removed from the property as Edgewood's waste removal services will not pick up fence panels or other remains of fence as part of their service.**

Staff Use Only:

Parcel ID: 12-23-29-3096-00-090	Zoning: R-1AA
Received Set of Plans: Y/N y	
Date Received: 7/22/22	By: Brett Solloway

REC

JUL 22 2022

CITY OF EDGEWOOD



Site Plans

For any proposed fence, the City of Edgewood requires a site plan drawn to scale.

Applicant to provide the required information below and/or on the site plan. Applicant must initial or write "N/A" for each item to confirm the information has been provided and accurate.

Applicant Initial	Staff Initial	Site Plan Requirement (Provide information here and/or on site plan)
AS	BS	All Property Lines
AS	BS	All Road Rights-Of-Way
AS	BS	All Easements (Be Advised some Easements may not Allow Fences)
AS	BS	The Location of The Proposed Fence
AS	BS	The Location of All Existing and Proposed Buildings, Structures, or Additions Including All Front, Side and Rear Yards;
N/A	N/A	The Location of The Normal High Water (NHW) Line of All Adjacent Water Bodies
AS	BS	The Fence Type = Chain Link/Black
AS	BS	The Fence Height = 10'
AS	BS	The Gate Location = Around Tennis Court (front of house)
AS	BS	The Gate Type =

Please submit your completed application to City Hall via email at info@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.

RECEIVED

JUL 22 2022

CITY OF EDGEWOOD



MEMORANDUM

TO: ALL APPLICANTS FOR A FENCE PERMIT
FROM: Sandra Riffle, Interim City Clerk
SUBJECT: Fence Permit

Pursuant to your request, for a fence permit received 7/22/22 for the property located at 510 Gatlin Ave Edgewood, FL 32608. Approval is subject to the following conditions and comments:

1. Fence shall meet all provisions of Section 134-517 of the Edgewood City Code for location and height of fences. Fences greater than 4 feet in height shall not extend beyond the front of the house. Fence shall not block sight distance on any public street.
2. The Contractor is responsible for obtaining all necessary underground locates.
3. No fill or runoff will be allowed to encroach onto adjacent lots. Existing drainage patterns and swales shall be maintained and shall not be blocked by the fence. Providing positive drainage is the Builder's responsibility.
4. **IF** this project is located on a private street that is owned and maintained by a Homeowners Association, the applicant or his contractors, subcontractors, agents or employees shall be responsible for any damage incurred to public or private property due to the performance of this work. This will include City streets and right-of-way improvements as well as privately maintained improvements (roadway, curb, sidewalks, swales, pipes, inlets, utilities, driveways, etc.).
5. No tree removal is authorized; separate permit and approval required if trees are to be removed.
6. It is the Builder's responsibility to ensure that erosion and sediment runoff are contained on site pursuant to Edgewood's Erosion & Sediment Control Ordinance (see City requirements). Erosion control barriers shall be placed prior to construction are to remain in place throughout the earthwork and construction activities and are not to be removed until all bare soil areas are stabilized with an acceptable surface (i.e. sod, etc.) and approved by the Building Official or City Engineer.
7. If approved by the City, the approval applies only to the City's requirements for grading and setbacks and does not grant authority to enter, construct or otherwise alter the property of others, nor does it waive any permits that may be required by federal, state, regional, county, municipal or other agencies that may have jurisdiction.

Please review this information and contact our office if you have any questions. Thank you.

END OF MEMORANDUM

Property Owner: JAMIE SMITH
Print Name: [Signature]

Date: March 31, 2022

Revised 2/3/2022

Page 4 of 4

Date: July 27, 2022
To: Planning and Zoning Board (P&Z)
From: Ellen Hardgrove, City Planning Consultant
XC: Sandy Riffle, Interim City Clerk
Brett Sollazzo, Administrative Assistant
Drew Smith, City Attorney
Allen Lane, City Engineering Consultant
Re: ECD Waivers Related to Proposed Car Wash at 4800 South Orange Avenue.

INTRODUCTION/BACKGROUND

This agenda item is a request for waivers to ECD standards for a proposed car wash at 4800 South Orange Avenue, the current location of the Coq Au Vin Restaurant as shown in Exhibit 1.

Exhibit 1 – Subject Property



The building on the property has been there since 1973 according to Orange County Property Appraiser records and the Coq Au Vin opened in 1976. It is positioned along the southern property line, with the north 2/3's of the site either undeveloped or a parking lot as shown in Exhibit 2. The proposal is to demolish the building and redevelop the site for a car wash.

Exhibit 2 – Aerial of Subject Property



A proposed car wash in this location would not only have to comply with the standard ECD design standards, but also those specifically for car washes; the applicant is asking for waivers to some of these design standards. Code Section 134-475 authorizes City Council to approve waivers to ECD regulations when it finds, based upon substantial competent evidence presented to it, that strict application of such standards would create an illogical, impossible, impractical or unreasonable result on an applicant.

Per Code Section 134-475, in order to grant the waivers, City Council must find:

- (1) That the granting of the proposed waiver will not have the effect of nullifying the intent and purpose of the standard that is the subject of the requested waiver;
- (2) That the granting of the proposed waiver will serve the health, safety and welfare of the city;
- (3) That any waiver granted is the minimum waiver that will reasonably eliminate or reduce the illogical, impossible, impractical, or unreasonable result caused the applicable standard contained in this division; and
- (4) That any waivers granted will not adversely impact the use or property values of adjacent properties.

REQUESTED WAIVERS

The primary waiver requested is to allow the building to only face 11.25% of the Orange Avenue frontage (28 feet building frontage with 248.8 feet lot width) instead of the required 70% (Code Section 134-468(f)) in order to help achieve the City’s goal to provide a solution to the traffic issues created by Holden/Orange/Gatlin Avenues offset intersections. As shown in Exhibit 3, with use of the waiver, the applicant is proposing to reserve the north 50 feet of the property for future acquisition to accommodate a conceptual Holden/Gatlin Avenue realignment known as Orange County’s Intersection Analysis Study Alternative 1, which is shown in Exhibit 4.

Exhibit 3 – Proposed Car Wash Layout

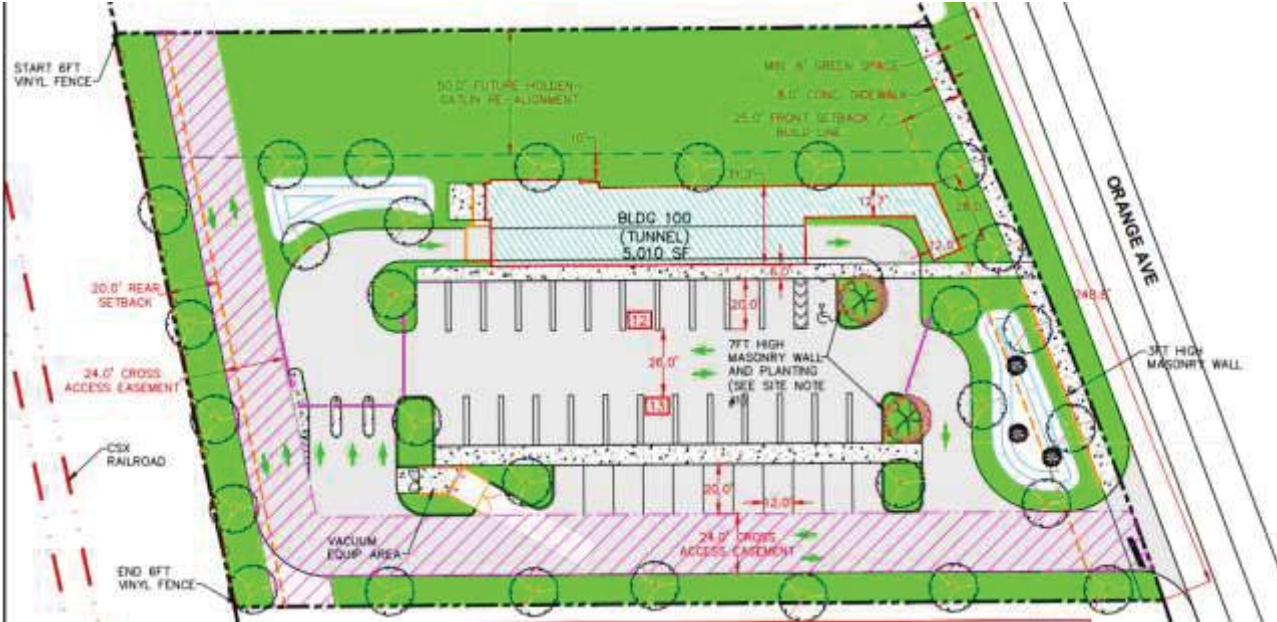
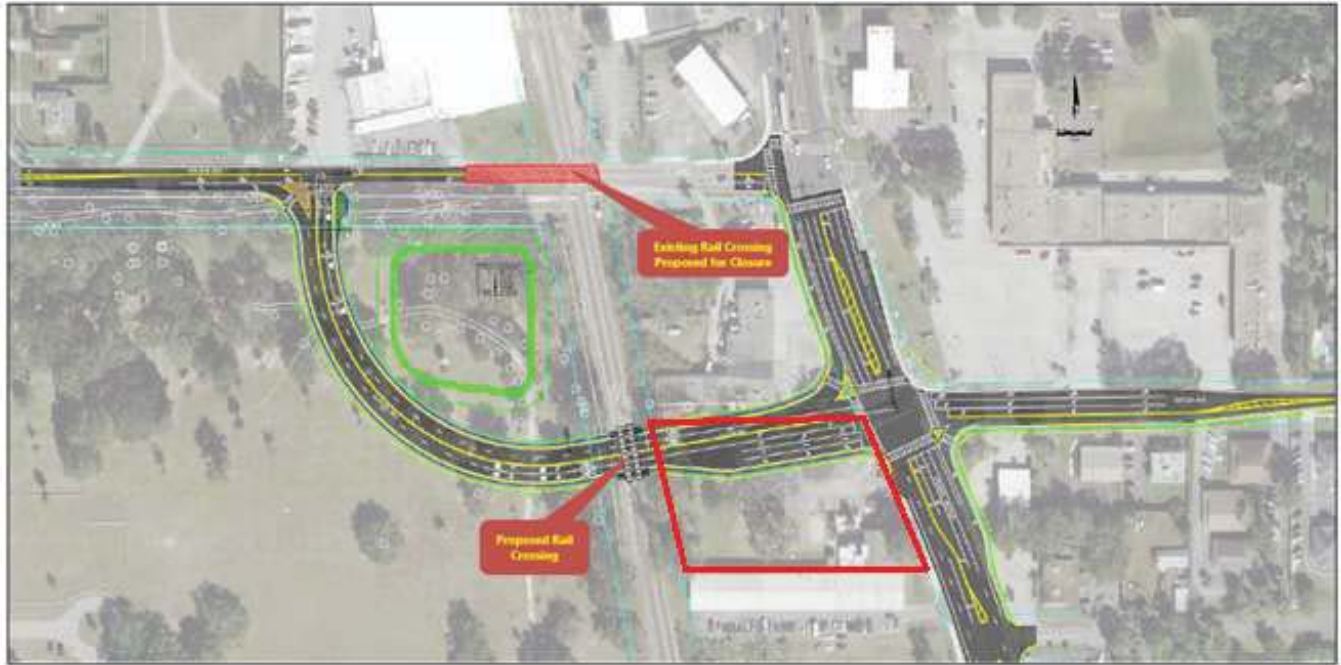


