



CITY COUNCIL REGULAR MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Tuesday, August 16, 2022 at 6:30 PM

AGENDA

Welcome! We are very glad you have joined us for today's Council meeting. If you are not on the agenda, please complete an appearance form and hand it to the City Clerk. When you are recognized, state your name and address. The Council is pleased to hear relevant comments; however, a **five (5) minute limit** has been set by Council. Large groups are asked to name a spokesperson. **Robert's Rules of Order** guide the conduct of the meeting. **Please silence all cellular phones and pagers during the meeting.** Thank you for participating in your City Government.

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

B. ROLL CALL & DETERMINATION OF QUORUM

C. APPROVAL OF MINUTES

- [1.](#) July 19, 2022 City Council Meeting Minutes
- [2.](#) August 3, 2022 City Council Budget Workshop Minutes

D. NEW BUSINESS

E. CITIZEN COMMENTS

F. BOARDS & COMMITTEES

- [1.](#) Boards and Committees Planning & Zoning Report
- [2.](#) Parcel Split 2022-01: 5540 Jessamine Ln.
- [3.](#) Special Exception 2022-03: Suncoast Special Exception Amendment
- [4.](#) Variance 2022-04: 495 Mandalay Rd. - Boat Dock
- [5.](#) Variance 2022-06: 525 Mandalay Rd. - Boat Dock

G. STAFF REPORTS

City Attorney Smith

Police Chief Freeburg

- [1.](#) Chief Freeburg July 2022 Report

Interim Clerk Riffle

H. MAYOR AND CITY COUNCIL REPORTS

Mayor Dowless

Council Member Chotas

Council Member Pierce

Council Member Rader

Council Member Lomas

Council President Horn

I. ADJOURNMENT

UPCOMING MEETINGS

Tuesday, September 6, 2022..... First Budget Hearing

Monday, September 12, 2022.....Planning and Zoning Meeting

Tuesday, September 20, 2022.....City Council Meeting & Final Budget Hearing

Meeting Records Request

You are welcome to attend and express your opinion. Please be advised that **Section 286.0105**, Florida Statutes state that if you decide to appeal a decision made with respect to any matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made.

Americans with Disabilities Act

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



CITY COUNCIL REGULAR MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Tuesday, July 19, 2022 at 6:30 PM

DRAFT MINUTES

CALL TO ORDER, INVOCATION, & PLEDGE OF ALLEGIANCE

Council President Horn called the meeting to order at 6:30 with a moment of silence followed by leading the Pledge of Allegiance.

ROLL CALL & DETERMINATION OF QUORUM

Interim Clerk Riffle announced a quorum with all five Council members and Mayor Dowless in attendance.

MAYOR/COUNCIL ATTENDEES

Mayor John Dowless
Council President Richard Horn
Councilmember Lee Chotas
Councilmember Susan Lomas
Councilmember Ben Pierce
Councilmember Chris Rader

STAFF ATTENDEES

Sandra Riffle, Interim City Clerk
John Freeburg, Police Chief
Shannon Patterson, Police Chief of Staff
Scott Zane, Officer/IT Department
Stacey Salemi, Code Compliance Officer
Drew Smith, City Attorney
Ellen Hardgrove, AICP City Planner

APPROVAL OF MINUTES

1. May 17, 2022 City Council Meeting Minutes with corrections

- Councilmember Rader clarified that the last part of his motion for the Holden Avenue PD should read, "Preservation of a fence along the property boundary at the wall, from the northernmost 30 feet of the west property line to prevent access to the neighboring property."
- Councilmember Rader requested to change page 10 – bullet two as he did not make the comment about the compliment to Chief from Attorney General Ashley Moody. Interim Clerk Riffle will review the recording and make the correction.

Councilmember Lomas moved to approve the May 17, 2022 meeting minutes with corrections. Councilmember Rader seconded the motion. Motion approved (5/0).

2. June 21, 2022 City Council Meeting Minutes

Councilmember Rader moved to approve the June 21, 2022 meeting minutes as presented. Councilmember Pierce seconded the motion. Motion approved (5/0).

Note: The order of business was rearranged. The minutes reflect the order of business as it was heard.

ORDINANCES (FIRST READINGS)

1. Ordinance 2022-05: Site-Specific Zoning

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

Councilmember Rader asked to table Ordinance 2022-05 as P&Z has not heard it yet and City Council has not received their recommendation.

Attorney Smith confirmed to Councilmember Chotas that the Comprehensive Plan was reviewed by the State agencies and no comments or objections were sent back to the City.

Councilmember Rader made a motion to remove Ordinance 2022-05 from the agenda; seconded by Councilmember Lomas. Motion approved (5/0).

PUBLIC HEARINGS (ORDINANCES – SECOND READINGS & RELATED ACTION)

1. Ordinance 2022-04: Lot Splits

AN ORDINANCE OF THE CITY OF EDGEWOOD AMENDING CHAPTER 126 OF THE CODE OF ORDINANCES, "SUBDIVISIONS," PROVIDING FOR A LOT SPLIT PROCEDURE FOR THE DIVISION OF A SINGLE LOT INTO TWO LOTS IN LIEU OF REPLATTING OR PLATTING UNDER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS AND AN EFFECTIVE DATE

Planner Hargrove said this is an ordinance to provide a simple subdivision process for unplatted lots being proposed to be split into two.

- Planner Hardgrove noted the changes that were made based on Council comments from the first reading. Council discussed the following additional changes that should be made. Inserted the word "licensed" professional on line 59.

- Changed the verbiage from “lot split” to “parcel split” on lines 9, 30, 36, 40, 58, 59, 76, 78, 94, and 96.
- Deleted "replatting" from lines 31 and 80.

There was no public comment.

Councilmember Rader made a motion to approve Ordinance 2022-04 with changes. The motion was seconded by Councilmember Lomas. Approved (5/0).

The motion was approved with a roll call vote.

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

2. Ordinance 2022-03: Comp Plan Amendment

AN ORDINANCE AMENDING THE CITY OF EDGEWOOD COMPREHENSIVE PLAN RELATED TO THE CREATION OF A SITE-SPECIFIC FUTURE LAND USE DESIGNATION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Attorney Smith read Ordinance 2022-03 in title only.

Planner Hardgrove said the proposed Ordinance is an amendment to an existing policy proposed to create a new tool, a new future land use designation known as Site Specific Plan to provide for compatibility of a proposed use with adjacent parcels.

She noted that the Ordinance was sent to DEO and other review agencies, and there was no comment. If adopted, any use allowed in other future land use designations could be considered consistent with the Site Specific Plan future land use designation. Approval of the new future land use designation would require simultaneous approval of the comprehensive plan policy detailing the parcel’s allowable uses and densities/intensities.

Discussion ensued relative to the required zoning to implement the new future land use designation. Planner Hardgrove confirmed to Councilmember Chotas that the process would require a Developers Agreement.

Councilmember Chotas said he was ready to vote in favor of the Ordinance.

Councilmember Rader shared a PowerPoint presentation which is included in the minutes.

Councilmember Rader noted that the City went through the process of removing incompatible uses from the C-3 zoning, and now the City is spending time and staff resources for one applicant that would allow a tool for an incompatible use [i.e., a proposed warehouse distribution on the Randall property] to be located adjacent to residential [Legacy] because of

potential tax revenue. Councilmember Rader said he had not seen an estimate of revenue that would be generated from this use. He suggested that an assisted living facility would be perfect for this location, which is allowed in the existing code.

He said that if Council amends the Comprehensive Plan, it paves the way for an industrial use like Suncoast Building Materials whose property was zoned for C-3. In this case, the City would be creating the entitlement and he would vote against it.

Councilmember Chotas said he appreciates Councilmember Rader's passion and energy. He thinks after discussions that not just this property but others may benefit from a commercial or industrial planned development.

Councilmember Chotas made a motion to approve the Ordinance. There was no second.

Mayor Dowless stated that most complaints he hears relate to apartments, which create demand on the police department. Apartments on the Randall property would most likely not be high-end due to their proximity to Orange Blossom Trail.

Further discussion ensued regarding the use and possible consequences such as truck traffic and noise affecting the adjacent properties.

There was no public comment.

Councilmember Rader made a motion to deny approval of Ordinance 2022-03; seconded by Councilmember Lomas. Motion approved (3/2).

The motion was approved by roll call vote:

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

NEW BUSINESS

- 1. Set a tentative millage rate and set a public hearing date for the final millage and proposed fiscal year 2022/2023 budget.**

Interim City Clerk Riffle recommended approving a tentative millage rate higher than the current rate of 5.25%. The tentative rate can be adjusted in the first public hearing on September 6, 2022.

Mayor Dowless said that not all of the numbers have come in and asked for some flexibility from Council until all the information is available. He asked for the maximum tentative rate with the goal to retain the current rate of 5.25%.

There was no public comment.

Councilmember Rader moved to set the City's millage rate at 5.40% and directed the City Clerk to complete the DR420 and DR420MMP forms to provide to Orange County Property Appraiser on or before noon on July 30, 2022. The motion was seconded by Councilmember Pierce. Approved (4/1).

The motion was approved by roll call vote.

Councilmember Rader	Approve
Councilmember Pierce	Approve
Councilmember Lomas	Approve
Councilmember Chotas	Oppose
Council President Horn	Approve

CITIZEN COMMENTS

Jeff Kime, an Edgewood resident on Casa Grande Drive, spoke to City Council about a letter that he received from the City. The letter included an arborist report about the tree in the right of way (ROW) immediately in front of his house that is in poor health and that it was his responsibility as the property owner to remove it.

Mr. Kime said he spoke to the arborist, who said the tree had been unhealthy for a long time, and he could not predict when the tree could fall. He said he would understand this if he had done something to harm the tree or planted the tree, but that is not the case.

He thinks that the City should be responsible for the trees on the ROW and that the ordinance should be changed.

Councilmember Lomas commented that Orange County planted the trees on his street. Mayor Dowless said that those trees should not have been planted in the ROW.

Mayor Dowless said trees really break the budget, which is why City Council unanimously voted for the tree ordinance. He said that many cities have a similar tree ordinance.

Once the notice is given to the property owner that the tree is unhealthy, it becomes the property owner's responsibility if it falls.

Councilmember Chotas said that if a tree is in the ROW, and its condition pre-existed the ordinance he thought in that circumstance, it is unfair to ask a property owner that does not own the tree to have to cut it down. Attorney Smith replied the disease may have pre-existed the Ordinance, but trees are slow to decline, and there may be others like that.

Interim Clerk Riffle shared the arborist report with City Council. The tree roots are causing uplift on the street side of the curb, which is interfering with street drainage. Attorney Smith said it might be a stormwater issue, and the City may want to be proactive about that. Mayor Dowless said that he is willing to look at the tree and make a determination.

STAFF REPORTS

City Attorney Smith – no report

Chief Freeburg

- In the process of getting five grants.
- Getting license plate readers. Attorney Smith explained if there's a flag on the plate, PD will get pinged if the vehicle is in the City.
- Council President Horn reported that he frequently sees vehicles in the bike lane, which Chief Freeburg noted.

Interim Clerk Riffle

- City Hall staff is now digitizing Business Tax Receipts to move away from paper files.
- She sent a letter regarding the maintenance of trees to all property and business owners. Personal letters were mailed to property owners where an unhealthy tree(s) existed and informed them of their responsibility for the tree(s).
- City Hall filed a claim for a leak that occurred from a pipe in the men's restroom. The water covered most of the west side of City Hall and Chamber.
- Sidewalk quotes are coming in and sidewalk work will begin soon.

MAYOR AND CITY COUNCIL REPORTS

Mayor Dowless

- Budget process has started.
- He will name Cares Act committee members in the next couple of weeks.
- His meeting with lobbyists regarding the road realignment was not as successful as anticipated.

Councilmember Pierce said there is a discretionary account to use for a lobbyist. Attorney Smith said Council can give the Mayor the authority to enter into a contract.

Councilmember Chotas made a motion to give the Mayor the authority up to \$7500 to retain a lobbyist; seconded by Councilmember Pierce. Motion approved (5/0).

- Mayor Dowless said he would like FDOT to go to the County and speak as an expert.

Council Member Chotas - No report.

Council Member Pierce - No report.

Council Member Rader

Councilmember Rader said that some elected bodies have meetings with staff for more complex issues to work through issues before it goes to Council. A short staff meeting could potentially shorten discussions during Council meetings.

Council Member Lomas - No report.

Council President Horn - No report

ADJOURNMENT

Council President Horn moved to adjourn the meeting at 8:26 pm.

Richard A. Horn
Council President

Attest:

Sandra Riffle, CMC, CBTO
Interim City Clerk

Approved in the _____ Council meeting.



CITY COUNCIL WORKSHOP MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Wednesday, August 03, 2022 at 9:00 AM

DRAFT MINUTES

CALL TO ORDER

Council President Horn called the City Council budget workshop to order at 9:04am.

MAYOR/COUNCIL ATTENDEES

Mayor John Dowless
Council President Richard Horn
Councilmember Lee Chotas (by phone)
Councilmember Susan Lomas
Councilmember Ben Pierce
Councilmember Chris Rader

STAFF ATTENDEES

Sandra Riffle, Interim City Clerk
Brett Sollazzo, Administrative Assistant
John Freeburg, Police Chief
Shannon Patterson, Police Chief of Staff
Scott Zane, Officer/IT Department
Stacey Salemi, Code Compliance Officer
Tammy Campbell, McDirmit Davis
Lindsey Rock, McDirmit Davis

REVIEW & DISCUSSION (Provided in order of line items)

- Mayor Dowless opened the meeting by stating that Interim Clerk Riffle started the budget, and that Ms. Campbell came in to help make sure everything was set. Mayor Dowless stated that Interim Clerk Riffle has done well with her first budget.