Exhibit 4 – Alternative 1 Holden/Gatlin Realignment

Figure 14: Design Concept – Future Alternative 1



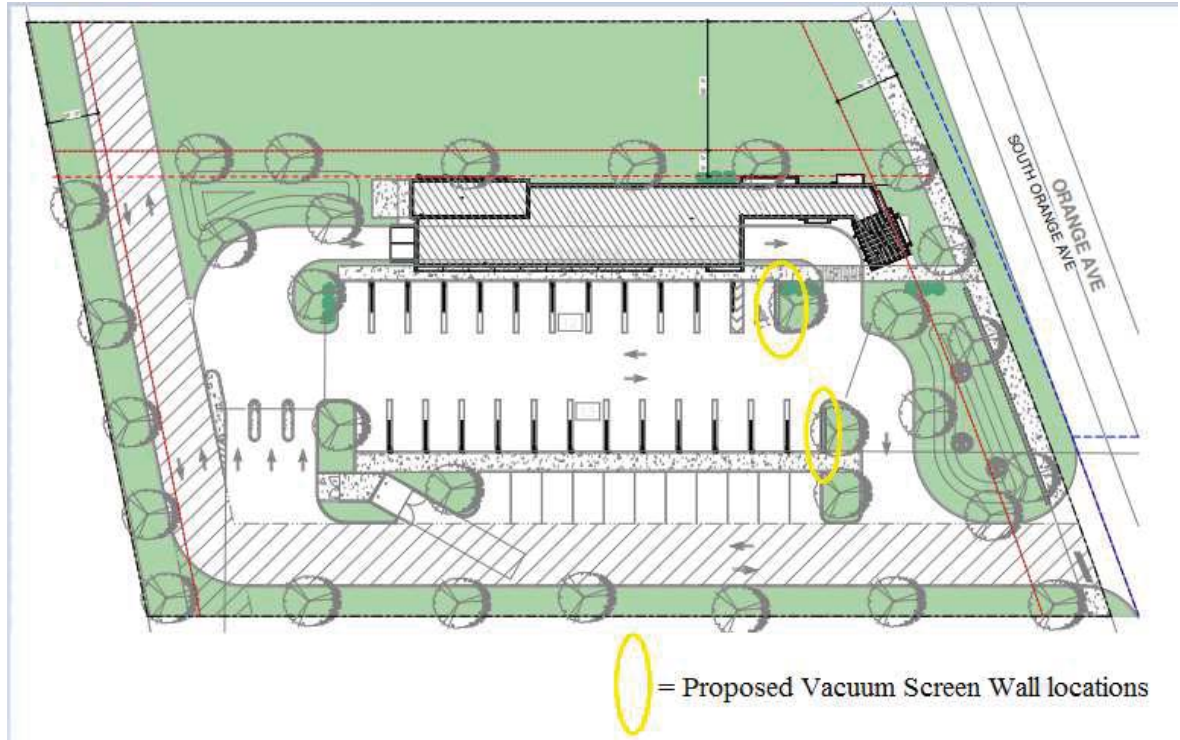
While the applicant states, “...the future cost to acquire the needed property to realign Holden/Orange and Gatlin would be much greater if the property is developed in accordance [with ECD standards],” granting the waiver would not eliminate the need to acquire developed land. The proposed car wash tunnel encroaches into the area that would be needed for Alternative 1; that alignment occupies the northern 100± feet of the subject property.

The applicant is also requesting the following two (2) waivers:

- The applicant is requesting a waiver to allow the vacuum stations to be screened from Orange Avenue with an alternate design than that required by Code Section 134-472(a)(4). The applicant is proposing a 7 feet high masonry stucco wall matching the colors of the building at the east end of each row of vacuum parking stalls as shown in Exhibit 5. ECD design standards require those walls to be consistent with ECD front elevation standards, such as, but limited to window transparency and avoidance of blank walls. The applicant justifies the need for this waiver as a consequence to turning the building in order to preserve the northern 50 feet for the Holden Avenue realignment.

A magnolia tree, 3 inch caliper/12 feet high at planting, is proposed to be placed in front of each wall along with a hedge along the entire length. It should be noted that the City’s Landscape Architect has concerns related to the viability of the hedges in this location: the hedges will not receive enough sunlight with a wall blocking all the afternoon sun and magnolia trees blocking most of the morning sun.

Exhibit 5 – Proposed Vacuum Screen Wall Locations



- The applicant is requesting a waiver to allow the vacuum stations to be screened from adjacent Low Density Residential Future Land Use (LDR FLU) designated land (west property line) with a six feet high beige vinyl fence instead of a seven (7) feet high opaque brick wall as required by Code Section 134-472(a)(4). The applicant’s justification for this screen waiver is that the adjacent land is the railroad and then Cypress Grove Park, not residential used land.

The required ECD brick wall was contemplated in this location even with the presence of the railroad tracks and park. It should be noted that this wall is required for all ECD development adjacent to Low Density Residential Development, not just to screen the vacuum stations. Deviation from this ECD design standard in this location should be viewed as a policy change that would be applied in other locations adjacent to the railroad track and park.

A second justification for this waiver is a fence would be easier to remove if the land eventually became the Holden Avenue alignment. As stated above the County’s conceptual design for the realignment is the northern 100+ feet, while the applicant is requesting the less permanent screen (fence vs wall) along the entire perimeter.

The application also includes a waiver to Code Section 134-472(a)(2) which requires the car wash tunnel entrance/exit to not face Orange Avenue. A Council decision on the need for this waiver is requested by staff. Staff’s opinion is that the proposed design of the tunnel as shown in Exhibit 6 provides for conformance with the ECD car wash design standard.

Exhibit 6 – Tunnel Design for Conformance with Code Section 134-472(a)(2)



NORTHEAST ELEVATION
1/8" = 1'-0"



STAFF RECOMMENDATION

The staff recommendation is denial of all requested waivers based on Staff’s finding that the applicant has not yet presented sufficient competent substantial evidence to justify disregarding the ECD intended land use pattern and design standards, particularly the principal goal of the ECD to create a land use pattern that encourages interest in walking as well as line Orange Avenue with buildings instead of parking lots.

P&Z’s public hearing for these waivers will be used to gain evidence and testimony. After reviewing the recommendation from P&Z and any testimony/evidence provided at City Council’s public hearing, City Council will act upon the request either to approve, approve with conditions, deny, or approve in part and deny in part the request made by the applicant.

ESH

July 24, 2022

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

RE: 4800 South Orange Avenue Waiver Request

Dear Ms. Hardgrove,

Thank you for meeting with us on June 30th to review and discuss our proposed development of a car wash. The redevelopment of 4800 South Orange Avenue will be a great addition to the corridor and further the vision of the ECD “to establish land use pattern that includes creation of activity nodes, where the primary focus is a high energy mix of live/work/play uses around well designed public spaces...” Additionally, the redevelopment of 4800 South Orange Avenue will take into consideration the realignment of Holden/Orange and Gatlin, as outlined in County Alternative 1, supported by the City of Edgewood. In order to accomplish this redevelopment with consideration of the realignment, we are asking for four waivers to comply with the ECD Ordinances.

Sec. 134-468(f) Site Development (Ordinance No. 2018-09)

Minimum percentage of lot width occupied by building at the build line. Buildings located within the road view area shall meet the following building facade width to lot ratio.

Lot Width	Minimum % of Lot Width Occupied by Building Facade
<130	50
130-174.9	60
≥175	70

The subject lot is 248.8’ in width, a waiver is being requested to allow for the building structure to have less than the required ratio of the façade within the road view area. This waiver will allow for the 50’ green space to be reserved and remain undeveloped on the north side of the property. This 50’ green space lines up with Gatlin Avenue taking into consideration the realignment of Holden/Orange and Gatlin, as outlined in County Alternative 1, supported by the City of Edgewood. Complying with the ratio requirement and building along Orange Avenue would not allow for green space to be reserved for the realignment. Additionally, without the waiver, the future cost to acquire the needed property for the realignment of Holden/Orange and Gatlin would be much greater if the property is developed in accordance with the required ratio. For the reason stated above we respectfully request a waiver for Sec. 134-468(f).

Sec. 134-472(a)(2) Car/Automotive washing and detailing

Tunnel entrance/exits shall not face SR 527, Holden Avenue, Gatlin Avenue, or Hoffner Avenue.

In order to reserve 50' green space on the north side of the property, for the realignment of Holden/Orange and Gatlin as outlined in County Alternative 1 and supported by the City of Edgewood, the building design requires that the car wash tunnel face SR 527 (Orange Avenue). The design of the building takes into consideration the intent of the ECD to prevent an open car wash tunnel from facing a major roadway along the corridor. In doing so, the building is designed to extend in front of the exit of the car wash tunnel to block the view of the tunnel from the road way. For the reason stated above, we respectfully request a waiver for Sec. 134-472(a)(2).

Sec. 134-472(a)(4) Car/Automotive washing and detailing

Vacuum stations and related equipment shall be completely screened from all streets or property with a low density residential future land use designation. To screen from a street, a wall may be used if such wall meets the façade standards in the building design section of this district. A seven-foot high opaque brick wall of colors normally found in manufactured fired brick shall be utilized along the rear or side property line to screen the use from property with a low density residential future land use designation.

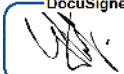
A waiver is being requested for the 7 feet high opaque brick wall required in the rear of the property if adjacent property future land use is low density residential. In lieu of the 7 feet high brick wall screen from low density residential future land use, a 6 feet high beige vinyl fence will be used in the rear of the property. The immediate adjacent rear property to this property is the railroad which does not have a future land use designation. The property to the west of the railroad has a low density residential future land use, however Orange County owns that property and is used as Cypress Grove Park. The possibility of Cypress Grove Park to be developed into a residential use is very low and the immediate adjacent property to the west (rear of this property) does not have a future land use designation which is the railroad. The fence to be used will be a modular fence that can be moved or removed, which is best suited for the future realignment of Holden/Orange and Gatlin. The waiver is being requested for the entire length of the property line and not just the 50' of green space for the future realignment of Holden/Orange and Gatlin to provide to continuity and not a wall made of mixed materials. For the reason stated above we respectfully request a waiver for Sec. 134-472(a)(4).