General Revenues

- (Line 7) Mayor Dowless explained that ad-valorem has gone up, and that the local communication tax total will not be known until after the first workshop. Ms. Campbell estimated the numbers will come out sometime in August.
- (Line 25) Line item should be zero.
- (Line 55) Interest rates decreased. The amount can be reduced to \$3,000.
- (Line 78) ARPA carryforward can possibly be eliminated and added to the budget when projects are approved. Mayor Dowless stated the City has until 2026 to use them and hopes to use some for roads and streets. Councilmember Rader stated there should be a committee to decide how the funds will be used.
- Ms. Rock said most of the miscellaneous Police Department revenue came from car insurance claims.
- McDirmit Davis should know by end of October to mid-November if the City has a surplus or deficit.

City Hall

- (Line 85) Discussion of City Hall salaries included Mayor Dowless' recommendation to remove the interim status from Interim Clerk Riffle and provide a salary increase between 9%-10%. He also recommended a salary increase for Administrative Assistant Sollazzo, with a title change. With the title change, he will assume some of McDirmit Davis' administrative duties.

- (Line 99) Interim Clerk Riffle explained the budget increase for special events would include some replacement of equipment and décor.
- (Line 120) Likely to be adjusted for council computers.
Chief Freeburg stated that tablets or laptops for Councilmembers were not yet added to the IT budget, and would potentially like to use ARPA funds. He will get quotes and provide a cost sheet at the next workshop.
- The park still needs power upgrades. Code Compliance Officer Salemi will get more quotes.

Police Department

- (Line 30) Councilmember Rader noted the change in fingerprinting revenue. Chief Freeburg explained that fingerprinting varies each year, and it is difficult to project the revenue.
- (Lines 180-185) Insurances were budgeted at a 3% increase. Will update to actual when final quotes for FY 2023 come in.
- Chief Freeburg said they have experienced increases but they have tried to keep costs down. Fuel, uniforms, and ammunition all went up in price. They added to building maintenance. Postage increased due to the number of code compliance cases. PD is hoping to get some grants to pay for gear.
- PD needs a Code Compliance vehicle. There are a few options including leasing, buying outright, using ARPA funds, or having Mayor turn over his vehicle. City Hall needs occasional access to a vehicle, so buying a Code car may be better option to free up Mayor's car for City Hall use.
- (Line 127) Police Department salary increases are at 3%.
- (Line 154) The vehicle maintenance budget increased by \$2,000. Council President Horn stated his preference to keep repair and maintenance as separate line items, as it is easier to keep track the cost of repairs.
- Chief Freeburg stated that all software should go into the IT budget. Officer Zane said City Hall & PD switched over to Office 365. He said the budget increased due to machines/battery packs burning out from a surge. Councilmember Lomas suggested getting Duke Energy out to look at the setup and suggest a way to protect IT equipment. Chief Freeburg stated they have done that before, but will look into having them come out again. He also stated they will look into the tablet pricing and server issue, and have it ready to present at the next workshop.

Contracts/Consultants

- (Line 24 Roads and Streets) There is a proposed 10% increase for New Horizons. Mayor Dowless stated they are doing a fantastic job and have been very flexible.
- (Lines 214, 223, 235) Ms. Campbell confirmed a new line item for in and out pass-thru fees for the consultants help cover the costs of consultants.
- (Lines 219 and 220) Original County/Fire and County Dispatch were a 3% increase. Will update the actual amounts when they come in.
- (Line 226) Auditor was increased from last FY. Will adjust to actual.
- (Line 227) Will reduce budget to reflect additional tasks incorporated by City Hall staff.
Mayor Dowless said McDirmit Davis will be transferring some duties over to Administrative Assistant Sollazzo, which will decrease the budget as Ms. Rock will not need to be in City Hall as often. She will continue to do bank reconciliations, monthly reviews, and continue to help with budget, and budget amendments.

Roads and Streets

- (Line 9) FDOT agreement amount will be updated.
- (Line 13) McDirmit will update the amount to increase the fund balance by the amount calculated for storm reserve. May be reduced if ARPA funds are used for sidewalk repair.
- (Line 32) Will be adjusted to match ARPA funds from general fund line 78.
- (Line 49) Line item should be zero.
- Mayor Dowless said he will create a storm cleanup line for storm reserves.
- (Line 253) McDirmit Davis will adjust to reduce the change in fund balance for the roads and streets fund.

Other

- (Line 276) based on all of the changes above, will add more to reserves to \$50,210.00
- (Lines 291-294) McDirmit Davis will adjust for excess carryforward for storm reserve with a 2% administrative cost.

Mayor Dowless stated the next budget workshop is on August 15th. Interim Clerk Riffle stated the first hearing is on September 6th. A decision was made to have a tentative third workshop at 5:00 PM on September 6th and the first budget hearing at 6:30 PM.

ADJOURNMENT

Council President Horn adjourned the budget workshop at 10:19 am.

Richard A. Horn
Council President

Attest:

Sandra Riffle, CMC, CBTO
Interim City Clerk

Approved in the _____ Council meeting.



Memo

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

From: Brett Sollazzo, Administrative Assistant

Date: August 9, 2022

Re: Boards & Committees Report

The following business items were reviewed by the Planning and Zoning board.

1) Parcel Split 2022-01: 5540 Jessamine Lane.

The Planning and Zoning Board met on August 8, 2022, to consider a parcel split request for the property located at 5540 Jessamine Lane. Board Member Gragg recused himself from the vote due to him being the owner of the property.

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

Board Member Nelson made a motion to recommend approval of the creation of two parcels as legally described on the submitted survey dated "received April 22, 2022"; The motion was seconded by Board Member Gibson. Approved (3/0).

The motion was approved by roll call vote.

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

2) Special Exception 2022-03: Suncoast Building Materials 101 Mary Jess Road

The Planning and Zoning Board met on July 11, 2022, to consider a Special Exception request to amend the approved 2016 Special Exception condition of approval regarding hours of operation.

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

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.

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

3) Variance 2022-04: 495 Mandalay Rd. – Boat Dock

The Planning and Zoning Board met on July 11, 2022, to consider a Variance request 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.

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

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.

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

4) Variance 2022-06: 525 Mandalay Rd. – Boat Dock

The Planning and Zoning Board met on July 11, 2022, to consider a Variance request to allow 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).

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.

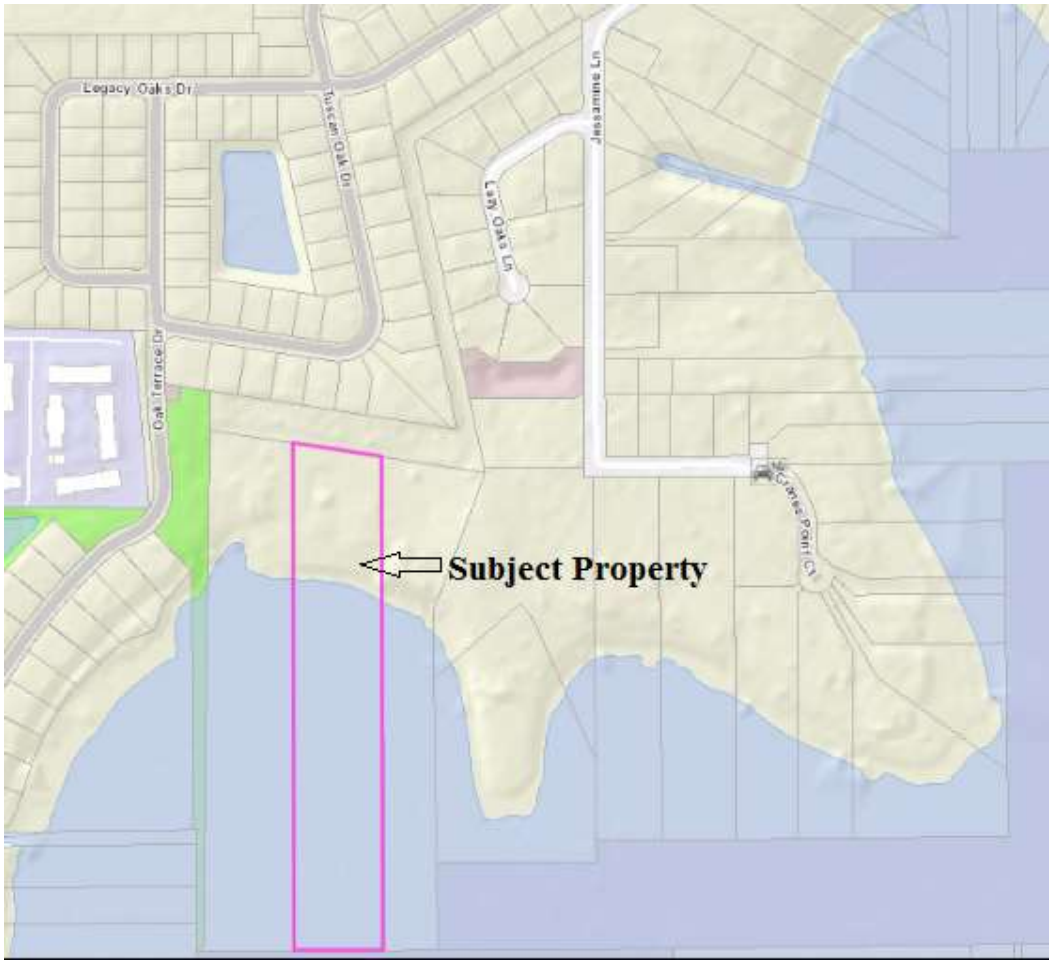
Chair Kreidt	Favor
Vice-Chair Santurri	Favor
Board Member Gragg	Favor
Board Member Gibson	Favor
Board Member Nelson	Favor



Date: August 9, 2022
To: City Council
From: Ellen Hardgrove, City Planning 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

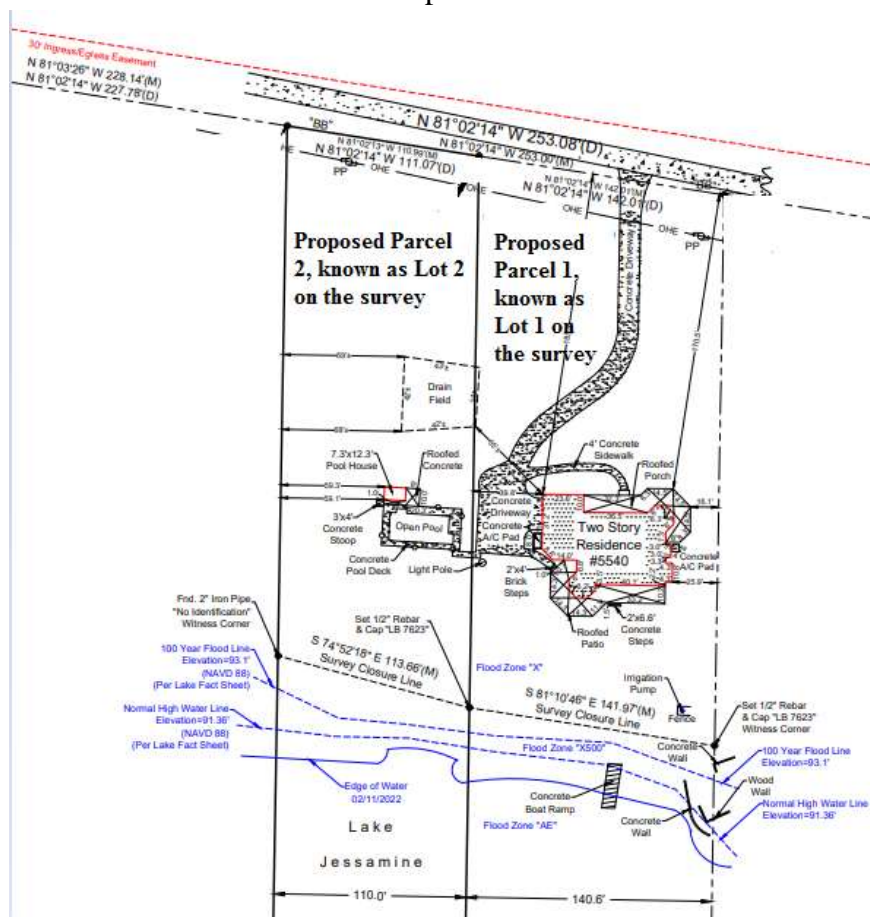


Approximately 2 acres of the tax parcel is landward of the lake's normal high water line. As illustrated by Exhibit 2, a house and pool exist onsite. The request is to subdivide the parcel into two as shown by Exhibit 3.

Exhibit 2 - Existing Land Use



Exhibit 3 – Proposed Subdivision



Code Section 126-61 provides an exemption to the full subdivision review process when the subdivision is for an unplatted parcel, is proposed to create no more than one additional parcel, and there is not a need for new streets or other public infrastructure, 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.

Based on the information in this report and testimony at the August 8, 2022 Planning and Zoning Public Hearing, the Planning and Zoning Board unanimously recommends approval of the proposed parcel split.

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 292.22 feet for a point of beginning; run thence S 01° 00' 00" W to the South line of the NE 1/4 of the SW 1/4 of said Section 14; return to the point of beginning; run thence N 81° 02' 14" W 253.08 feet, thence S 01° 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, 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 North 11°54'20" East for a distance of 936.30 feet; thence run North 81°02'14" West for a distance of 292.22 feet to the Point of Beginning.