Sec. 134-472(a)(4) Car/Automotive washing and detailing

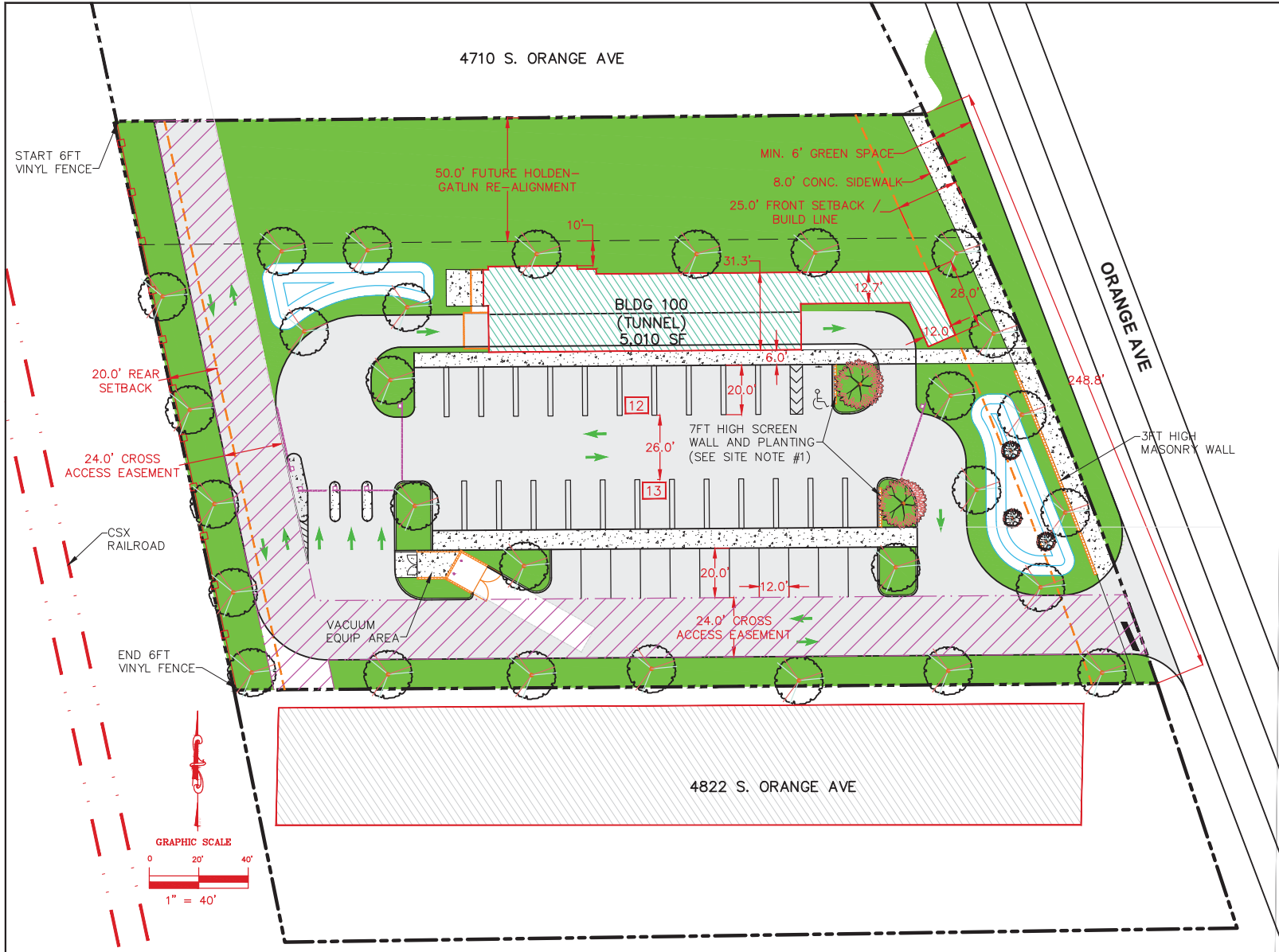
Vacuum stations and related equipment shall be completely screened from all streets or property with a low density residential future land use designation. To screen from a street, a wall may be used if such wall meets the façade standards in the building design section of this district.

A waiver is being requested for the wall to screen the vacuum stations on the east end of the two vacuum stations. To comply with the ECD design standards the wall would need to include a window which would make the wall transparent and not opaque. We proposed to install a 7 feet high masonry with stucco wall matching the colors of the building at the east end of each row of vacuum parking stalls as shown in Exhibit 5. A magnolia tree, 3-inch caliper/12 feet high at planting, is proposed to be placed in front of each wall along with a hedge along the entire length. For the reason stated above we respectfully request a waiver for Sec. 134-472(a)(4).

Thank you for your consideration,

DocuSigned by:

A0310118E88D4DE...
Genti Lulo

7/24/2022



SITE DATA

PARCEL ID 12-23-29-7312-00-181
 ADDRESS: 4800 S ORANGE AVE
 ORLANDO, FL 32806

1. FUTURE LAND USE: COMMERCIAL
2. ZONE: EDGEWOOD CENTRAL DISTRICT
3. PROJECT AREA 1.86 ACRE
4. MAXIMUM IMPERVIOUS SURFACE RATIO 80%
5. MAXIMUM FLOOR AREA RATIO 1.0
6. MAXIMUM HEIGHT 35 FT
7. BUILDING SETBACK

	REQUIRED	PROVIDED
FRONT	25 FT	25 FT
SIDES	0 FT	60 FT (NORTH) 135 FT (SOUTH)
REAR	20 FT	115 FT
8. PROPOSE USES

CARWASH	BLD SQ FT
	5,010 SF
9. PRE-WASH (DE-BUG) 6 SPACES
10. POST-WASH DETAILS 25 SPACES
11. EMPLOYEE PARKING 5 SPACES

SITE NOTE:

1. 7FT HIGH SCREEN WALL (BLOCK WITH STUCCO) TO MATCH BUILDING COLOR SCHEME. EACH LANDSCAPE ISLAND SHALL HAVE MINIMUM 3" CALIBER SOUTHERN MAGNOLIA WITH MIN. 12FT HIGH AND 3FT HIGH HEDGE FULL LENGTH OF WALL.

1320 W PINE STREET
 ORLANDO, FL 32805
 PHONE: (407) 254-0040
 CELL: (407) 234-8944

LAM
 Civil Engineering, Inc.
 CERTIFICATE OF AUTHORIZATION No. 27340

**ORANGE AVE AND GATLIN AVE CAR WASH
 ORLANDO, FL 32806**

CONCEPT LAYOUT #8

COMMENT:

PROJECT No. 2022.999.11
 DATE: 06-03-22
 DESIGNED BY: LCE
 DRAWN BY: JTV
 CHECKED BY: QTL

FIGURE No.

35

SYMBOL LEGEND

- Full Building Section**
SECTION IDENTIFICATION
A101
- Wall Section**
SECTION IDENTIFICATION
1
A101
- Detail or Callout Reference**
DETAIL NUMBER
1
A101
- Door Tag**
DOOR NUMBER
11
- Window Tag**
WINDOW NUMBER
11
- Grid Bubble - Proposed**
GRID NUMBER
22.2
- Grid Bubble - Existing**
GRID NUMBER
22.2
- Elevation Datum**
LEVEL NAME
LEVEL ELEVATION
LEVEL 1
100'-0"
- Spot Elevation**
ELEVATION
100'-0"
- North Arrow**
PROJECT NORTH
TRUE NORTH
- Room Tag**
ROOM NAME
ROOM NUMBER
ROOM AREA
101
100 SF
- View Title**
DRAWING NAME
DRAWING SCALE
DRAWING NUMBER
1
1/8" = 1'-0"
- Matchlines**
SEE SHEET A2.01.35 FOR CONTINUATION OF PLAN
- View Reference**
SEE SHEET A2.01.35
- Elevation Symbol**
SHEET NUMBER
A101
- Light Fixture**
DRAWING NUMBER
LT-101
- Specialty Equipment**
EQUIPMENT ID
BA-101
- Plumbing Fixture Tag**
PLUMBING FIXTURE ID
PF-101
- Material/Finish Tag**
MATERIAL ID
7
- Furniture Tag**
FURNITURE ID
GF-303
- Revision Tag**
REVISION NUMBER
A

MATERIAL LEGEND

- BASE COURSE, COUSHIN FILL, ROCK, SUB BASE, GRAVEL, CRUSHED ROCK
- SAND, MORTAR, GROUT, PLASTER OR CONCRETE FILL
- CONCRETE, CAST IN PLACE
- BRICK
- STONE
- CONCRETE MASONRY UNITS
- STEEL
- ALUMINUM
- WOOD
- EARTH
- WOOD FRAMING
- WOOD BLOCKING OR SHIM
- PLYWOOD
- RIGID INSULATION
- BATT INSULATION
- GYPSUM BOARD
- CEMENT PLASTER
- WOOD FINISH

ORANGE AVE. CAR WASH

CONCEPT PACKAGE

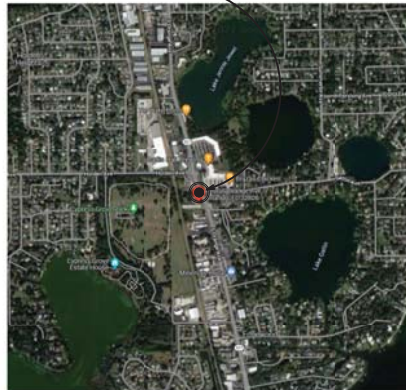
4800 S Orange Ave, Orlando, FL 32806



ABBREVIATIONS

- | | | | |
|------|--------------------------------------|-------|------------------------|
| AF | ABOVE FINISH FLOOR (SLAB) | INT | INTERIOR |
| AFG | ABOVE FINISH GRADE | LAV | LAVATORY |
| BLK | BLOCK | MECH | MECHANICAL |
| B.O. | BOTTOM OF BUILDING | MISC | MISCELLANEOUS |
| CW | COLD WATER | NC | NOT IN CONTRACT |
| CL | CENTERLINE | NTS | NOT TO SCALE |
| CLR | CLEAR/CLEARANCE | OPP | OPPOSITE |
| COL | COLUMN | PLB | PLUMBING |
| CONC | CONCRETE | PLYWD | PLYWOOD |
| CU | CONDENSING UNIT | RD | ROOF DRAIN |
| QMU | CONCRETE MASONRY UNIT | RET | RETAINING |
| CONT | CONTINUOUS | REF | REFERENCE |
| CJ | CONTROL JOINT | REV | REVISION |
| DN | DOWN | RENF | REINFORCING |
| EA | EACH | RTU | ROOF TOP UNIT (HVAC) |
| EA | EXTERIOR INSULATED FINISHING SYSTEM | SAN | SANITARY SEWER LINE |
| EL | ELEVATION | SM | SIMILAR SPECIFICATIONS |
| ELEC | ELECTRICAL | SPES | SPECIFICATIONS |
| EQW | EQUALWALT | TS | TUBE STEEL |
| EXST | EXISTING | T.O. | TOP OF |
| EXT | EXTENSION | TOP | TOP OF CONCRETE |
| EJ | EXPANSION JOINT | TOS | TOP OF STEEL |
| FD | FLOOR DRAIN | TYP | TYPICAL |
| FF | FINISHED FLOOR | UNO | UNLESS NOTED OTHERWISE |
| FLR | FLOOR | WC | WATER CLOSET |
| GA | GAGE/GAUGE | WH | WATER HEATER |
| GC | GENERAL CONTRACTOR | WFP | WELDED WIRE FABRIC |
| GALV | GALVANIZED | | |
| GYP | GYPSUM | | |
| HVAC | HEATING VENTILATING AIR CONDITIONING | | |
| HW | HOT WATER | | |

PROJECT SITE



LEGAL DESCRIPTION

REV MAP OF ST PETERSBURG BLK 52, LOTS 18 AND 19

GENERAL NOTES

- THE DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE, AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT INDICATE EVERY CONDITION. WORK NOT PARTICULARLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED.
- WRITTEN DIMENSIONS PREVAIL. DO NOT SCALE THESE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- PARTITION DIMENSIONS ARE GIVEN TO THE FACE OF FRAMING/FURRING MEMBER UNLESS OTHERWISE NOTED.
- WHERE BUILDING ELEMENTS ARE TOO LARGE TO FIT INSIDE THE CAVITY OF WALLS, WALLS ARE TO BE FURRED TO CONCEAL OR "BUILD IN" PIPING, ELECTRICAL PANELS AND OTHER RECESSED OBJECTS.
- DOOR OPENING LOCATIONS ARE DIMENSIONED TO ROUGH OPENING.
- IF THE CONTRACTOR DISCOVERS ANY CONFLICT BETWEEN THE DRAWINGS AND THE CONDITIONS WHERE WORK IS TO BE PERFORMED, HE SHALL PROMPTLY NOTIFY THE ARCHITECT.
- DOCUMENTS ARE FOR CORE AND SHELL STRUCTURE ONLY. BUILDOUTS OF UNITS AND PUBLIC SPACES AND ASSOCIATED FINISHES SHALL BE BY SEPARATE PERMIT DOCUMENTS.