Thence run South 01°00'00" West for a distance of 1431.84 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°00'03" 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

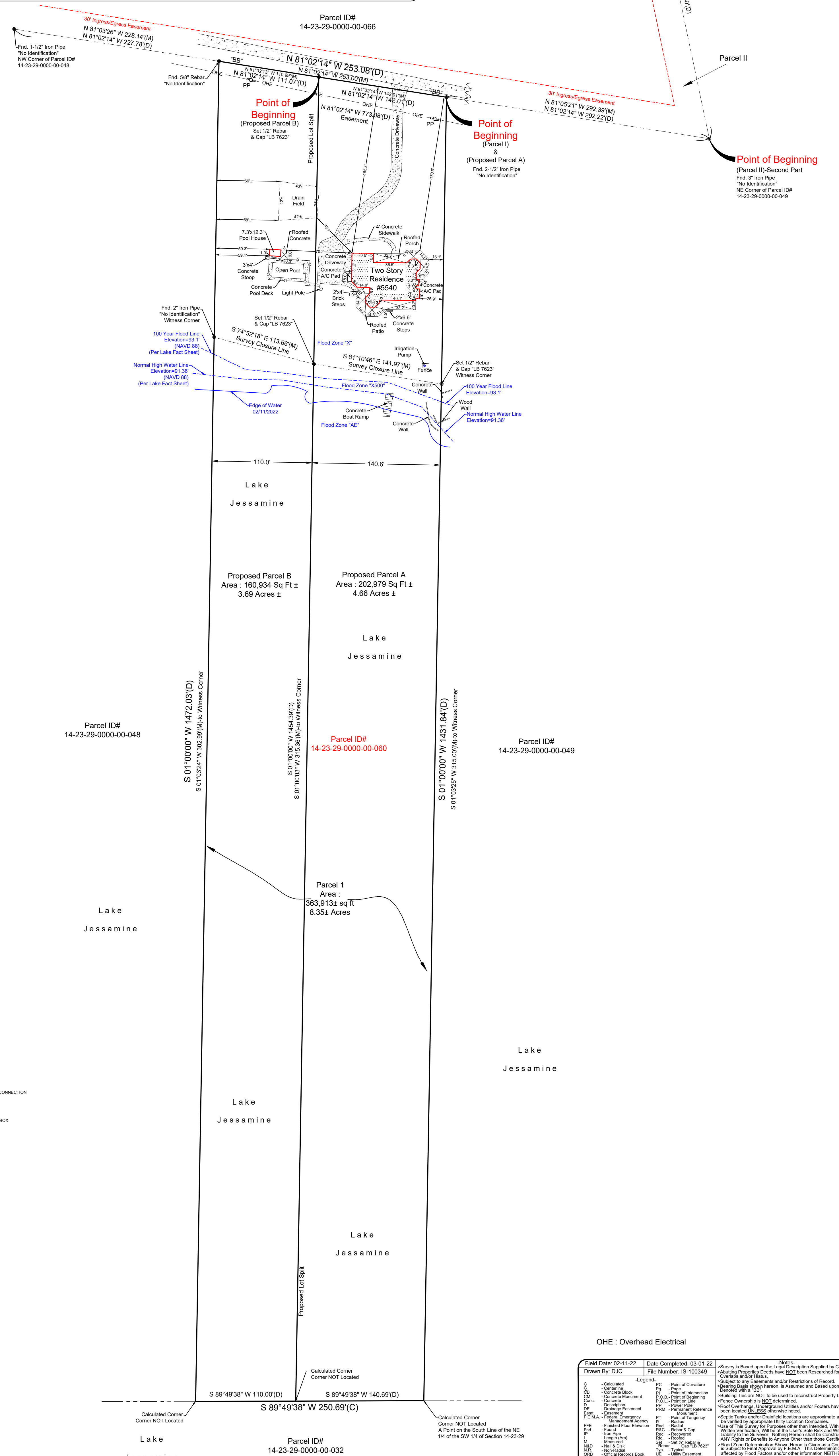
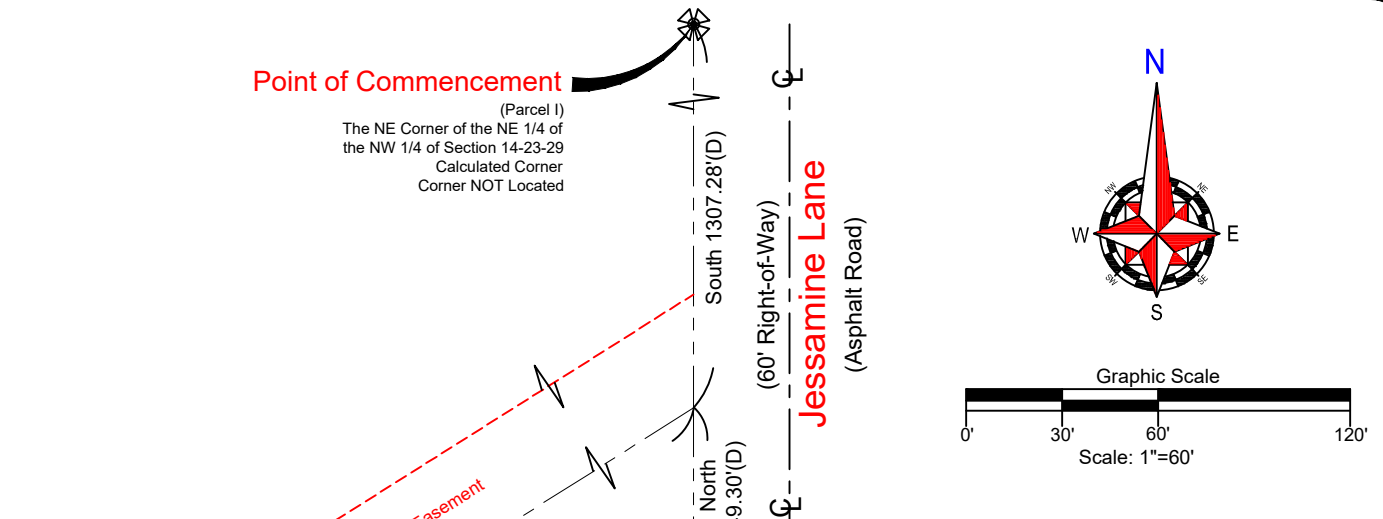
Commencing at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 23 South, Range 29 East, Orange County Florida; thence run South 1307.28 feet; thence run South 57°44'40" West 844.28 feet; thence run South 11°54'20" East 936.30 feet; thence run North 81°02'14" West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

Thence run South 01°00'03" 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 111.07 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 9/25/2009. CERTIFIED TO : DAVID C. GRAGG

RECEIVED
4/22/2022
CITY OF EDGEWOOD



- Legend**
- BOLLARD
 - Calculated
 - Contour
 - CB Concrete Block
 - CM Concrete Monument
 - Con Concrete
 - D Description
 - DE Drainage Easement
 - Eas Easement
 - F.E.M.A. Federal Emergency Management Agency
 - F.F.E. Finished Floor Elevation
 - Fnd Found
 - Fr Iron Pipe
 - L Length (Arc)
 - M Measured
 - NEE Nail & Disk
 - N.R. Non-Redeem
 - ORB Official Records Book
 - P Plat
 - P.B. Plat Book
 - W Wood Fence
 - PC Point of Curvature
 - Pg Page
 - PI Point of Intersection
 - P.O.B. Point of Beginning
 - P.O.L. Point on Line
 - PP Power Pole
 - PRM Permanent Reference Monument
 - PT Point of Tangency
 - R Radius
 - Rad. Radius
 - REC Rebar & Cap
 - R.D. Roofed Dirt
 - REC Recovered
 - RES Rebar
 - Set Set 1/2" Rebar & Cap "LB 7623"
 - SP Squared Patch
 - Tp Typical
 - UE Utility Easement
 - Δ (Delta) (Central Angle)
 - X Chain Link Fence
 - Back Flow Preventer
 - CB Concrete Block
 - Cable Riser
 - Cleanout
 - Crosswalk Post
 - Curb Inlet
 - DP Dumpster Pad
 - ELECTRIC BOX
 - ELECTRIC METER
 - AP Reseal Manhole
 - Overhead Electrical
 - FOOT Storm Manhole
 - FIRE DEPARTMENT CONNECTION
 - FIBER OPTIC CABLE
 - FIBER OPTIC CABLE BOX
 - Fire Hydrant
 - Gay Anchor
 - HANDICAP PARKING
 - Handicap Ramp
 - Gas Meter
 - Gas Valve
 - Grass Trap
 - Concrete Light Pole
 - Mixed End Section
 - SIGN
 - PARKING SPACES
 - Concrete Power Pole
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 - TELEPHONE RISER
 - TRAFFIC LIGHT POLE
 - TRAFFIC PANEL
 - Transformer
 - Gas Valve
 - Water Valve
 - Water Meter
 - Storm Junction Box

OH E : Overhead Electrical

Field Date: 02-11-22	Date Completed: 03-01-22
Drawn By: DJC	File Number: IS-100349

Legend

C	Calculated	PC	Point of Curvature
CM	Concrete Monument	PI	Point of Intersection
Con	Concrete	P.O.B.	Point of Beginning
D	Description	PP	Power Pole
DE	Drainage Easement	PRM	Permanent Reference Monument
Eas	Easement	PT	Point of Tangency
F.E.M.A.	Federal Emergency Management Agency	R	Radius
F.F.E.	Finished Floor Elevation	Rad.	Radius
Fnd	Found	REC	Rebar & Cap
Fr	Iron Pipe	R.D.	Roofed Dirt
L	Length (Arc)	REC	Recovered
M	Measured	RES	Rebar
NEE	Nail & Disk	Set	Set 1/2" Rebar & Cap "LB 7623"
N.R.	Non-Redeem	SP	Squared Patch
ORB	Official Records Book	Tp	Typical
P	Plat	UE	Utility Easement
P.B.	Plat Book	Δ	(Delta) (Central Angle)
W	Wood Fence	X	Chain Link Fence

Notes

- Survey is based upon the Legal Description Supplied by Client.
- Overhead and/or Underground Utilities are shown as they appear. Surveying is not conducted to locate them. It is assumed and based upon the Line Data provided.
- Building Ties are NOT to be used to reconstruct Property Lines.
- Force Majeure is NOT determined.
- Flood Overhangs, Underground Utilities and/or Footers have NOT been located (ALL are otherwise noted).
- Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Herein shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.
- Height Zone Determination shown herein is given as a Courtesy, and is subject to final approval by the State of Florida Department of Transportation (FDOT) and the Surveying Company at the time of this Endorsement.
- Irland & Associates Surveying, Inc. and the signatory surveyor assume NO Liability for the Accuracy of this Determination.

Irland & Associates Surveying, Inc.
 800 Currency Circle, Suite 1020
 Lake Mary, FL 32746
 www.irlandsurveying.com
 Office-407.678.3366 Fax-407.320.8165

Boundary Survey

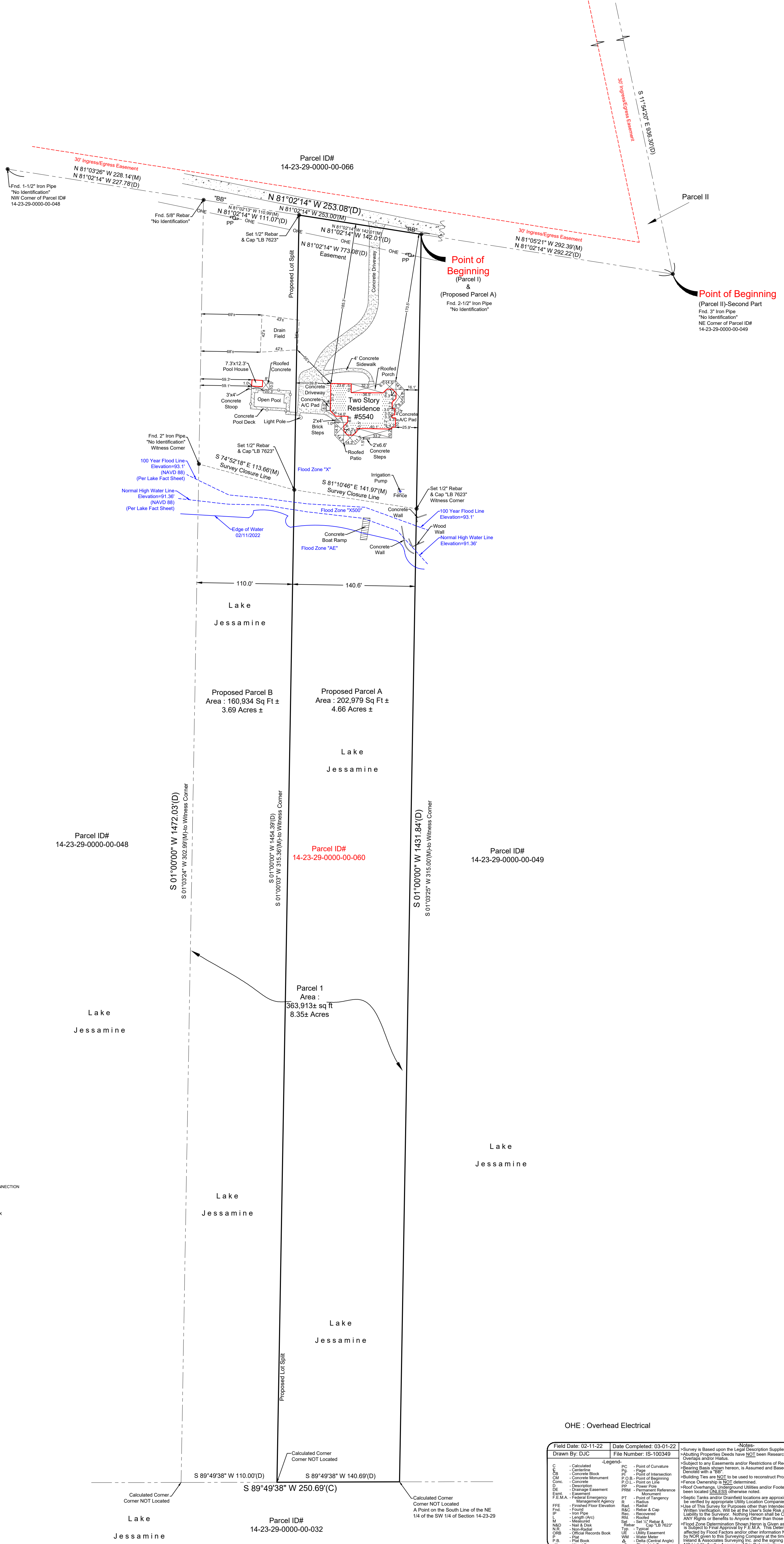
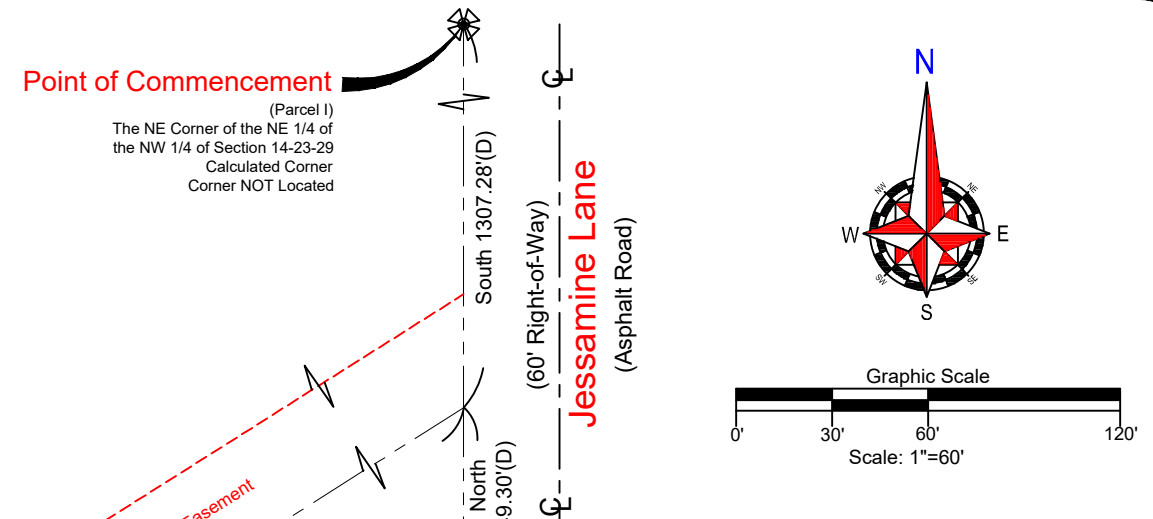
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 - M Measured
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 - PP Power Pole
 - PRM Permanent Reference Monument
 - PT Point of Tangency
 - R Radius
 - Rad. Radius
 - Reb. Rebar & Cap
 - R.D. Roofed Dst
 - Rd. Road
 - R.R. Roofed
 - Reb. Rebar
 - Reb. Set 1/2" Rebar & Cap "LB 7623"
 - SF Screened Porch
 - Tp. Typical
 - UE Utility Easement
 - Δ Delta (Control Angle)
 - X Chain Link Fence
 - Back Flow Preventer
 - CB Concrete Block
 - Cable Riser
 - Cleanout
 - Crosscap Post
 - Curb Inlet
 - DOT INLET
 - DP Dumpster Pad
 - ELECTRIC BOX
 - ELECTRIC METER
 - AP Repair Manhole
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 - FOOT Storm Markhole
 - FIRE DEPARTMENT CONNECTION
 - FIBER OPTIC CABLE
 - FIBER OPTIC CABLE BOX
 - Fire Hydrant
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 - TRAFFIC PANEL
 - Transformer
 - Gas Valve
 - Water Valve
 - Water Meter
 - Water Meter (Chain Connection)
 - Storm Junction Box