SHEET INDEX - ARCHITECTURAL		
Sheet #	Sheet Name	Current Revision Date
A000	COVER	
A100	SITE PLAN	
A201	GROUND FLOOR PLAN	
A210	ROOF PLAN	
A501	BUILDING ELEVATIONS	
A990	3D VIEWS	



Studio 407 LLC
7680 Universal Boulevard Suite 300
Orlando, FL 32819
(407) 342-5995
jeff@407studio.com | www.407studio.com

Orange Ave. Car Wash
4800 S Orange Ave.

CONSULTANT:

Issued For
Concept Design 05/25/22

#	Description	Date

Revisions



Project No: 22-073
Drawn By: Author
Jeff Gathier, AIA
ARS3666

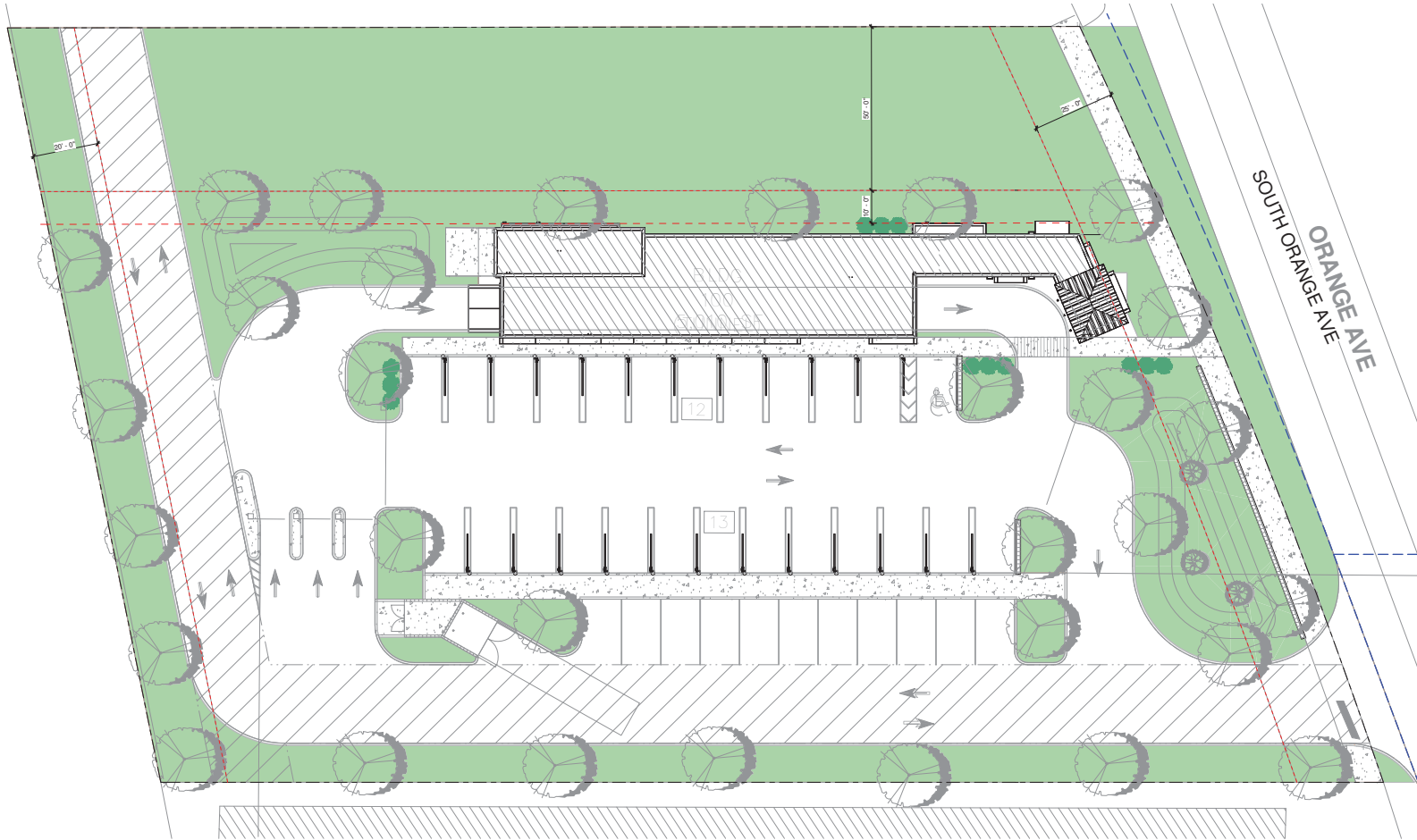
© Studio 407 LLC
Sheet Title

COVER

A000

Orange Ave. Car Wash

4800 S Orange Ave.



CONSULTANT:

Issued For

Concept Design 05/25/22

Revisions

#	Description	Date

Project No: 22-072

Drawn By: PR Jeff Gauthier, AIA AFS3666

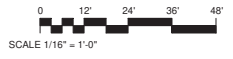
© Studio 407 LLC

Sheet Title

SITE PLAN

A100

1 SITE PLAN
1/16" = 1'-0"



11/02/2022 8:14:01 a.m.

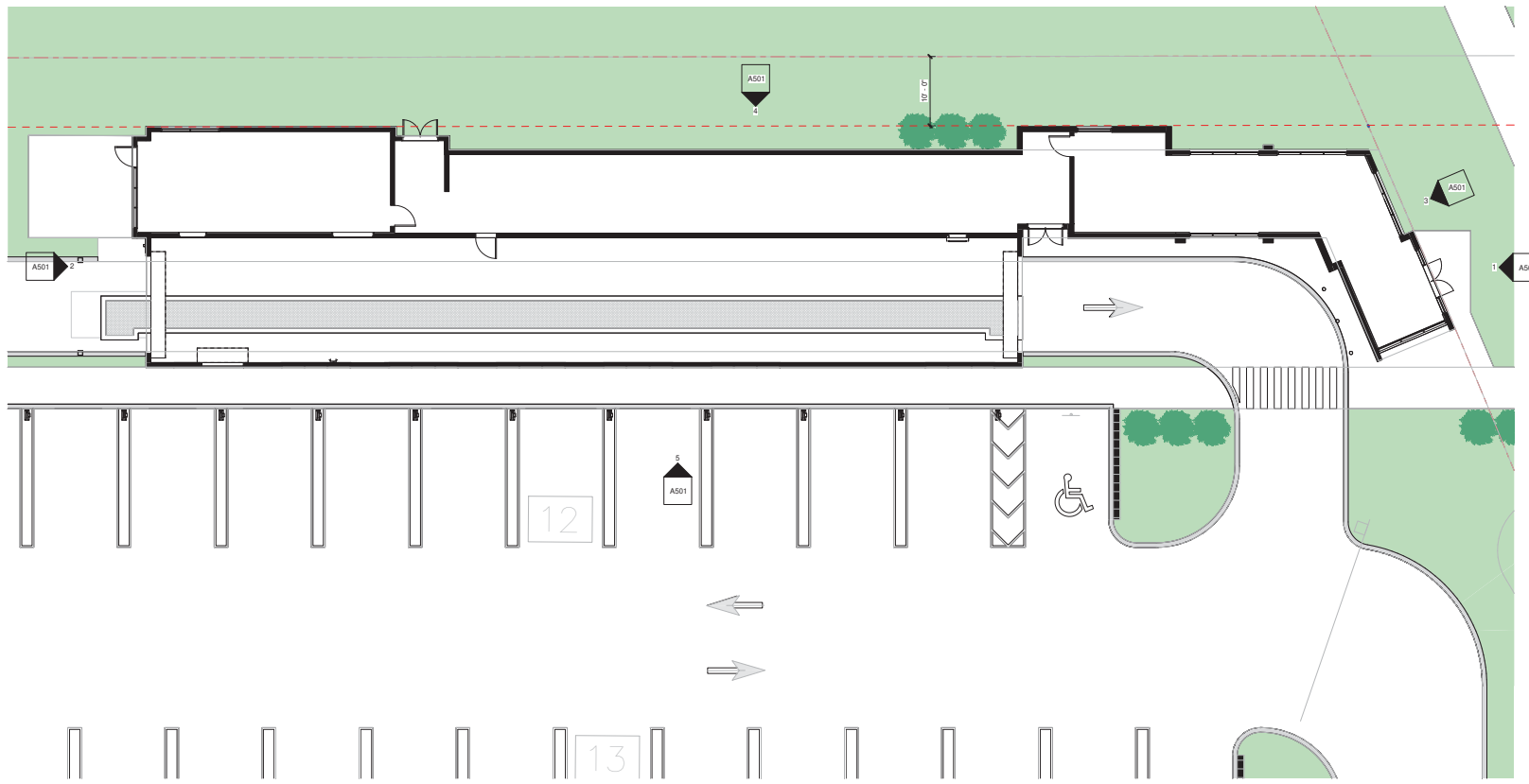
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SHEET NOTES

STUDIO 407

Studio 407 LLC
7680 Universal Boulevard Suite 300
Orlando, FL 32819
(407) 342-5955
jeff@407studio.com | www.407studio.com

Orange Ave. Car Wash
4800 S Orange Ave.



CONSULTANT:

Issued For

Concept Design 05/25/22

Revisions

#	Description	Date

Project No: 22-073

Drawn By: Author Jeff Galtner, AIA AFS3666

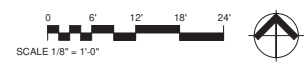
© Studio 407 LLC

Sheet Title

GROUND FLOOR PLAN

A201

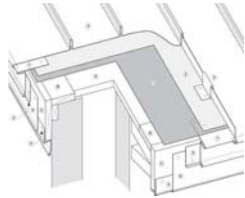
1 GROUND FLOOR PLAN
1/8" = 1'-0"



11/07/2022 @ 11:02 a.m.

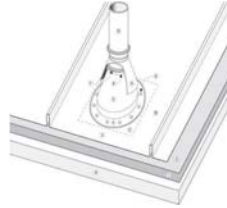
THIS MATERIAL REPRESENTS DEVELOPMENT, ARCHITECTURAL AND OTHER DESIGN CONCEPTS BEING CONSIDERED AT THE TIME IT WAS PRODUCED. THIS INFORMATION IS SUBJECT TO REVISIONS AND MODIFICATIONS WITHOUT NOTICE. ALL ORAL AND WRITTEN INFORMATION, DESCRIPTIONS, PLANS, COPY, GRAPHICS, PHOTOGRAPHY, CHARTS, GRAPHS AND RENDERINGS MAY BE MODIFIED AT ANY TIME AND SHOULD NOT BE RELIED UPON AS FINAL.