OHE : Overhead Electrical

Field Date: 02-11-22	Date Completed: 03-01-22	Notes:
Drawn By: DJC	File Number: IS-100349	-Survey is Based upon the Legal Description Supplied by Client.
		-Abutting Property Deeds have NOT been Researched for Gaps, Omissions and/or Errors.
		-Subject to any Easements and/or Restrictions of Record.
		-Building Lines shown. It is Assumed and Based upon the Line Dimensions "AS SHOWN".
		-Building Ties are NOT to be used to reconstruct Property Lines.
		-Fence Ownership IS NOT determined.
		-Floor Overhangs, Underground Utilities and/or Footers have NOT been located (ALL are otherwise noted).
		-Easement
		-F.E.M.A. - Federal Emergency Management Agency
		-F.F.E. - Finished Floor Elevation
		-Fnd - Found
		-L - Length (Arc)
		-M - Measured
		-N.B. - Nail & Bolt
		-N.R. - Non-Radius
		-ORB - Official Records Book
		-P - Plat
		-P.B. - Plat Book
		-W - Wood Fence
		-PC - Point of Curvature
		-Pg - Page
		-PI - Point of Intersection
		-P.O.B. - Point of Beginning
		-P.O.L. - Point on Line
		-PP - Power Pole
		-PRM - Permanent Reference Monument
		-PT - Point of Tangency
		-R - Radius
		-Rad. - Radius
		-Reb. - Rebar & Cap
		-R.D. - Roofed Dst
		-Rd. - Road
		-R.R. - Roofed
		-Reb. - Rebar
		-Reb. Set 1/2" Rebar & Cap "LB 7623"
		-SF - Screened Porch
		-Tp. - Typical
		-UE - Utility Easement
		-Δ - Delta (Control Angle)
		-X - Chain Link Fence
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		-CB - Concrete Block
		-Cable Riser
		-Cleanout
		-Crosscap Post
		-Curb Inlet
		-DOT INLET
		-DP - Dumpster Pad
		-ELECTRIC BOX
		-ELECTRIC METER
		-AP Repair Manhole
		-OHE - Overhead Electrical

Patrick K. Ireland, P.S. 126637, L.B. 7623
 The Survey is intended to be used in accordance with the Florida Statutes, Administrative Codes, Pursuant to Section 475.41 Florida Statutes.
Ireland & Associates Surveying, Inc.
 800 Currency Circle, Suite 1020
 Lake Mary, FL 32746
 www.irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165

Boundary Survey

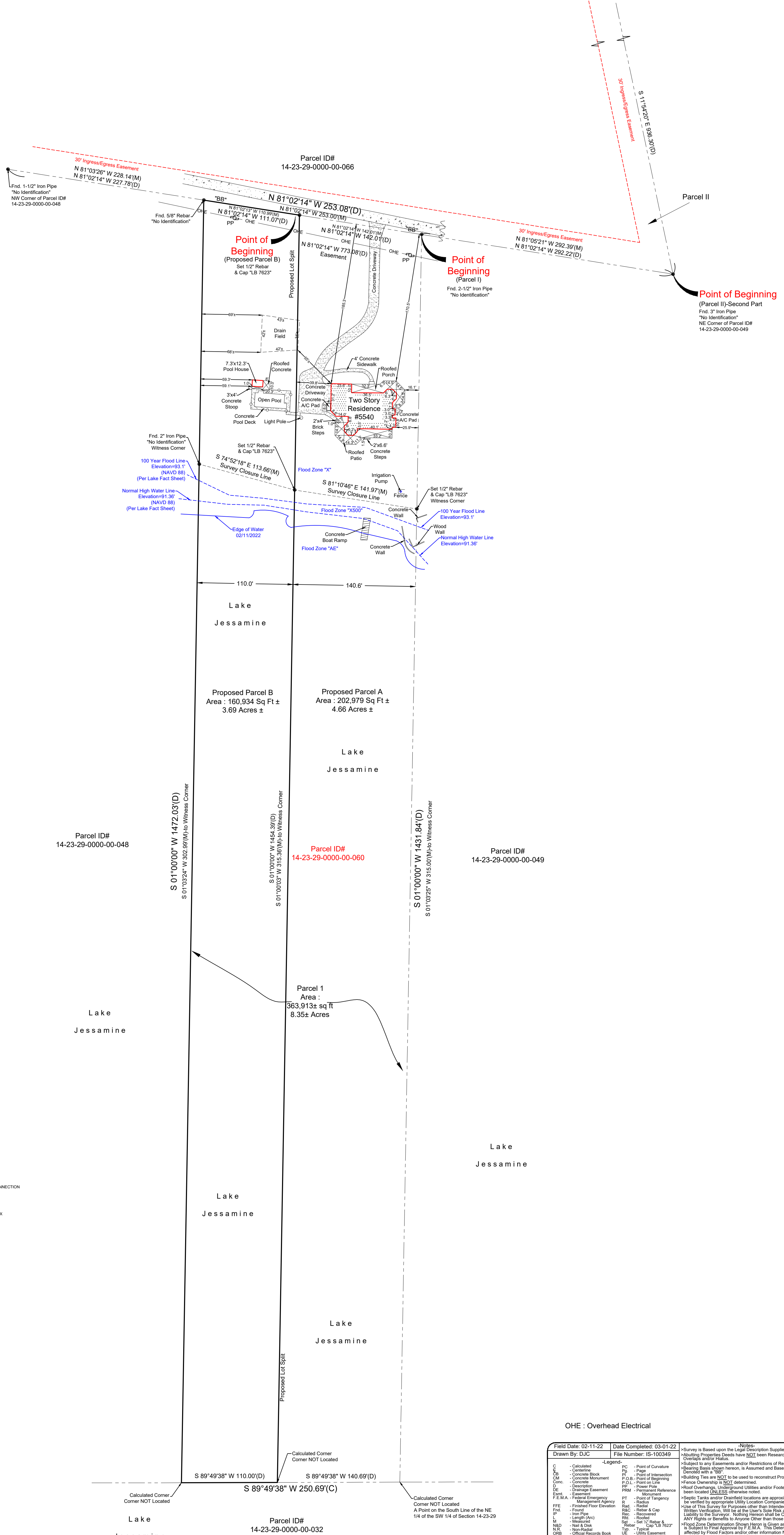
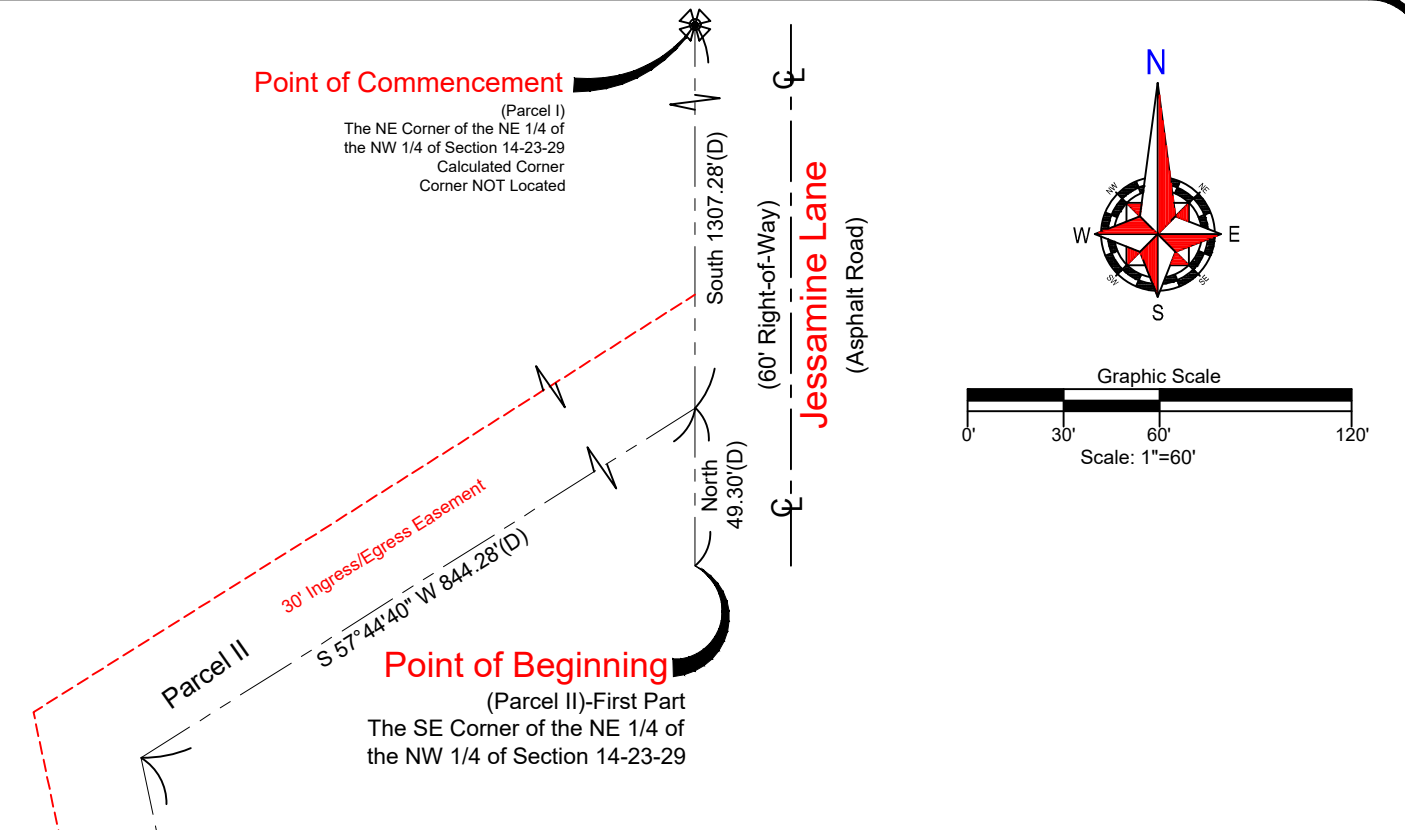
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RECEIVED
4/22/2022
CITY OF EDGEWOOD



- Legend**
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 - E Contour
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 - Conc. Concrete
 - D Description
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 - Easmt. Easement
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 - W Wood Fence
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 - P.I. Point of Intersection
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 - P.O.L. Point on Line
 - PP Power Pole
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 - PT Point of Tangency
 - R Radial
 - Rest. Rest. & Cap
 - R.D. Roofed Dirt
 - Rec. Reconstructed
 - RS Roofed
 - Set. Set 1/2" Rebar & Cap "LB 7623"
 - SP Splayed Porch
 - Typ. Typical
 - UE Utility Easement
 - Δ Delta (Center Angle)
 - X Chain Link Fence
 - Back Flow Preventer
 - CB Concrete Block
 - Cable Riser
 - Cleanout
 - Crosscap Post
 - Curb Inlet
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 - DP Dumpster Pad
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 - OHE Overhead Electrical
 - FDOT Storm Manhole
 - FIRE DEPARTMENT CONNECTION
 - FIBER OPTIC CABLE
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 - ELECTRIC METER
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 - OHE Overhead Electrical

OHE : Overhead Electrical

Field Date: 02-11-22	Date Completed: 03-01-22	Notes:
Drawn By: DJC	File Number: IS-100349	Survey is Based upon the Legal Description Supplied by Client. Overlaid and/or Resubmitted Deeds have NOT been Researched for Gaps, Missing Bearings, or Distances.

Legend

PC	Point of Curvature	PT	Point of Tangency
CB	Concrete Block	Rest.	Rest. & Cap
CM	Concrete Monument	R.D.	Roofed Dirt
Conc.	Concrete	Rec.	Reconstructed
D	Description	RS	Roofed
DE	Drainage Easement	Set	Set 1/2" Rebar & Cap "LB 7623"
Easmt.	Easement	SP	Splayed Porch
F.E.M.A.	Federal Emergency Management Agency	Typ.	Typical
F.F.E.	Finished Floor Elevation	UE	Utility Easement
Fnd.	Found	Δ	Delta (Center Angle)
L	Iron Pipe	X	Chain Link Fence
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 -Root Overhangs, Underground Utilities and/or Fences have NOT been located. Distances otherwise noted.
 -Sptic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
 -Use of the Survey for Purpose other than Intended, Without Written Verbal Consent, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing herein shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.
 -Height Zone Determination Shown Herein is Given as a Courtesy, and is Subject to Final Approval of the Local Authority. This Determination may be affected by Flood Stages and/or other information NOT HEREIN shown by NCR given to the Surveying Company at the time of this Endeavor. Ireland & Associates Surveying, Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

Patrick K. Ireland, P.S. 66637, L.B. 7623
 The Survey is a Record of the Surveyor's Practice for Land Surveying in the State of Florida in accordance with Chapter 47, Florida Statutes, Administrative Code, Pursuant to Section 4727 Florida Statutes.

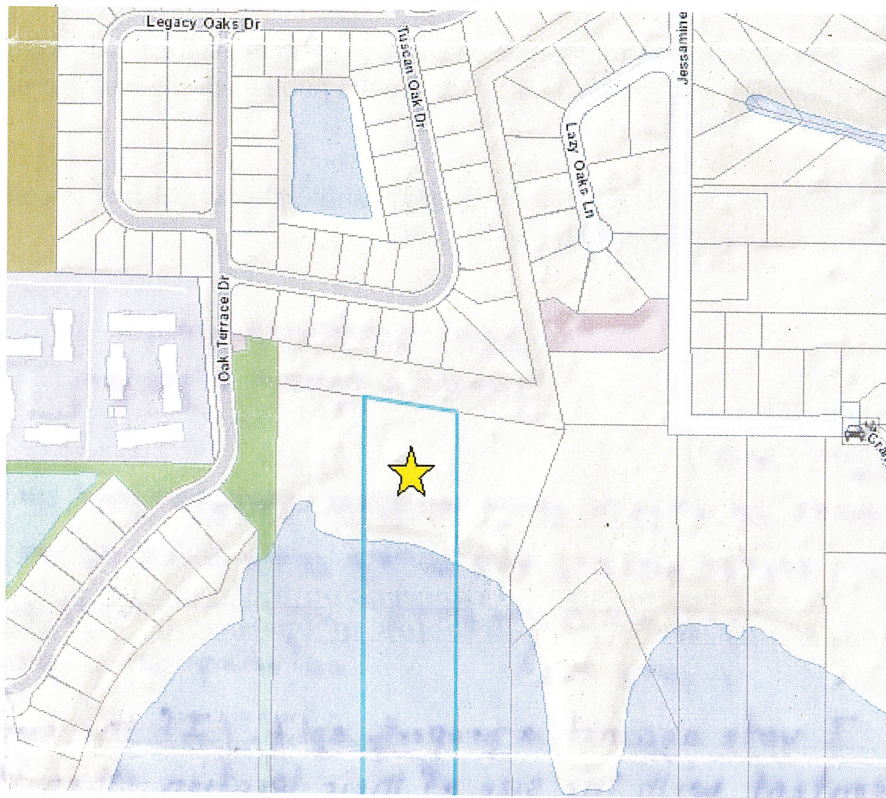
Ireland & Associates Surveying, Inc.
 800 Currency Circle, Suite 1020
 Lake Mary, FL 32746
 www.Irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165



NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that public hearings are scheduled for the Edgewood Planning & Zoning Board and City Council to consider a proposed parcel split for the property located at 5540 Jessamine Lane.

The subject property is currently zoned R-1AA and is legally described as FROM NE COR OF NW1/4 RUN S 1307.28 FT S 57 DEG W 844.28 FT S 11 DEG E 936.3 FT N 81 DEG W FOR POB RUN S 1 DEG W TO S LINE NE1/4 OF SW1/4 RUN AGAIN FROM POB N 81 DEG W 253.08 FT S 1 DEG W TO S LINE OF NE1/4 OF SW1/4 E TO INT LAST DESC COURSE IN SEC 14-23-29.



All meetings will be held in the Council Chamber of City Hall, 405 Bagshaw Way, Edgewood, Florida, commencing at 6:30 p.m., or soon thereafter on the following dates:

- Monday, August 8, 2022** **Planning and Zoning Board Meeting**
- Tuesday, August 16, 2022** **City Council Meeting**

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



This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the Planning and Zoning Board and City Council on this topic outside of the public hearings. Written communication sent to the City Clerk's Office will be provided to the Board/Council at their hearings.

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

The City of Edgewood desires to accommodate persons with disabilities. Accordingly, any person with a disability, pursuant to Chapter 286.26, *Florida Statutes*, should, at least 48 hours prior to the meeting, submit a written request to the City Clerk's Office notifying the City of needed accommodations.

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

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

Sandy Riffle, CMC
Interim City Clerk
405 Bagshaw Way
Edgewood, Florida 32809
Phone: (407) 851-2920

Dated: 7/26/2022

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

NO! I vote against a property split. If the current property owners were content with the size of their location, then it should be good enough to sell it that way. They enjoyed the benefit of a "secluded" less crowded neighborhood. Now they want to profit from the inflated real estate market and thumb their nose at us still living here. We are the ones to suffer from endless construction noise, vehicles, dirt, etc. So, NO!

*Bruce + Anna Parker
5550 Jessamine Ln*



Date: June 23, 2022
 To: Planning and Zoning (P&Z) Board
 From: Ellen Hardgrove, City Planning Consultant
 XC: Sandy Riffle, Interim City Clerk
 Drew Smith, City Attorney
 Allen Lane, CPH Engineering, City Engineering Consultant
 Brett Sollazzo, Administrative Assistant
 Re: Suncoast Special Exceptions Condition Modification – Operating Hours

I. Subject Property

The subject property is located on the north side of Mary Jess Road, west of the railroad tracks as shown in Exhibit 1. The property address is 101 Mary Jess Road. It is the location of Suncoast Building Material and is zoned C-3, with special exceptions approved in 2016 for outdoor storage of merchandise, parts or other equipment; building material storage and sales; and storage and wholesale distribution warehouse adjacent to a residential zoning district including those across a right-of-way.

Exhibit 1 – Subject Property



II. Request

The applicant is requesting modification to Condition 11 of the 2016 special exceptions. Condition 11 limits hours of operation to 6 A.M. to 6 P.M. Monday through Saturday. The

requested change is to allow the hours of operation to be limited from 5 A.M. to 8 P.M. Monday through Saturday.

III. Analysis

The approval of these special exceptions included 13 conditions to ensure land use compatibility with the residential uses adjacent to the north, which include two-story homes, as well as the residential uses along Mary Jess Road. The complete list of conditions is included in the appendix of this report. These conditions were based on the staff recommendations as well as residents in the area who spoke at the public hearings. The applicant accepted these conditions.

In the past, the residents have contacted City Hall voicing complaints of the business operations under the currently restricted hours. Expanded operational hours will likely exacerbate the negative impacts experienced by these residents.

The applicant's justification for the expanded business operation hours ,as included in the application submitted to City Hall, is as follows.

- As part of the Special Exception approval in 2016, it was the applicant's understanding that the hours of operation meant the hours when their business is open to the public (i.e., when the doors are open to customers). The applicant agreed to the Condition limiting the hours based on that understanding; however, this condition has severely limited their ability to operate their business as City staff is interpreting it to limit any work on the site during these hours including work by employees inside the buildings. The applicant needs time each day before their "doors are open" to prepare for conducting their business, stage materials, load trucks, and other related functions. In addition, in the afternoon after the applicant's delivery trucks return from various jobsites, the applicant needs time to load the trucks for the next day's deliveries. Given traffic constraints and the nature of the construction business, the delivery trucks frequently do not return to the site until after 6 P.M.
- Covid-19 has impacted the applicant's workforce and driver status, and they are having to operate with less employees (drivers) than they did prior to the pandemic. As such, they are doing more or the same work with less people to meet their customers' needs, which requires more operating time.
- There are times when their customers such as Disney World, Universal Studios and others require that the applicant delivers and unload the material then leave the site before their customer opens for business or in some instances make deliveries after their customer's workforce has left. Serving these customers is not feasible under the current hours of operation constraint.
- The applicant has a fuel service that fills up their delivery trucks each evening Monday thru Friday. The fuel service provider needs to be able to service all the delivery trucks after their return to the site. In some cases, the delivery trucks are not able to return to the site by 6 P.M. due to jobsite related delays or traffic delays, which creates uncertainty for the fuel service delivery and as such extending the hours until 8 P.M. would allow proper scheduling of fuel service.

- Supply chain issues have impacted the applicant’s business to a large degree, which is also causing them to strive harder to meet the demands of the market with less equipment and less product availability. Thus, more time is needed to operate their business and meet these added demands.
- The current constraint on the hours of operation is restricting the applicant to properly conduct their business, and the City has not placed similar restriction on other similar businesses in the same C-3 Zoning District with similar conditions. Thus, the applicant is being limited in their ability to compete with other similar businesses due to the hour of operation constraint.

The reference to similar businesses in the area without operation constraints, is assumed to be Rosen Building Materials on the adjacent property to the west. This is a legal nonconforming use and should not be used as justification for modifying the hours of operation for the subject property. It should be noted that the operating hours currently listed for Rosen Building Materials (7 a.m. to 4 p.m., Monday through Saturday) are more restrictive than that currently allowed for operation on the subject property (6 A.M. to 6 P.M. Monday through Saturday).

Furthermore, Condition 11’s operating hours currently are also less restrictive than those generally accepted for noise generating uses adjacent to residential areas. Code Section 134-919 establishes noise standards to protect the health, safety and general welfare of residents of the City, with noise particularly limited during the hours of 9 p.m. and 7 a.m.

It should be noted that the adjacent residential uses pre-existed the current use of the subject property. Whereas the former use of the property, Cemex cement mixing plant, existed at the time of many of the adjacent residential uses were constructed, that use was nonconforming and eventually would be eliminated. The adjacent residents relied on the established conditions of the current use to minimize land use compatibility issues.

IV. Staff Recommendation

As stated in Code Section 134-104, a special exception can only be approved with a finding that the approval shall not adversely affect the public interest and shall not negatively impact the character of the neighborhood in which the proposed use is to be located and the value of surrounding lands. The conditions of approval attached to the 2016 special exceptions were part of the City Council’s required finding in granting the special exception.

There have been no changes to the adjacent properties or land use in the area to warrant a change in the conditions of the special exception. The applicant’s justification for the modification may be valid; however, the applicant has not addressed the potential increased negative impacts to the adjacent residential uses and residential uses along Mary Jess Road if the expanded hours are authorized. Staff recommends denial.

ESH



September 29, 2016

Sam Sebaali, PE
President
FEG
5127 S. Orange Avenue, Ste. 200
Orlando, FL 32809

SSebaali@feg-inc.us

RE: 2016-SE-03 Code 134-405 (b)(10) Outdoor storage of merchandise, parts or other equipment

2016-SE-04 Code 134-405 (b)(11) Building material storage and sales (new, no junk or used material)

2016-SE-05 Code 134-405(b)(14) Storage and wholesale distribution warehouse adjacent to a residential zoning district or property with a residential future land use designation, including those across a right-of-way.

Sam:

This correspondence serves to confirm that on September 12, 2016, the City of Edgewood’s Planning & Zoning Board considered your client(s) application for the variances noted above. The Planning & Zoning Board forwarded a recommendation for approval with eight (8) conditions to the City Council. In their regular City Council meeting held on September 20, 2016, City Council approved the Planning & Zoning Board’s recommendation along with their conditions, and added four conditions. The following conditions were included in the approval of the above referenced conditions:

- 1) A “Type A” landscape buffer shall be provided along the northern property line, adjacent to lots of Lake Jessamine Estates, Phase 2. This buffer is required to include a masonry wall. The existing wall along the north property line can be used to satisfy the masonry wall requirement.

Landscaping adjacent to the wall shall include planting large, non-deciduous trees or shrubs that will achieve a dense continuous visual screening from eight feet to at least 25 feet in height. Shade trees for each 40 lineal feet or fraction thereof shall be planted within the buffer area.

The buffer area may be used for stormwater management, provided that the buffer yard screening requirements are maintained. Vehicular use areas, storage of materials, and accessory structures are prohibited within the buffer area.

- 2) Buildings onsite shall be limited to one story and a maximum of 35 feet in height.
- 3) Stacked material and equipment stored onsite shall be limited to a maximum height of 25 feet.