_BUILDING MATERIAL KEYNOTE SCHEDULE	
TAG	NOTE



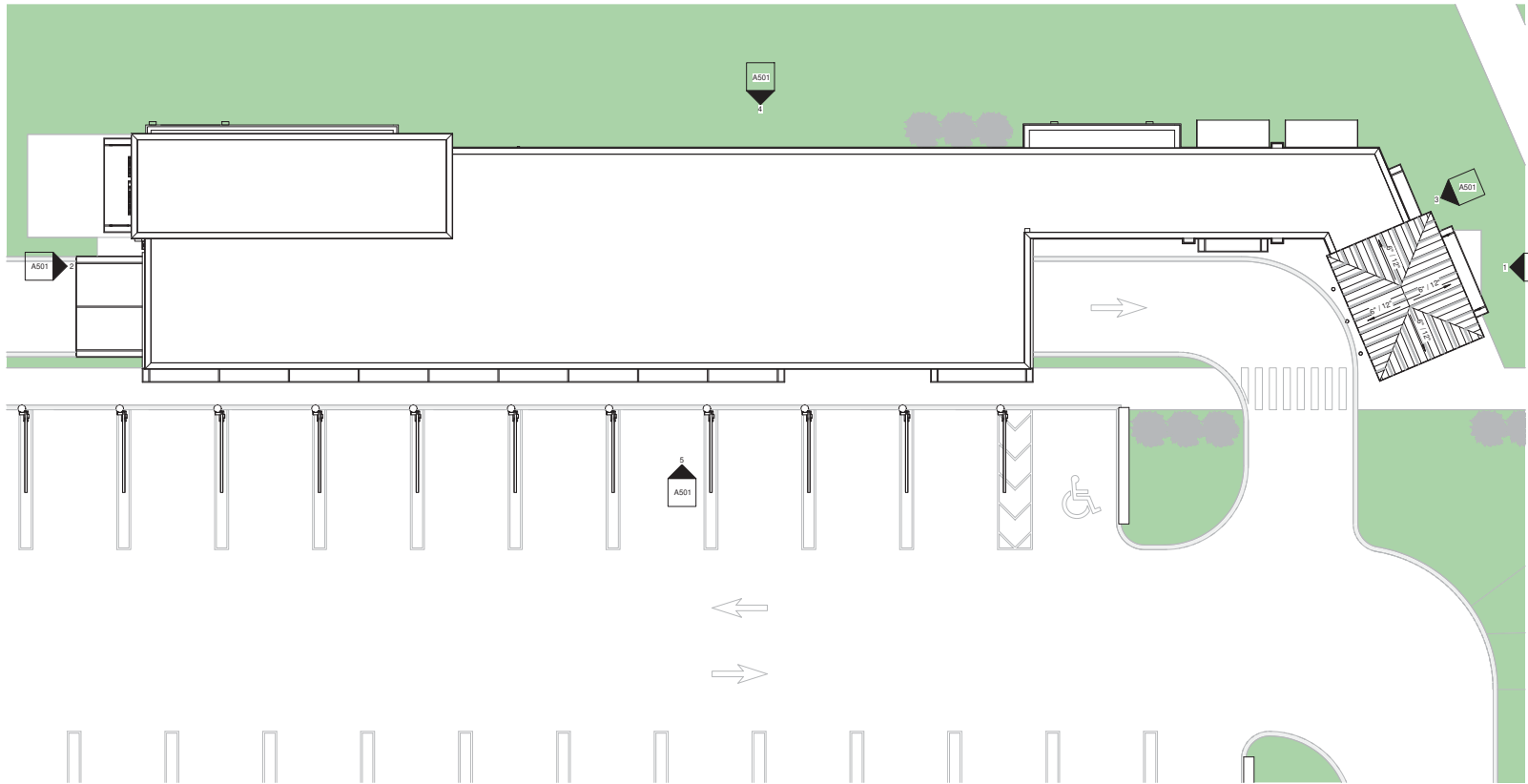
2 EAVE DETAIL
3/4" = 1'-0"

- (1) Ice Dam Protection: Accepted self-adhered modified bituminous membrane.
 - (2) Slip Sheet: Recommended over asphaltic underlays and / or as required by metal panel manufacturer.
 - (3) Metal Panel Clip: Installed to metal roof panel manufacturer's printed instructions.
 - (4) Architectural Metal Roof Panel
 - (5) Continuous Metal Cist
 - (6) Metal Fascia Flashing
 - (7) Continuous Edge Metal Flashing
- SUPPORT MEMBERS:
- (A) 5/8" Plywood Decking
 - (B) Wood Nailor
 - (C) Fascia Board



3 ROOF PENETRATION DETAIL
3/4" = 1'-0"

- (1) Underlayment: The type of underlay required is determined by roof slope PER MANUFACTURERS PRINTED INSTRUCTIONS.
 - (2) Slip Sheet: Recommended over asphaltic underlays and / or as required by metal panel manufacturer.
 - (3) Architectural Metal Roof Panel
 - (4) Flange: Set in two continuous beads of accepted caulking.
 - (5) Preformed Penetration Collar
 - (6) High Domed, Gasketed, Cladding Type Screws: Flange fastened to manufacturer's specifications.
 - (7) Seal Between Pipe And Flashing: Continuous tooled bead of accepted caulking.
 - (8) Stainless Steel Drawband
 - (9) Water Tight Back Up Storm Collar: Installed where needed.
- SUPPORT MEMBERS:
- (A) 5/8" Plywood Decking
 - (B) Location Of Penetrations - must not interfere with standing seams or trapezoidal and intermodular ribs.
 - (C) Opening in Roof Deck - must be large enough to allow for thermal movement of metal roof panels.
 - (D) Pipe Or Support Stand



1 ROOF LEVEL
1/8" = 1'-0"



CONSULTANT:

Issued For

Concept Design 05/25/22

Revisions

#	Description	Date
---	-------------	------

Seal



Project No: 22-073

Drawn By: Author Jeff Galthor, AIA AFS3666

© Studio 407 LLC

Sheet Title

ROOF PLAN

A210

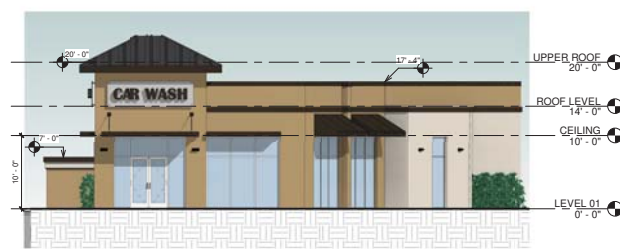
Orange Ave. Car Wash
4800 S Orange Ave.



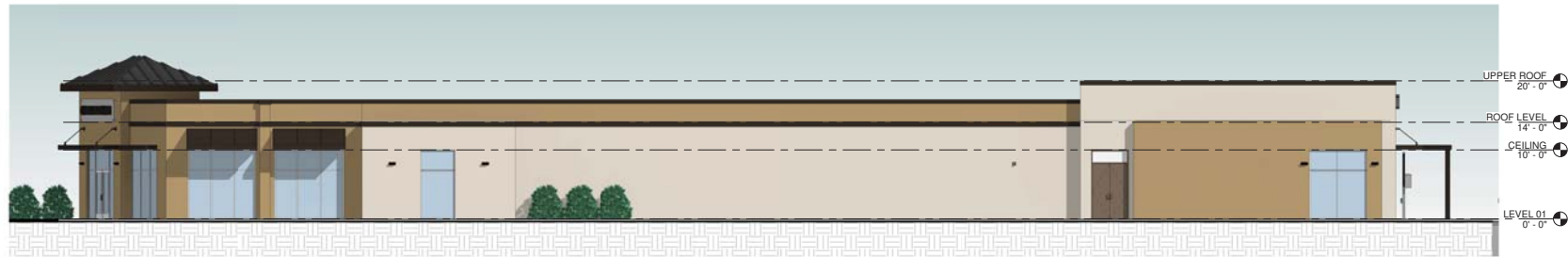
1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 NORTHEAST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"



5 SOUTH ELEVATION
1/8" = 1'-0"

CONSULTANT:

Issued For

Concept Design 05/25/22

Revisions

#	Description	Date

Seal

Project No: 22-073

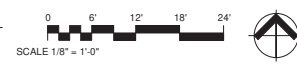
Drawn By: Author

Jeff Gathar, AIA
ARS3666

© Studio 407 LLC

Sheet Title

BUILDING ELEVATIONS



A501

STUDIO 407

Studio 407 LLC
7680 Universal Boulevard Suite 300
Orlando, FL 32819
(407) 342-5995
jeff@407studio.com | www.407studio.com

Orange Ave. Car Wash

4800 S Orange Ave.



CONSULTANT:

Issued For

Concept Design 05/25/22

Revisions

#	Description	Date

Seal



Project No: 22-073
Drawn By: Author
Jeff Galther, AIA
AFS3666

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Sheet Title

3D VIEWS

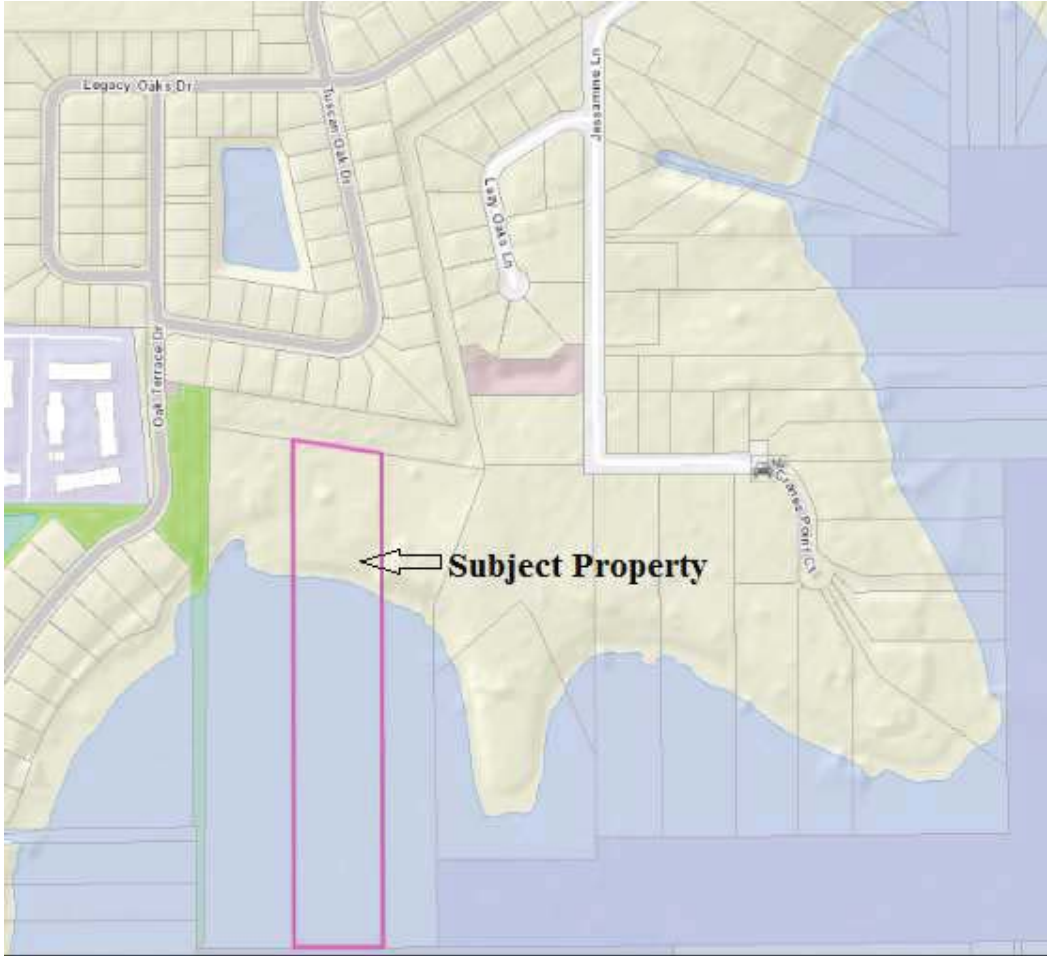
A990



Date: July 27, 2022
To: Planning and Zoning Board
From: Ellen Hardgrove, City Planning Consultant
Allen Lane, City Engineering Consultant
XC: Sandy Riffle, Interim City Clerk
Brett Sollazzo, Administrative Assistant
Drew Smith, City Attorney
Re: Split of Tax Parcel 14-23-29-0000-00-060

This is a review of a proposed subdivision of an 8.35 acre tax parcel on the north shore of Lake Jessamine as shown in Exhibit 1. Access to the parcel is via a 30 feet wide access easement connected to Jessamine Lane recorded October 30, 1964 in Book 1385 Page 646 and modified May 27, 1994 as recorded in Book 4747 Page 3964.

Exhibit 1 – Subject Property

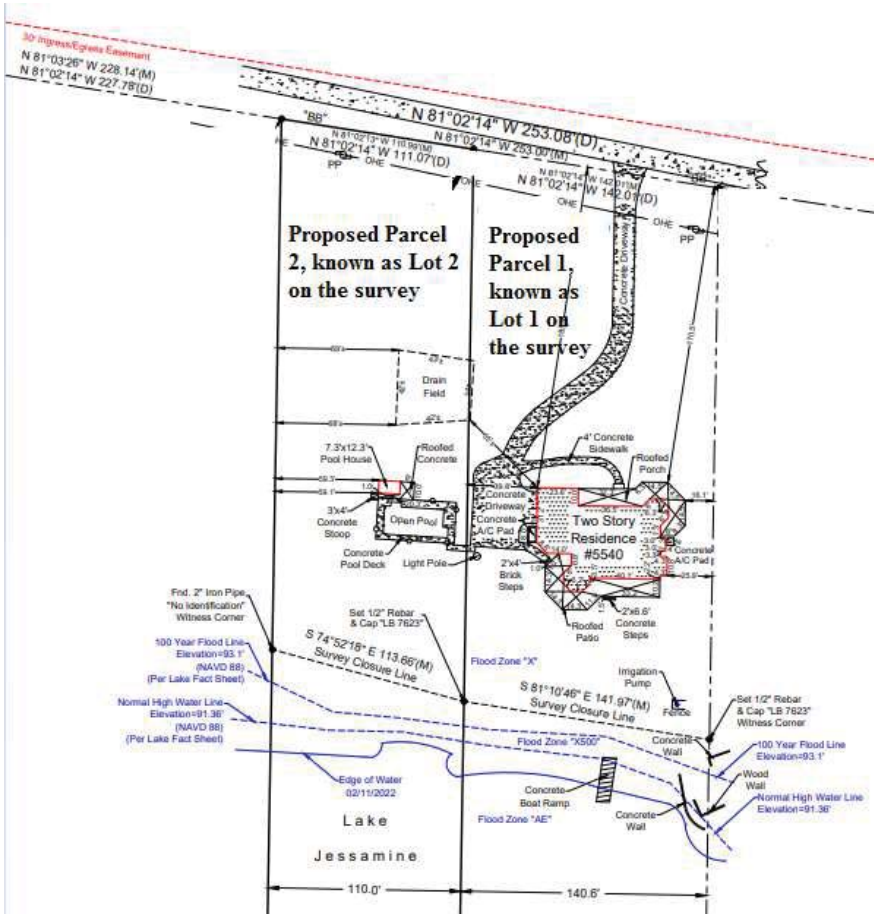


Approximately 2 acres of the tax parcel is landward of the lake's normal high water line. As illustrated by Exhibit 2, a house and pool exist onsite. The request is to subdivide the parcel into two as shown by Exhibit 3.

Exhibit 2 - Existing Land Use



Exhibit 3 – Proposed Subdivision



Code Section 126-61 provides an exemption to the full subdivision review process when no new streets, water, sewer or drainage structures are involved, known as a Parcel Split. The proposed subdivision qualifies for this exemption; as such, preliminary and final subdivision plans (the plat) are not necessary.

The property is zoned R1AA. Both proposed parcels will meet the R1AA minimum lot area (10,000 square feet). Proposed Parcel 1 (east side) is ±1.2 acres above the normal high water line and proposed Parcel 2 is ±0.8 acre. Proposed Parcel 1 includes the existing house, while proposed Parcel 2 includes the existing pool. Both parcels will also meet State’s minimum lot area when using a septic tank for sewage disposal: 4 lots/acre when using central water, which is the case for the subject property.

A new house can be constructed to meet the minimum R1AA site standards, which are shown in the table below. As well, the existing structure will continue to meet the R1AA standards.

R1AA (County) Site Standards		Proposed Parcel 1 (eastern portion)	Proposed Parcel 2 (western portion)
Minimum Lot Size (above normal high water line)	10,000 square feet	±52,272 square feet	±34,848 square feet
Minimum Lot Width	85 feet	±142 feet	±113 feet
Minimum Front Yard	25 feet*	No change	Will be able to meet
Minimum Side Yard	7.5 feet	39.8 feet west side, no change east side	Will be able to meet
Minimum setback from Normal High Water Line (NHWL)	50 feet	Existing house exceeds the minimum	An effective building envelope is possible outside the NHWL minimum setback

The City Engineer has verified that the submitted legal descriptions accurately describe the two proposed parcels.

Suggested Motion:

Approval of the creation of two parcels as legally described on the submitted survey dated Received April 22, 2022.

END

4/22/2022

CITY OF EDGEWOOD



Application for Preliminary Plan for Subdivision Approval

Reference: City of Edgewood Chapter 126 - Subdivisions

PLANNING & ZONING BOARD/CITY COUNCIL
 MAKE PAYMENTS TO: CITY OF EDGEWOOD FEE:

\$500-RESIDENTIAL \$1,000 COMMERCIAL

Please note this fee is nonrefundable.

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

PLANNING & ZONING MEETING DATE:	May 9, 2022
CITY COUNCIL DATE:	June 21, 2022

A **COMPLETE** APPLICATION WITH ALL REQUIRED ATTACHEMENTS AND TEN (10) COPIES MUST BE SUBMITTED TO THE CITY CLERK **40** DAYS BEFORE THE NEXT PLANNING AND ZONING MEETING. NO APPLICATION SHALL BE ACCEPTED UNLESS IT IS COMPLETE AND THE REQUIRED FEE IS PAID.

Applicant's Name:	David C Gragg	Owner's Name:	David C Gragg
Address:	5540 Jessamine Lane Edgewood FL 32839		
Email:	dgragg@onefloridabank.com		
Telephone:	407-718-3646	Telephone:	
Parcel ID:	14-23-29-0000-00-060		
Zoned:	R11AA		

The applicant hereby states that the above request for Lot Split does not violate any deed restrictions on the property.

Applicant's Signature:		Date:	4.18.22
Applicant's Printed Name:	David C Gragg		
Owner's Signature:		Date	
Owner's Printed Name:			

APPLICATION MUST INCLUDE:

1. A scaled drawing showing the lot size, location of the proposed buildings, location of easements, names of bordering streets, building setbacks, names and locations of all bodies of water, marshlands, drain fields, and all other waterways and watercourse abutting or encroaching upon subject property. The drawing must show existing buildings and lot dimensions. The scaled drawing must coincide with the certified boundary survey required below prepared by a licensed professional surveyor or mapper.

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

2. A brief description of all utilities and city or county services, including sewer, potable water facilities, fire hydrants, electric and telephone poles, streetlights, storm drains and any other utilities or services relevant to the maintenance of subject properties.
3. A listing of the names and addresses for abutting property owners
4. A certified boundary survey of the land subject to this procedure both as existing (i.e. prior to the proposed lot split) and as proposed (i.e. after proposed lot split), performed and prepared under the responsible direction and supervision of a licensed professional surveyor and mapper. Surveys shall include the depiction of existing improvement thereon.

Sec. 126-94. - Submission and review.

The final plans and supporting data required for approval shall be prepared as specified in sections [126-190 through 126-199](#). The final plat and all other materials required by sections 126-90 through 126-199 shall be submitted to the office of the mayor. Review [procedures](#) shall be the same as for preliminary plans. A public hearing will not be required for final approval by the city council. The office of the mayor shall forward the final engineering plans and cost estimate to the city engineer and the planning and zoning board for review. The departments shall report within 15 working days on whether the final plans comply with requirements established in this chapter.
(Code 1985, § 21-41; Ord. No. 17-1A-8-78, Art. VI, § 6.3.2, 10-17-1978)

Sec. 126-95. - Action by council.

The final plans, supporting data, and reports from the planning and zoning board and reviewing agencies may be submitted to the city council at any regular meeting. The council shall approve the final plans and plat if it complies with this chapter and is in substantial conformity with the approval preliminary plan. In disapproving any final plans, the council shall provide reasons for such action making reference to specific sections in this chapter. The city council shall have the final authority to approve, approve subject to conditions or disapprove the final plans and plat.
(Code 1985, § 21-42; Ord. No. 17-1A-8-78, Art. VI, 6.3.3, 10-17-1978)

Sec. 126-96. - Recording of final plat.

The office of the mayor shall submit the approved final plat to the comptroller of the county for recording. Such plats shall comply with section [126-190](#) and F.S. ch. 177, and be accompanied by two paper prints. No plat of lands in the county subject to this chapter shall be recorded, whether as an independent instrument or by attachment to another instrument entitled to record, unless and until such plat has been approved by the council. (See Appendix 1, on file in the city clerk's office). In addition, all fees incidental to recording will be paid by the subdivider.
(Code 1985, § 21-43; Ord. No. 17-1A-8-78, Art. VI, § 6.4, 10-17-1978)

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.

Office Use Only:	
Rec'd Date:	4/22/2022
Rec'd By:	Sandy Riffle & Brett Sollazzo
Forwarded to:	Allen Lane - Engineer ; Ellen Hardgrove - City Planner
Notes:	

RECEIVED

4/22/2022

CITY OF EDGEWOOD

April 18, 2022

Sandra Riffle, CMC, CBTO
Interim City Clerk
City of Edgewood
405 Bagshaw Way
Edgewood FL 32809

RE: Gragg Application for Subdivision Approval

Dear Clerk Riffle:

Please find

- 1) A scaled drawing showing the lot size, existing buildings, locations of easements and other requested items abutting or encroaching upon this property (Gragg Parent Tract Survey 03.2022) is included with this application package.
- 2) Orlando Utilities Commission is available for potable water supply.
No sewer access is available. There are no storm drains located near these parcels.
Fire hydrants are available on Jessamine Lane.
Streetlights, electric and telephone poles are detailed on the attached surveys.
- 3) Imogene C. Nunnally
5538 Jessamine Lane
Edgewood FL 32839

William Mahaffey
5526 Jessamine Lane
Edgewood FL 32839
Mailing address:
831 Brightwaters Boulevard NE
St Petersburg FL 33704
- 4) Certified boundary surveys subject to this request, both as existing (Gragg Parent Tract Survey 03.2022) and as proposed (Gragg Proposed Parcel A Survey 03.2022 and Gragg Proposed Parcel B Survey 03.2022) performed and prepared under the direction and supervision of Ireland & Associates Surveying, Inc. are attached.