405 Bagshaw Way • Tel: 407-851-2920 • Fax: 407-851-7361 • www.edgewood-fl.gov

- 4) A six (6) feet wide landscape buffer shall be planted and maintained along the property's Mary Jess Road frontage.* One understory, non-deciduous shade tree shall be planted within the Mary Jess Road buffer for each 20 linear feet, or fraction thereof. The trees can be grouped for aesthetic purposes, but a distance between groupings shall not exceed 60 feet. The buffer shall also include a continuous hedge at least three feet high, and 50 percent opaque at planting of a species capable of growing to at least five feet in height and 75 percent opaqueness within 18 months. *This condition was modified by City Council November 17, 2020.
- 5) A continuous hedge at least three feet high and 50 percent opaque at planting, of a species capable of growing to at least five feet in height and 75 percent opaqueness within 18 months shall be planted and maintained along the east property line south of the existing wall.
- 6) Water efficient plants in the onsite landscaping are encouraged. A permanent underground central irrigation system providing 100 percent coverage of all landscape/buffer areas is required.
- 7) If the wall along Mary Jess Road remains, the wall shall be re-painted in earth tones to blend in with the landscaping.
- 8) Truck traffic is prohibited on Mary Jess Road west of Chenault Avenue.
- 9) Applicant shall install appropriate signage on the property to indicate no truck traffic west bound on Mary Jess Road.
- 10) Storage located within 50 feet of the north and south lines of the property shall be limited to 10 feet in height.
- 11) Hours of operations shall be limited to 6 a.m. to 6p.m.; Monday through Saturday.
- 12) In addition to being painted, the wall shall be restored to good repair
- 13) Limited to one vehicular access curb cut from the public right-of-way.

Please let me know if you have any questions.

Sincerely,

Bea L. Meeks, MMC, CPM, CBTO
City Clerk
bmeeks@edgewood-fl.gov



APPLICATION FOR SPECIAL EXCEPTION

Reference: City of Edgewood Code of Ordinances, Section 134-121
REQUIRED FEE: \$750.00 + Applicable Pass-Through Fees (Ordinance 2013-01)
(Please note this fee is non-refundable)

PLANNING AND ZONING MEETING DATE:	7/11/2022
CITY COUNCIL MEETING DATE:	8/16/2022

IMPORTANT: A COMPLETE application with all required attachments must be submitted to the City Clerk 30 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.

- New Special Exception Request
- Amendment to Special Exception. Date special exception granted 09/29/2016

Applicant's Name:	William R. Johns, Mary Jess, LLC	Owner's Name:	William R. Johns, Mary Jess, LLC
Address:	44700 N. Groesbeck Hwy, Clinton Township, MI 48036-1105	Address:	44700 N. Groesbeck Hwy, Clinton Township, MI 48036-1105
Phone Number:	586-469-3404	Phone Number:	586-469-3404
Fax:	586-469-2084	Fax:	586-469-2084
Email:	marylyn@wrjco.com	Email:	marylyn@wrjco.com
Legal Description:	See attached legal description		
Zoned:	Wholesale Commercial District (C-3)		
Location:	101 Mary Jess Road, Orlando, FL 32839		
Tract Size:	412,063 S.F. (+/-)		
City section of the Zoning Code from which Special Exception is requested:	Prior Special Exception approval dated 09-29-2016 condition (11) hours of operation shall be limited to 6 a.m. to 6 p.m. Monday through Saturday.		
Request:	change operation hours to 5:00 AM to 8:00 PM Monday thru Saturday		
Existing on Site:	Existing warehouse on-site with related site infrastructure		



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

Applicant's Signature	<i>William R. Johns</i>	Date:	<i>4-22-22</i>
Applicant's Printed Name	William R. Johns	Date:	
Owner's Signature	<i>William R. Johns</i>		
Owner's Printed Name	William R. Johns		

Office Use Only:	
Received Date:	6/3/2022
Received By:	Brett Sollazzo
Forwarded To:	City Planner Ellen Hardgrove
Notes:	Amendment to original Special Exception

Please submit your completed application to City Hall via email to 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.

SPECIAL EXCEPTION APPLICATION

1. Provide the legal description (include street address) .

101 Mary Jess Road, Orlando, FL 32893, Please see attached Legal Description.

2. If you are not the owner of the subject property, provide written acknowledgement and authorization from property owner that they do not object to the use requested in the Special Exception Application, and give their authorization for the use if approved.

Please see attached Letter of Authorization form.

3. SURROUNDING ZONING DESIGNATIONS:

DIRECTION	ZONING
NORTH	R-1A
SOUTH	R-1AA, C-3, I-3
EAST	ECD
WEST	C-3

4. Describe the proposed use you; including conditions on the use, hours of operation, required parking and loading spaces, and number of employees. If proposed use is a training/vocational school, provide the number of anticipated students/clients.

5. If applicable, please provide:

- Dimensions of the property (see attached example)
- Existing and proposed location of structure(s) on the property
- Vehicular access ways, driveways, circulation areas (include widths)
- Off-street parking and loading areas
- Refuse and service areas
- Required setbacks; landscape or buffer areas; and other open spaces
- Existing and proposed adjacent rights-of-way, showing widths and centerlines
- Distances between buildings
- Interior and terminal landscape islands
- All existing and proposed sidewalks.
- Landscape plan

Revised 2/8/2022



RECEIVED

6/3/2022

CITY OF EDGEWOOD

SPECIAL EXCEPTION AMENDMENT NARRATIVE
SE-2016-03, SE 2016-04, and SE 2016-05
SUNCOAST BUILDING MATERIALS
101 MARY JESS ROAD, EDGEWOOD
Parcel "A" I.D. No.: 13-23-29-0000-00-009
Parcel "B" I.D. No.: 13-23-29-0000-00-005

MAY 31, 2022

This narrative is submitted in connection with a Special Exception amendment request for the subject site. The site is currently used by Suncoast Building Materials development for their storage and wholesale distribution business.

The Applicant is requesting that Condition 11 of the Special Exception approval, which requires the hours of operation to be limited from 6 A.M. to 6 P.M. Monday through Saturday be changed to allow the hours of operation to be limited from 5 A.M. to 8 P.M. Monday through Saturday.

The following provides a description of the project site and a brief justification of the request.

Project Location: The project site is located at 101 Mary Jess Road within the City of Edgewood. There are two (2) parcels which are included in the overall development as follows: Parcel "A" ID No. is 13-23-29-0000-00-009 and Parcel "B" ID No. is 13-23-29-0000-00-005. The two parcels are separated by a third parcel, Parcel ID No. 13-23-29-0000-00-024, which is not part of the ownership. Parcel "B", which is 4.97 Acres, has been developed and currently contains an existing 24,000 S.F. building, which houses the Suncoast Building Materials business. Parcel "A" is currently used for material storage and is planned for future development, which has been delayed due to an access dispute. The third parcel located in between Parcel "A" and Parcel "B" contains an existing railroad spur.

Existing and Surrounding Zoning: The existing site is Zoned C-3 (Wholesale Commercial District) in the City of Edgewood and contains the first phase of the Suncoast Building Materials development on Parcel "B". The surrounding Zoning includes R-1A to the north, ECD to the east, C-3 to the west, and R-1AA, C-3 and I-3 to the southwest, south, and southeast respectively.

Justification for Request: The applicant is requesting relief from the City's prior approved Special Exception Condition No.11 based on the following justifications:

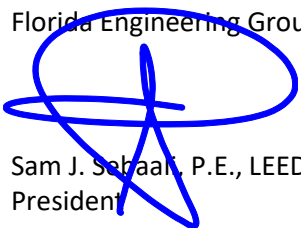
- As part of the Special Exception approval in 2016, it was the applicant's understanding that the hours of operation meant the hours when their business is open to the public (i.e., when the doors are open to customers). The applicant agreed to the Condition limiting the hours based on that understanding; however, this condition has severely limited their ability to operate their business as City staff is interpreting it to limit any work on the site during these hours including work by employees inside the buildings. The applicant needs time each day before their "doors are open" to prepare for conducting their business, stage materials, load trucks, and other related functions. In addition, in the afternoon after the applicant's delivery trucks return from various jobsites, the applicant needs time to load the trucks for the next day's deliveries. Given traffic constraints and the nature of the construction business, the delivery trucks frequently do not return to the site until after 6 P.M.

- Covid-19 has impacted the applicant's workforce and driver status, and they are having to operate with less employees (drivers) than they did prior to the pandemic. As such, they are doing more or the same work with less people to meet their customers' needs, which requires more operating time.
- There are times when their customers such as Disney World, Universal Studios and others require that the applicant delivers and unload the material then leave the site before their customer opens for business or in some instances make deliveries after their customer's workforce has left. Serving these customers is not feasible under the current hours of operation constraint.
- The applicant has a fuel service that fills up their delivery trucks each evening Monday thru Friday. The fuel service provider needs to be able to service all the delivery trucks after their return to the site. In some cases, the delivery trucks are not able to return to the site by 6 P.M. due to jobsite related delays or traffic delays, which creates uncertainty for the fuel service delivery and as such extending the hours until 8 P.M. would allow proper scheduling of fuel service.
- Supply chain issues have impacted the applicant's business to a large degree, which is also causing them to strive harder to meet the demands of the market with less equipment and less product availability. Thus, more time is needed to operate their business and meet these added demands.
- The current constraint on the hours of operation is restricting the applicant to properly conduct their business, and the City has not placed similar restriction on other similar businesses in the same C-3 Zoning District with similar conditions. Thus, the applicant is being limited in their ability to compete with other similar businesses due to the hour of operation constraint.

We are hopeful that the city can evaluate and approve this request.

Please do not hesitate to contact me should you have any questions or need additional clarification regarding this request. I can be reached by phone at 407-895-0324 or by email at SSebaali@feg-inc.us.
Sincerely,

Florida Engineering Group, Inc.


Sam J. Sebaali, P.E., LEED® AP
President

cc: Mr. Williams Johns, Suncoast Building Materials, Inc.
Mr. Kevin Graham, Suncoast Building Materials, Inc.

RECEIVED
6/3/2022

CITY OF EDGEWOOD

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 29 EAST, AND RUNNING NORTHWARDLY ALONG THE WEST LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 13, A DISTANCE OF 632.15 FEET TO THENCE EASTWARDLY, PARALLEL WITH THE SOUTH LINE OF THE SW 1/4 OF SW 1/4 OF SAID SECTION 13, A DISTANCE OF 1069.40 FEET TO A POINT 24 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE ATLANTIC COAST LINE RAILROAD COMPANY'S MAIN TRACK; THENCE SOUTHEASTERLY, PARALLEL WITH SAID CENTER LINE, 652.2 FEET TO THE SOUTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 13 THENCE WESTWARDLY ALONG SAID SOUTH LINE 1218.38 FEET TO THE BEGINNING CORNER. LESS AND EXCEPT RIGHT OF WAY FOR MARY JESS ROAD.

AND LESS AND EXCEPT LANDS DESCRIBED IN AND CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3716, PAGE 2022, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Sandy Riffle

From: Brian and Kim Quigley <bkquigley@gmail.com>
Sent: Friday, July 8, 2022 4:37 PM
To: Sandy Riffle
Subject: Objection to Proposed Special Exemption

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

Good afternoon,

My name is Kimberly Quigley and I live at 5527 Lake Mary Jess Shores Court, Orlando FL 32839. I received a public notice regarding a special exemption hours of operation change for the property in which Suncoast Building Materials owns.

I am writing to reject this special exemption. We live directly across the street from this building and the business has plenty of time to operate during their current hours 6 AM - 6 PM. As it stands, 5 AM is too early to make disruptive noises that affect households. Also, having trucks and industrial traffic during the same time that many people are walking their dogs for the evening or coming home is not conducive to our community.

Please vote against this special exemption to preserve our community!

Thank you!

Kimberly Quigley
5527 Lake Mary Jess Shores Ct
Orlando, FL 32839

Sandy Riffle

From: Nina Rice <ninarice321@gmail.com>
Sent: Friday, July 8, 2022 7:21 PM
To: Sandy Riffle; Jonathan.weibert@gmail.com
Subject: Amendment 2022-03

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

Attention City of Edgewood Planning and Zoning

My home is located at 5612 Lake Mary Jess Shores Ct, Edgewood, FL 32839 and I've owned this property since 2004.

No other single family home owners in Edgewood have to put up with the negative "comings and goings" that a Wholesale Commercial zoned property, with such close proximity to our homes, causes.

On various occasions, upon leaving my home traveling to work (05:00-5:15am) , after turning right onto Mary Jess Rd, I've encountered large, extended bed trucks, parked on Mary Jess Rd (pointed towards Orange Ave, 50yds from the railroad tracks)---Causing me to go around to gain access to Orange Ave. Having to do this put me at great risk of being hit by a vehicle turning right off of Orange Ave onto Mary Jess Rd.

Regarding the amendment to extend the hours of operation for Suncoast Building Materials:
Please do not allow Special Exception Amendment 2022-03 to pass---It would NOT be beneficial to the residents of my community.

Allowing Suncoast Building Materials to extend their hours would cause **further diminishment of our property values.**

All residents that access their homes from Mary Jess Rd put up with enough!

Thank you for your attention.

Virginia Rice
5612 Lake Mary Jess Shores Ct
Edgewood, FL 32839

407-353-3231

Sandy Riffle

From: dspencer spencerconsultingfl.com <dspencer@spencerconsultingfl.com>
Sent: Friday, July 8, 2022 2:55 PM
To: Sandy Riffle
Cc: Johnathan Welbert (Jonathan.weibert@gmail.com)
Subject: Suncoast requested extended hours
Attachments: 101 Mary Jess Rd. - Public Notice - 2022-SE-03.docx

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

Sandy,

I am writing you to voice my objection to the attached requested extended operating hours for the Suncoast Building Supply.

I have lived in my home at 5604 Lake Mary Jess Shores Court since 1984. Over that time we have lived with this property being a concrete batch plant, a vacant eye sore and now a commercial supply business. We all purchased our homes with certain knowledge. In this case I certainly knew there was a concrete batch plant in operation at the time. The timing of their operation was known and reasonable. The amount of concrete trucks in and out was also known and reasonable. What we knew then has changed to the Suncoast operation. The Suncoast operation is a completely different animal. Suncoast's current operation includes constant traffic of pickup trucks, small and medium sized delivery trucks, and large semi-tractor trailers. This type of traffic (next to residential neighborhoods) has no place outside of the current approved operating hours.