Parent Tract Survey

Legal Description: Parent Tract

PARCEL I

From the NE corner of the NE 1/4 of the NW 1/4 of Section 14, Township 23 South, Range 29 East, Orange County, Florida; run South 1307.28 feet; run thence S 57° 44' 40" W 844.28 feet; thence S 11° 54' 20" E 936.3 feet; thence N 81° 02' 14" W 253.06 feet to a point of beginning; run thence S 91° 00' 00" W to the South line of the NE 1/4 of said Section 14; return to the point of beginning; run thence N 81° 02' 14" W 253.06 feet; thence S 91° 00' 00" W to the South line of the NE 1/4 of said Section 14; thence East along said South line, to intersect the previously described course.

PARCEL II, a non-exclusive easement, as follows: An easement for ingress and egress over the following-described lands:

A 30' easement in two consecutive parts, one part being generally (this call is North in the body of the description) southerly and one part being generally westerly, more particularly described as follows:

An easement 30' in width lying generally west of and adjacent to the following-described lines:

From the SE corner of the NE 1/4 of the NW 1/4 of Section 14, Township 23 South, Range 29 East, run N 49.3 feet of the first part of said easement for a point of beginning of said line, run thence S 57° 44' 40" W 844.28 feet; run thence S 11° 54' 20" E 936.3 feet to a point.

The second part of said easement shall be an easement 30' in width lying generally North of and adjacent to the following-described lines:

Beginning at the point last-described immediately above, run N 81° 02' 14" W 773.08 feet.

Legal Description: Proposed Parcel A

Commencing at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 23 South, Range 29 East, Orange County, Florida; thence run South for a distance of 1307.28 feet; thence run South 57° 44' 40" West for a distance of 844.28 feet; thence run South 11° 54' 20" East for a distance of 936.3 feet; thence run North 81° 02' 14" West for a distance of 252.22 feet to the Point of Beginning.

Thence run South 01° 00' 00" West for a distance of 1451.84 feet to a point on the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 14; thence run South 89° 49' 38" West along said South line for a distance of 140.69 feet; thence departing said South line for North 01° 00' 00" East for a distance of 1454.39 feet; thence run South 81° 02' 14" East for a distance of 142.01 feet to the Point of Beginning.

Together with Parcel II as described above.

Legal Description: Proposed Parcel B

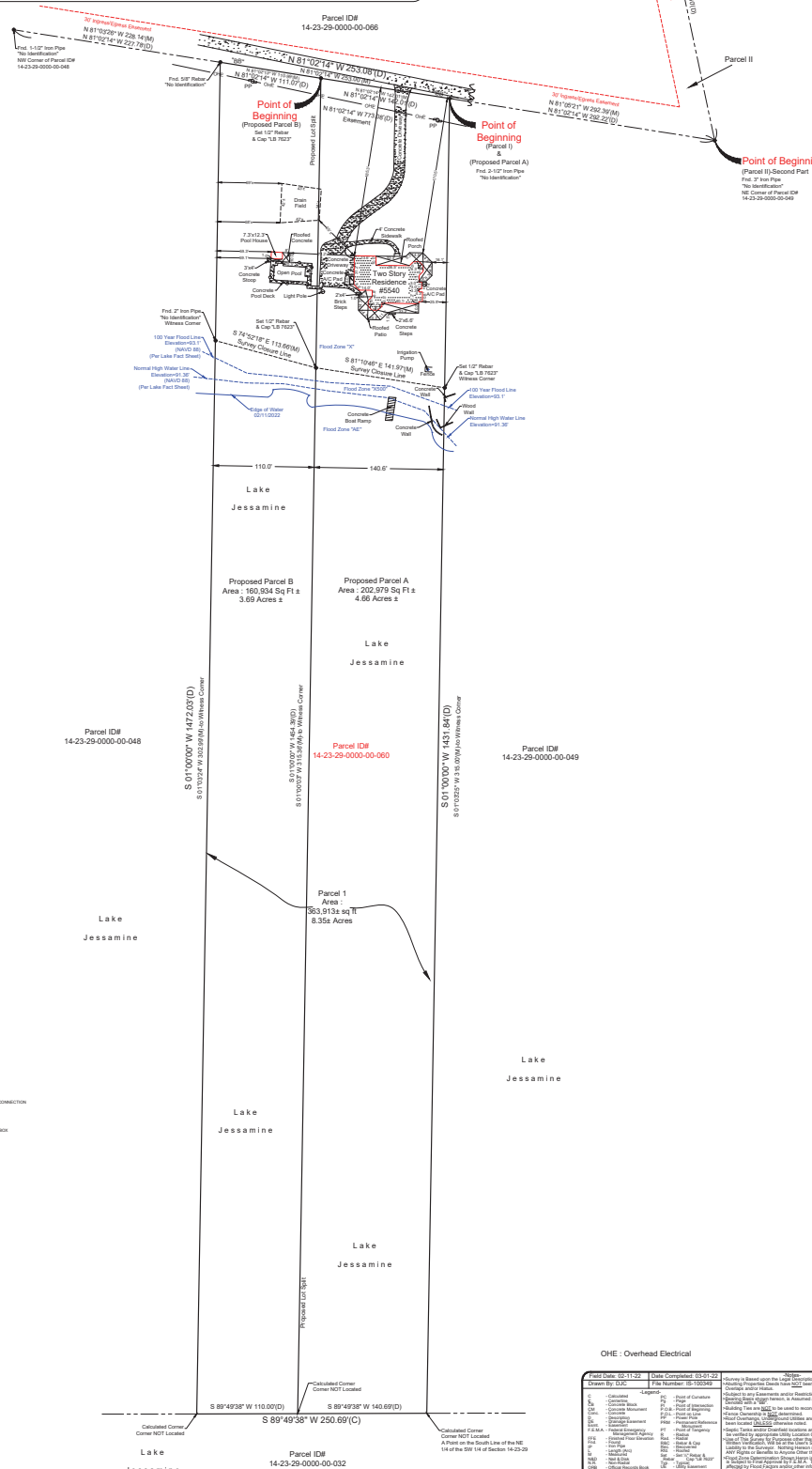
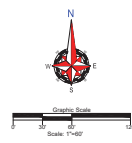
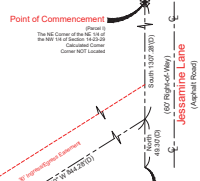
Commencing at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 23 South, Range 29 East, Orange County, Florida; thence run South 1307.28 feet; thence run South 57° 44' 40" West 844.28 feet; thence run South 11° 54' 20" East 936.30 feet; thence run North 81° 02' 14" West 434.23 feet to the Point of Beginning.

Thence run South 01° 00' 00" West for a distance of 1454.39 feet to a point on the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 14; thence run South 89° 49' 38" West along said South line for a distance of 110.00 feet; thence departing said South line for North 01° 00' 00" East for a distance of 1472.03 feet; thence run South 81° 02' 14" East for a distance of 117.07 feet to the Point of Beginning.

Together with Parcel II as described above.

FLOOD DISCLAIMER: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, AE, X500. THIS PROPERTY WAS FOUND IN CITY IN EDGEWOOD, COMMUNITY NUMBER 120183, DATED 9/26/2009. CERTIFIED TO: DAVID C. GRAGG

RECEIVED
4/22/2022
CITY OF EDGEWOOD



- Legend: Wellhead, Catchment, Conduit, Manhole, etc.

Table with columns: Item, Description, Date, and Notes. Includes a signature block for Ireland & Associates Surveying, Inc.



Date: July 7, 2022
To: Planning and Zoning (P&Z) Board
From: Ellen Hardgrove, City Planning Consultant
XC: Sandy Riffle, Interim City Clerk
Brett Sollazzo, Administrative Assistant
Drew Smith, City Attorney
Re: Proposed Fence Regulation Changes

This agenda item is for consideration of amending the City's fence regulations; i.e., Code Section 134-517. City Council directed staff to review and recommend changes to the current regulation based on the number of variances related to type and location of fences throughout the city. As well, the proposed changes reflect the need to update the standards applicable to the installation of fences and screening walls to ensure the best interests of the health, safety and welfare of the residents and visitors to the City.

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ORDINANCE 2022 – 06

AN ORDINANCE OF THE CITY OF EDGEWOOD AMENDING CHAPTER 134 OF THE CODE OF ORDINANCES RELATED TO LOCATION, HEIGHT, AND CONSTRUCTION STANDARDS AND REGULATIONS APPLICABLE TO FENCES AND SCREENING WALLS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Edgewood, Florida, finds it necessary and in the best interests of the health, safety and welfare of the residents and visitors to the City to update the standards applicable to the installation of fences and screening walls; and

WHEREAS, within this Ordinance, deletions are identified by strikethrough text and additions are identified by underline text.

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

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

SECTION TWO. Chapter 134-517 is hereby amended as follows:

Sec. 134-517. - ~~Location of fences~~screening walls.

~~In any residential district, no closed fence or wall shall be erected or maintained within 20 feet from a corner intersection of street right of way. Fences or walls beyond the front building line shall be limited to a maximum height of four feet. A fence or wall shall be limited to a maximum height of eight feet in the rear and side yards. In any residential district, all chainlink fences shall be installed with the pointed ends to the ground. No electrically charged wire fence shall be erected in any residential district. No barbed wire fence shall be erected in any residential district, except for security of public utilities, provided such use is limited to three strands, a minimum of six feet above the ground. Barbed wire may be used on security fences erected in any commercial or industrial district provided such use is limited to three strands, a minimum of six feet above the ground.~~

(a) Purpose and Intent. The purpose and intent of this section is to regulate the location, height, and appearance of fences and walls to maintain visual harmony within neighborhoods and throughout the City, protect adjacent land from the indiscriminate placement and unsightliness of fences and walls, and ensure the safety, security, and privacy of properties.

35 **(b) Applicability.**

- 36 a. Unless exempted below, the provisions of this section shall apply to all new construction
- 37 or repair or replacement of 50 percent or more of any existing wall or fence. The term
- 38 wall in this section applies to screening walls and not walls required for support of a
- 39 principal or accessory structure.

- 40 b. Permit Required. All fences and walls subject to these standards shall obtain a building
- 41 permit prior to construction. Requests for permits for walls and fences must be
- 42 accompanied by a scaled site plan and drawings clearly showing the locations, heights
- 43 and materials for which approval is requested.