Suncoast knew of the hours of operation when they located to this property. I strongly request that the City of Edgewood deny the request by Suncoast to extend their operating hours.

Thank you for your time,

Douglas M. Spencer
407 719 1708
dspencer@spencerconsultingfl.com



June 30, 2022

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

**RE: 495 Mandalay Rd - boat dock variance application review
CPH project number E7601**

Dear Ms. Riffle;

We are in receipt of the variance application, date stamped May 12, 2022, for the above listed address. The applicant is requesting a variance to Sec 14-11(b)(2) of the City's code to allow a dock to be constructed 24.4 feet away from the dock across the canal, in lieu of the minimum 25ft requirement; and to allow the dock to extend 28% into the canal, in lieu of the 25% maximum. The variance application included an as-built survey of the boat dock with the necessary dimensions to verify the dock location and size. The application also included a letter from the applicant identifying the issues with the constructed dock and justification of the variance request.

CPH previously inspected the dock and provided a letter to the City noting the differences between the original plans and the constructed location of the dock. Based on the as-built survey and our site visits, below are our notes for the constructed dock:

- The as-builts show the dock was constructed 11.26 feet from the west property line of the lot. The original plans showed the dock was to be constructed 25 feet from the west property line. The applicant has provided to the City a "no objection letter" from the adjacent property referencing the proximity of the dock to the adjacent property line.
- Based on the existing conditions, the new seawall is approximately 12 inches farther out into the canal than the original seawall, thus reducing the overall width of the canal. This is reflected on the revised as-builts.
- Based on the as-builts, the distance between the two docks is 24.40 feet. The code states the minimum distance between any two docks is 25 feet.
- The as-builts also show the dock extends 13.95 feet into the canal, measured from the face of the new seawall. Based on the submitted as-builts, the width of the canal at the boat dock is 49 feet. 25% of the width of the canal is 12.25 feet, which is the maximum distance the dock can extend into the canal, per City code. The dock is into the canal 13.95 feet (28% of the width), a difference of approximately 1.7 feet from the approved plans.

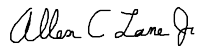
In addition to the as-builts review, the City also contacted the Orange County Sherriff's office and had one of their "boat patrols" visit the area and to navigate between the new dock and the existing dock in an effort to verify if the new dock will cause a navigation hazard. Based on the response from the City, the Sherriff's office does not see this as a navigation hazard.

Per City code, Chapter 14, Sec. 14-11 Dock Construction, (b), (2), "No dock shall be constructed or extended to a length of more than 25 percent of the navigable corridor..." As

noted above, the applicant is asking for a variance to the distance the dock extends into the canal.

Based on the inspections by CPH and the submitted as-builts, the dock was constructed both in the wrong location along the shore line and off-set too far into the canal. CPH does not see any extenuating circumstances that would cause the dock to be built in the location it was constructed. Both of these are hardships due to dock construction and not existing conditions. CPH cannot support the variance request.

Sincerely,
CPH, LLC



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

CC: David E. Mahler, P.E., CPH, file



RECEIVED
Section F, Item 4.

5/12/2022

CITY OF EDGEWOOD

APPLICATION FOR VARIANCE – BOAT DOCKS

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

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

Please note this fee is non-refundable

Office Use Only:		Variance Application #:	2022-04
Received Date:	5/12/2022	Received by:	Brett Sollazzo
P&Z Meeting Date:	June 13, 2022	City Council Meeting Date:	July 19, 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:	Sheila Cichra	Owner's Name:	Chris Dawson
Address:	1002 Fort Mason Dr, Eustis, FL 32726	Address:	495 Mandalay Road
Phone Number:	(407) 450-4241	Phone Number:	(850) 449-0066
Fax:		Fax:	
Email:	sheilacichra@gmail.com	Email:	ChrisDawsonEsq@gmail.com
Legal Description:	MANDALAY SHORES 3/37 LOT 4		
Zoned:	R-1AA		
Location:	495 Mandalay Road - in rear of sfr		
Tract Size:	.43 acres		
City section of the Zoning Code from which Variance is requested:	Chapter 14, Sec. 14-11 Dock Construction, (b), (2)		
Request:	to allow a dock to be constructed such that it projects across 28% of a canal and is 24.4' away from the adjacent dock		
Existing on Site:	an sfr and a boat dock		

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



RECEIVED Section F, Item 4.

5/12/2022

CITY OF EDGEWOOD

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

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

Applicant must agree that:

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

AGREE:	✓	DISAGREE:	
---------------	---	------------------	--

- 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:		Date:	May 11, 2022
Applicant's Printed Name:	Sheila Cichra		
Owner's Signature:		Date:	
Owner's Printed Name:			

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

RECEIVED

5/12/2022

CITY OF EDGEWOOD

Section F, Item 4.



Date: May 11, 2022
To: City of Edgewood
From: Sheila Cichra
Re: 495 Mandalay Road – after-the-fact boat dock variance

The attached application package is a variance request to allow a dock to remain in the location that it was constructed, even though it obstructs 28% of the canal (in lieu of the 25% allowed) and is 24.4' away from the adjacent boathouse on the other side of the canal (in lieu of the 25' that it is supposed to be).

This situation was unfortunately created when a new seawall was installed, which effectively narrowed the canal by about 1.5 feet. That caused the boathouse that was constructed directly adjacent to the new seawall to project into the canal ever so slightly farther than originally planned.

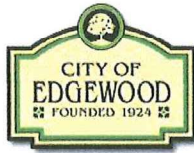
The minimal deviation from the code is hardly noticeable and does not create a navigation hazard.

There are many docks on the adjacent Edgewood canals that project into the canal more than 28%. At idle speed, 24.4' is more than enough for safe navigation, even if two boats happen to be passing through at the same time.

Thank you for your consideration.

5/12/2022

CITY OF EDGEWOOD



Agent Authorization Form

FOR PROJECTS LOCATED IN THE CITY OF EDGEWOOD

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

I/WE, (PRINT PROPERTY OWNER NAME) Christopher Dawson, AS

THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, 495 Mandalay Road

Edgewood, FL 32809, DO HEREBY AUTHORIZE TO ACT AS MY/OUR

AGENT (PRINT AGENT'S NAME) Sheila Cichra, TO EXECUTE ANY PETITIONS OR

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

Date: 6/8/21 [Signature] Chris Dawson
Signature of Property Owner Print Name Property Owner

Date: Signature of Property Owner Print Name Property Owner

STATE OF FLORIDA: COUNTY OF ORANGE

I certify that the foregoing instrument was acknowledged before me this 8 day of JUNE, 2021 by CHRISTOPHER DAWSON. He/she is personally known to me or has produced as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 8 day of JUNE in the year 2021.

(Notary Seal) Christine Barkley Notary Public State of Florida Comm# HH045885 Expires 10/5/2024

[Signature] Signature of Notary Public Notary Public for the State of Florida My Commission Expires: 10/5/2024

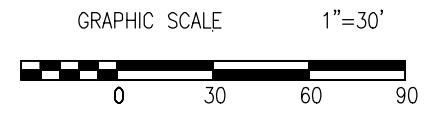
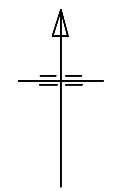
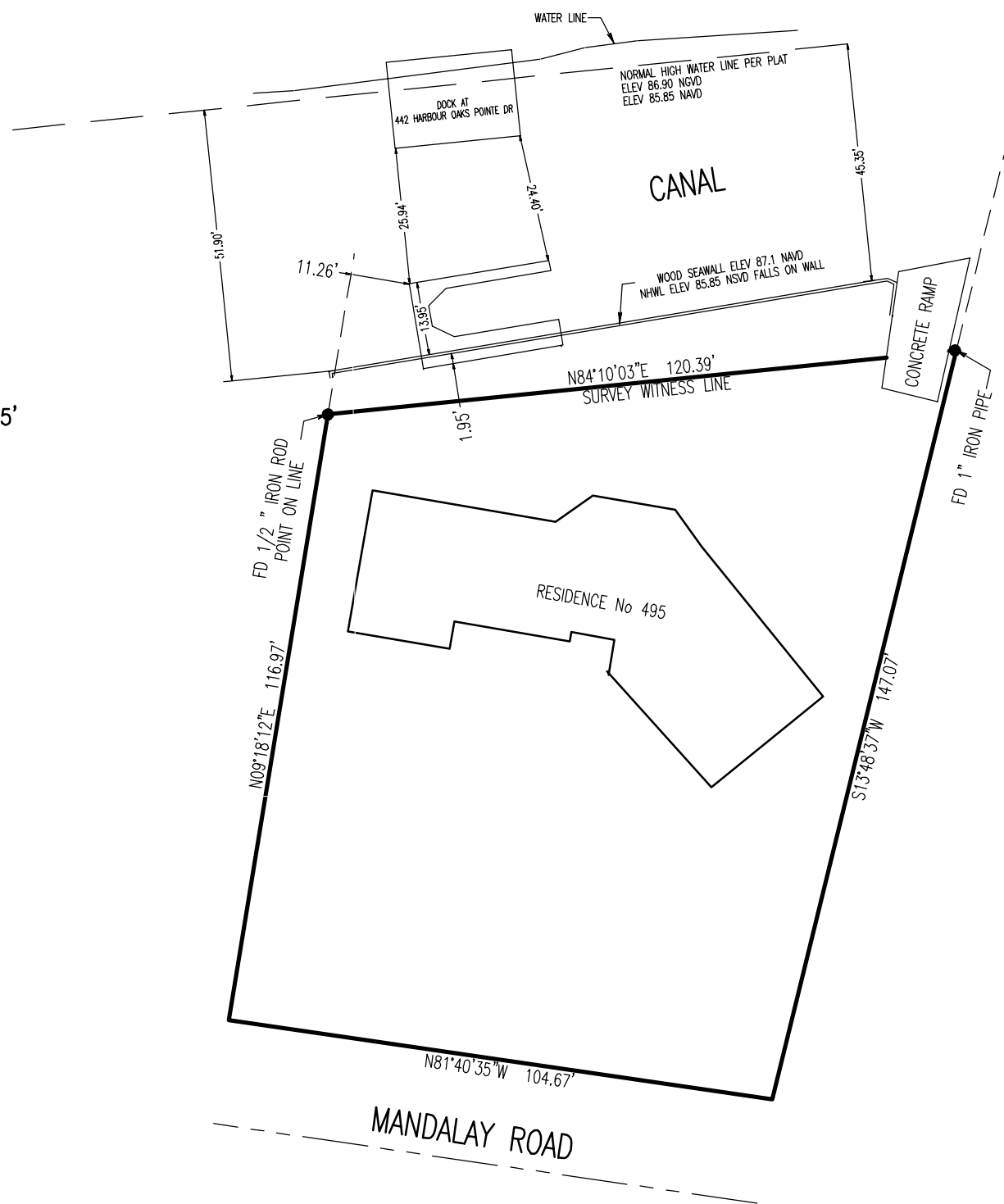
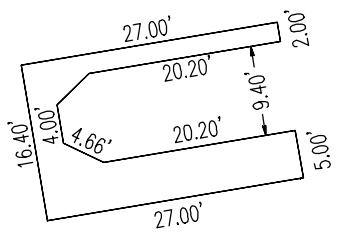
Table with 2 columns: Field Name, Value. Includes PARCEL ID# (13-23-29-5489-00-040) and LEGAL DESCRIPTION (MANDALAY SHORES 3/37 LOT 4).

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

RECEIVED
5/12/2022
CITY OF EDGEWOOD

DOCK AS-BUILT SURVEY
495 MANDALAY ROAD
ORLANDO, FLORIDA 32809

DOCK DETAIL 1" = 20'
NHWE = 85.85 (NAVD 1988)
DECK ELEV = 87.5 NAVD
ROOF HEIGHT FROM DECK = 10.5'



I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE ADOPTED "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.

EDWARD J MIZO
PROFESSIONAL SURVEYOR AND MAPPER NO. 3376
NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC SIGNATURE AND SEAL OF A PROFESSIONAL SURVEYOR AND MAPPER.

- SURVEYORS NOTES:
- 1. BEARINGS SHOWN HEREON ARE BASED ON THE REFERENCED PLAT.
 - 2. ALL DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS NOTED.
 - 3. THE MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET. THE ACCURACY OF THIS SURVEY EXCEEDS THE REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE 5J-17.

DOCK AS-BUILT
FEB 27, 2022

AS-BUILT SURVEY
DOCK AS-BUILT
495 MANDALAY ROAD
ORLANDO FL 32809

EDWARD MIZO PLS
PROFESSIONAL LAND SURVEYOR
175 ANCONA AVE
DEBARY, FL 32713
321-436-9391

June 30, 2022

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

**RE: 525 Mandalay Rd - boat dock variance application review
CPH project number E7601**

Dear Ms. Riffle;

We are in receipt of the original variance application, date stamped June 3, 2022, and a revised application for a boat dock variance, date stamped June 24, 2022. The application included a survey, and boat dock site plan, boathouse plans, and variance acknowledgment letter signed by the adjacent property owner. The applicant is requesting a variance for the existing side setback of 6.93', instead of the required 15 feet per the City land development code, Sec 14-11 (b)(1).

The proposed variance is for the existing dock. The existing dock is 6.93' from the north property line. We recognize it is not feasible to modify the existing dock to bring the existing dock up to City code.

The proposed boathouse is to be constructed as an extension of the original dock. The new boathouse is proposed to have a 10 foot setback from the north property line, which is also less than the required 15 foot setback. The existing dock and proposed boat house will not meet the 15 FT setback requirement per Sec 14-11(b)(1) of the City land development code. The application also applies to the proposed addition.

We have reviewed the application, plans and supporting documents, and we do not have any objections to the City of Edgewood approving this boat dock variance application. Please be reminded, final approval of the dock variance application by the City of Edgewood is not an approval to construct the proposed dock and does not grant authority to alter other portions of this property, nor does it waive any permits that may be required by Federal, State, or County agencies which may have jurisdiction.

Please note that the applicant will still need to submit a boat dock construction application upon approval of the variance.