44 **(c) District Location Standards.**

45 1. **Residential Districts.**

- 46 a. Fences and Walls in a Required Front Yard: Except where allowed in this section,
- 47 fences and walls within the required minimum front setback shall not exceed 4 feet in
- 48 height.
- 49 b. For residential zoned lots with a front or side yard on a FDOT functionally classified
- 50 arterial or collector road, the maximum height for a fence or wall in a required
- 51 minimum front and street side yard may be increased to six feet if the following is
- 52 met.
 - 53 1. Fences shall be of decorative materials such as wrought iron or powder coated
 - 54 aluminum in a style of wrought iron.
 - 55 2. Walls shall be concrete block, stone, cultured stone, brick, or prefabricated with a
 - 56 textured manufactured finish. If concrete blocks are used, the wall shall have a
 - 57 minimum 1” thick stucco finish or be clad in brick, stone and/or cultured stone
 - 58 veneer.
 - 59 3. Brick, stone and/or cultured stone columns shall be constructed when using either
 - 60 a fence or a wall, and such columns shall, at a minimum, be placed where the
 - 61 fence/wall ends at the property lines and at driveways. If the lot’s road frontage is
 - 62 in excess of one hundred (100) feet, additional columns shall be required to be
 - 63 spaced evenly along the frontage, with the wall/fence segment not exceeding 40
 - 64 feet in length. The columns may extend up to 12 inches above the fence height.
 - 65 4. The fence/wall shall be constructed a minimum of 7 feet from the road right-of-
 - 66 way line.
 - 67 5. One (1) evergreen shade tree shall be planted along the fence/wall, on the street
 - 68 side of the fence/wall every 40 feet on center maximum. The tree shall be a
 - 69 minimum caliper of 5 inches (as measured 1 foot above grade) and minimum 14
 - 70 feet in height at planting with 6’ minimum clear trunk. If overhead utilities exist
 - 71 along the right-of-way, the required shade trees shall be understory trees spaced
 - 72 every twenty (20) feet on center, with said understory trees a minimum of nine

feet in height and at least a three-inch caliper (measured 6 inches above grade) at planting if single stem; for multi-stem understory trees, at least three stems are required with each stem at least of one-inch caliper (measured 6 inches above grade).

6. If hedges are planted along the fence or wall, such shall be maintained at a height not to exceed six feet in height in the required front setback or street side setback and shall not exceed eight feet in other required setbacks.

7. If a gate is used, the gate shall be automated and setback a minimum of 20 feet from the public sidewalk.

8. If on a corner lot, the fence/wall shall meet the Proximity to Right-of-Way Intersection standard in Section Sec. 134-517(d).

c. Unless abutting a FDOT functionally classified arterial or collector, on any corner lot, abutting the side of another lot, a fence/wall along the side street exceeding four (feet) in height shall be setback 15 feet from the street side property line.

d. Maximum fence and wall height outside the minimum front setback shall be eight (8) feet in height unless a more restricted height limit applies. A fence or wall height greater than eight feet may be approved by special exception.

e. Subdivision walls and buffers.

1. Subdivisions that include lots with rear or side yards adjacent to a public right-of-way must include a screen wall and vegetative buffer to provide both a desirable buffer for the residents of the subdivision from the street as well as provide an aesthetic buffer for the users of the adjacent right-of-way. Height of the screen wall shall be six feet from the finished grade of the location of the wall or street, whichever provides the highest screening height. Compliance with this section will require a buffer with hedges, evergreen shade trees (at 40-foot on center spacing) and one understory tree centered between the shade tree, on the street side of the wall. The minimum width of the buffer shall be ten (10) feet, as measured from the right of way line to the wall. The shade tree shall be a minimum caliper of 5 inches (as measured 1 foot above grade) and minimum 14 feet in height at planting with 6' minimum clear trunk. If overhead utilities exist along the right-of-way, the required shade trees shall be understory trees spaced every twenty (20) feet on center, with said understory trees a minimum of nine feet in height and at least a three-inch caliper (measured 6 inches above grade) at planting if single stem; for multi-stem understory trees, at least three stems are required with each stem at least of one-inch caliper (measured 6 inches above grade).

2. The following are not considered adequate buffers for compliance with this section:

- Chain linked fences;
- Wood fences;

- 113 • Painted or untreated block walls; and,
- 114 • Insufficient planting area for maturing landscaping.
- 115 3. Maintenance of these improvements will be the responsibility of the homeowners'
- 116 association and must be clearly defined on the preliminary subdivision plan and
- 117 final plat.
- 118 f. No barbed wire fencing shall be allowed except by special exception approval.

119 **2. Nonresidential Districts Except the ECD and Industrial districts.**

- 120 a. Fences or walls within the front setback shall be limited to a maximum height of four
- 121 (4) feet. For fences and walls, the front yard setback shall apply to all sides fronting a
- 122 road.
- 123 b. Outside the front or street side setback, the maximum height of a fence or wall shall
- 124 be eight (8) feet, except as noted for public utilities.
- 125 c. No barbed wire fence shall be allowed except for security of public utilities. Such
- 126 fencing around the public utility shall be consistent with the standards listed in
- 127 Section 134-517(d).

128

129 **3. Industrial Districts.**

- 130 a. Fences within the front setback shall be permitted to be a maximum height of eight
- 131 (8) feet provided such fencing is non-opaque. Opaque fences and walls shall be
- 132 limited to a maximum height of four (4) feet in the front setback.
- 133 b. If a landscape buffer is required by Chapter 114, the fence/wall shall be placed on the
- 134 lot side of the buffer yard.
- 135 c. Barbed wire along the top of a fence may be used provided following is met.
- 136 1. The barbed wire shall not exceed one additional foot in height of the fence and
- 137 the fence height shall be limited to a maximum height of nine feet without a
- 138 special exception approval.
- 139 2. The outward limit of the barbed wire shall not be within 20 feet of any street
- 140 right-of-way line, sidewalk, or adjacent property.
- 141 2. Without a special exception, no barbed wire may be used in locations adjacent
- 142 to a residential zoning or future land use designation.

143 **4. ECD.** Fences in the Edgewood Central District shall comply with ECD regulations.

144 **(d) Standards Applicable to All Districts.**

- 145 1. **Chain Link Fencing.** Except where specifically allowed by this section, chain
- 146 link fences are prohibited between the front lot line and the front of the structure in all
- 147 districts. Where chain link fencing is allowed, such shall be green, black, or brown vinyl
- 148 coated.
- 149 2. **Wood Fencing.** Wooden fences shall be constructed of stained or painted pressure
- 150 treated pine, cedar, or cypress. Plywood, particle board, or similar wood materials are

151 prohibited. The finished side shall face outward, and stringers and posts shall not be
152 visible from the outside.

153 3. **Masonry concrete block walls.** Concrete block walls shall be clad in brick, stone or
154 cultured stone veneer or have a 1 inch thick stucco finish with brick stone or cultured
155 stone accent features.

156 4. **Pre-cast Concrete Walls.** Pre-cast Concrete Walls shall have manufactured imprinted
157 texture and patterns to mimic brick, stone or cultured stone patterns.

158 5. **Barbed Wire.** The following standards apply when barbed wire fencing is used around
159 public utilities.

160 a. Without a special exception, no barbed wire may be used in locations within or
161 adjacent to a residential zoning or future land use designation.

162 b. The minimum fence height shall be eight (8) feet.

163 c. The barbed wire shall not exceed one additional foot in height without a special
164 exception approval.

165 d. The outward limit of the barbed wire shall not be within 20 feet of any street right-of-
166 way line, sidewalk, or adjacent property.

167 6. **Fence/Wall Colors.** Fence or wall colors shall be matte finish of any earth tone color
168 (i.e., color found in soil, such as sand, clay, slate), matte black, matte white, or pastels
169 with a minimum matte white content of 90 percent. Colors shall complement the primary
170 color of the development and shall not be so extreme in contrast or intensity that the color
171 competes with the building for attention or acts as a sign.

172 7. **Fences/Walls adjacent to Required Landscape Buffers.** Where landscape buffers are
173 required adjacent to public rights-of-way, the fence/wall shall be located on the lot side of
174 the buffer. Fences or walls located along interior side or rear lot lines may be placed atop
175 the property line with required plantings located inside the fence or wall.

176 8. **Proximity to Right-of-Way Intersections.** To prevent obstruction of view of an
177 oncoming vehicle or train at an intersection of two rights of way or a right-of-way and
178 ingress/egress access points, at a minimum, fences and walls shall comply with the most
179 current FDOT criteria and standards for Intersection Clear Sight Lines.

180 9. **Maximum Height in All Districts.** Outside the minimum yard standards (setbacks), the
181 maximum height of fences and walls shall be eight (8) feet unless specifically approved
182 by special exception or elsewhere in this code.

183 10. **Adjacent to Water Bodies.** All fences and walls located adjacent to water bodies shall
184 not extend into such water body beyond the normal high water elevation (NHWE). The
185 maximum height of a fence/wall within 10 feet of the NHWE shall be four (4) feet.

186 11. **Swimming Pools Fencing.** All swimming pools of any type whatsoever, including but
187 not limited to portable swimming pools, constructed in such a manner as to permit a
188 water depth of two (2) feet or more and an area of 36 sq. ft. or more shall be completely
189 enclosed by a minimum 48” high fence, wall, or other equivalent barrier with an access
190 gate designed in accordance with the current publication of the Florida Building Code

191 Swimming Pool Barrier Requirements, this code for fence and wall material
192 requirements, and as approved by the City Engineer.

193 12. **Firefighting access.** Fences and walls shall be designed and constructed so that adequate
194 access to buildings is maintained for firefighting purposes.

195 13. **Electric fences.** It shall be unlawful for any person to erect, install or maintain any
196 electrically charged fence within the city, except for an electrically charged fence to
197 retain animals upon proof submitted to City Council, that the fence will not be hazardous
198 to life.

199 14. **Temporary Fencing.**

200 a. A temporary fence not exceeding 8 feet in height may be erected during construction
201 in any district.

202 b. The temporary fence shall be restricted to chain link, vinyl picket, industrial
203 aluminum, or wrought iron. All other materials are prohibited. Orange construction
204 fencing for tree protection during construction shall be allowed.

205 c. Any portion of the temporary fencing facing a right-of-way must allow a reasonably
206 unrestricted view of the grounds of the undeveloped lot from the right-of-way. Picket-
207 style materials fronting a right-of-way shall have minimum spacing of four inches
208 between each picket with a maximum picket width of one inch.

209 d. A pedestrian access gate is required. The gate must swing into the lot.

210 e. At all times, the ground cover of the lot shall be maintained, and the lot shall be kept
211 free of trash and debris.

212 f. The temporary fence shall be removed prior to any Certificate of occupancy.

213 15. **Fences/Walls in regulated floodways.** Fences and walls in regulated floodways shall be
214 designed to avoid blocking the passage of floodwaters as determined by the City
215 Engineer.

216 16. **Maintenance.** All walls and fences shall be maintained at the proper height, in a plumb
217 and upright position, free of any defects, damage, mold and mildew and any other
218 discoloration.

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

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

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

229

230 **SECTION SIX.** This Ordinance shall become effective immediately upon its passage and
231 adoption.

232
233 **PASSED AND ADOPTED** this _____ day of _____, 2022, by the City Council of
234 the City of Edgewood, Florida.

235
236 PASSED ON FIRST READING: _____

237
238 PASSED ON SECOND READING: _____

239
240 _____
241 Richard A. Horn, Council President

242 *ATTEST:*
243
244 _____
245 Sandy Riffle
246 Interim City Clerk