Sincerely,
CPH, LLC

Lee Hurst

Lee Hurst
Project Engineer

CC: Allen C. Lane, P.E., CPH, file

J:\E7601\Civil\City Plans-Application Review\525 Mandalay Rd - boat dock app\letter\525 Mandalay Rd - dock app review 6-27-22.docx



APPLICATION FOR VARIANCE – BOAT DOCKS

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

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

Please note this fee is non-refundable

Office Use Only:		Variance Application #:	2022-06
Received Date:	6/24/2022	Received by:	Brett Sollazzo
P&Z Meeting Date:	July 11, 2022	City Council Meeting Date:	August 16, 2022

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

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

Applicant's Name:	Sheila Cichra	Owner's Name:	Chris Pashley
Address:	1002 Fort Mason Dr, Eustis, FL 32726	Address:	525 Mandalay Road
Phone Number:	(407) 450-4241	Phone Number:	(407) 925-6907
Fax:		Fax:	
Email:	sheilacichra@gmail.com	Email:	CPtheCFP@yahoo.com
Legal Description:	MANDALAY SHORES 3/37 LOT 7		
Zoned:	R-1AA		
Location:	525 Mandalay Road - in rear of sfr		
Tract Size:	.53 acres		
City section of the Zoning Code from which Variance is requested:	Chapter 14, Sec. 14-11 Dock Construction, (b), (1)		
Request:	requesting permission to maintain a 6.93' side setback while adding a deck and boathouse		
Existing on Site:	a single family residence with a pool and a boat dock		

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



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

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

Applicant must agree that:

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

AGREE:	✓	DISAGREE:	
---------------	---	------------------	--

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:		Date:	June 23, 2022
Applicant's Printed Name:	Sheila Cichra		
Owner's Signature:		Date:	
Owner's Printed Name:			

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



RECEIVED

6/3/2022

Section F, Item 5.

CITY OF EDGEWOOD

Agent Authorization Form

FOR PROJECTS LOCATED IN THE CITY OF EDGEWOOD

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

I/WE, (PRINT PROPERTY OWNER NAME) Christopher C Pashley Life Estate, AS

THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, 525 Mandaly Road

Edgewood, FL 32809, DO HEREBY AUTHORIZE TO ACT AS MY/OUR

AGENT (PRINT AGENT'S NAME) Sheila Cichra, TO EXECUTE ANY PETITIONS OR

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

Date: 4/11/22

[Handwritten Signature]
Signature of Property Owner

Christopher Pashley
Print Name Property Owner

Date: _____

Signature of Property Owner

Print Name Property Owner

STATE OF FLORIDA: COUNTY OF ORANGE

I certify that the foregoing instrument was acknowledged before me this 11 day of April, 2022 by Christopher C Pashley. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 11 day of April in the year 2022.



[Handwritten Signature]
Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires: 03/22/2026

Legal Description(s) or Parcel Identification Number(s) are required:	
PARCEL ID#:	<u>13-23-29-5489-00-070</u>
LEGAL DESCRIPTION:	<u>MANDALAY SHORES 3/37 LOT 7</u>

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

I, Eric Baker, owner of 535 Mandalay Road, on the Bali Hai Lagoon of Lake Conway, have reviewed my adjacent property owner's proposed boat dock construction plan and have no objection to the project, which will maintain the current side setback of 6.93'.

[Handwritten Signature]

(Signature)

6/5/2022

(Date)

Eric Baker

(Print Name)

ACKNOWLEDGEMENT:

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 5th day of June, 2022, by Sandra M. McMillan.



[Handwritten Signature]

(Signature of Notary Public – State of Florida)

Personally Known OR Produced Identification

Type of Identification Produced _____



RECEIVED

6/3/2022

CITY OF EDGEWOOD

Section F, Item 5.



Date: June 3, 2022
To: City of Edgewood
From: Sheila Cichra
Re: 525 Mandalay Road – boat dock side setback variance

The attached application package is a variance request to allow for a boathouse and covered deck to be added onto an existing dock, which currently has a 6.93' side setback, in lieu of the required 10' side setback (with a setback waiver).

The existing dock has been there for about 20 years and was inadvertently constructed too close to the property line, 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.

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

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

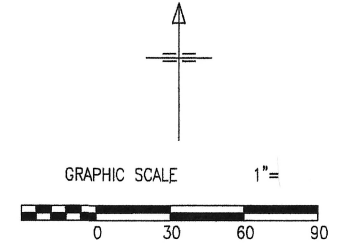
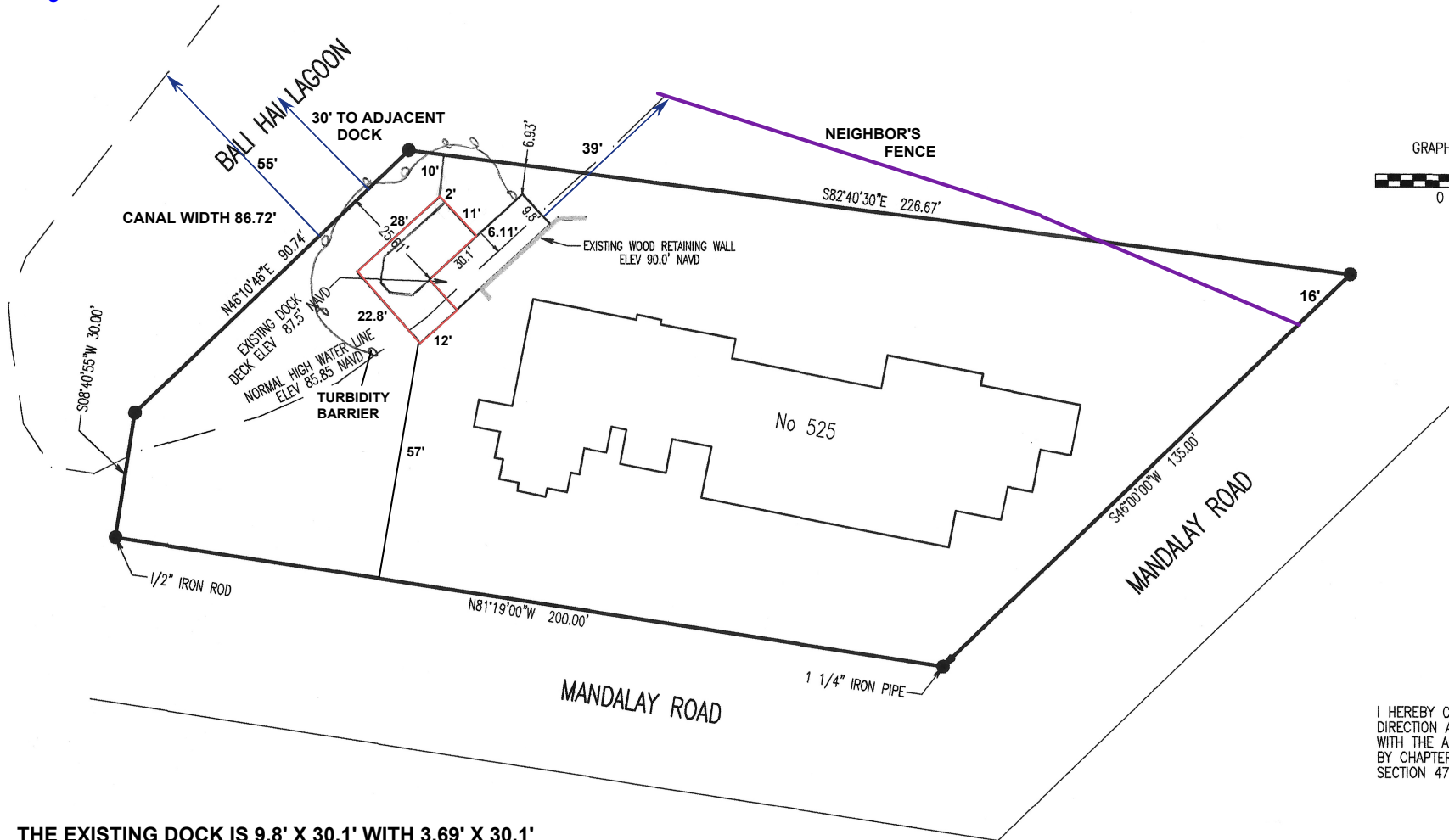
Thank you for your consideration.

PASHLEY BOAT DOCK SITE PLAN

ADD A 12' X 9.8' DECK AND A 13' X 28' BOATHOUSE TO THE EXISTING DOCK

525 MANDALAY ROAD
ORLANDO, FLORIDA 32809

Section F, Item 5.



THE EXISTING DOCK IS 9.8' X 30.1' WITH 3.69' X 30.1' ABOVE THE NHWE & 6.11' X 30.1' BELOW THE NHWE

PROPOSED CANAL OBSTRUCTION IS 19.11' OR 22% OF THE CANAL

I HEREBY CERTIFY THAT THIS AS-BUILT SURVEY HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE ADOPTED "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE REFERENCED PLAT.
2. ALL DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS NOTED.
3. THE MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET. THE ACCURACY OF THIS SURVEY EXCEEDS THE REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE 5J-17.

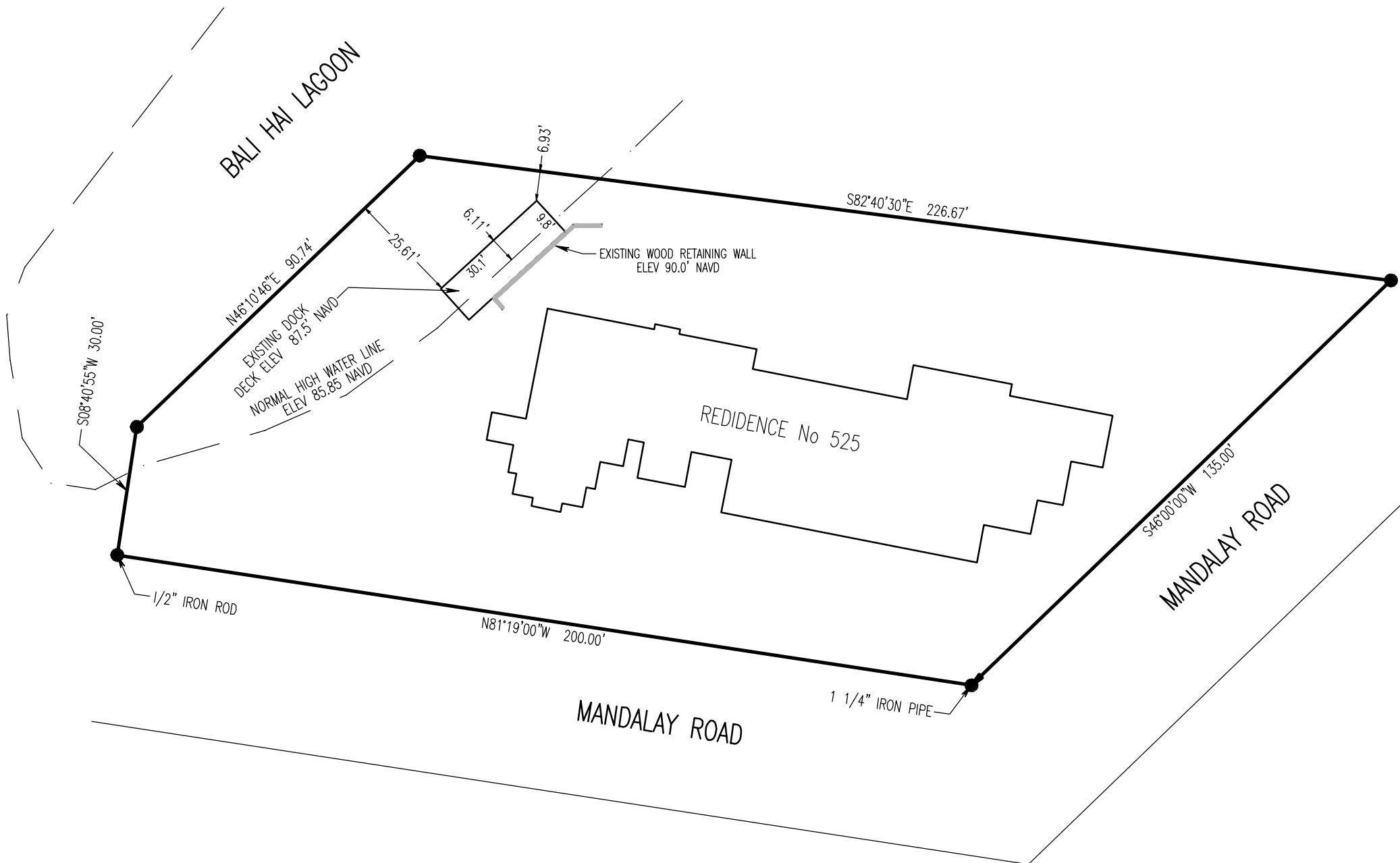
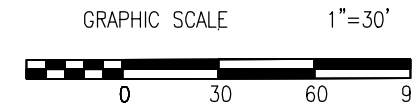
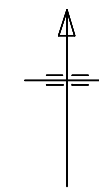
DOCK AS-BUILT MAY 25, 2022

525 MANDALAY ROAD
ORLANDO, FL 32809

EDWARD MIZO PLS
PROFESSIONAL LAND SURVEYOR

175 ANCONA AVE
DEBARY, FL 32713
321-436-9391

DOCK AS-BUILT SURVEY
525 MANDALAY ROAD
ORLANDO, FLORIDA 32809



I HEREBY CERTIFY THAT THIS AS-BUILT SURVEY HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE ADOPTED "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.

EDWARD J MIZO
PROFESSIONAL SURVEYOR AND MAPPER NO. 3376
NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC
SIGNATURE AND SEAL OF A PROFESSIONAL SURVEYOR AND MAPPER.

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE REFERENCED PLAT.
2. ALL DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS NOTED.
3. THE MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET. THE ACCURACY OF THIS SURVEY EXCEEDS THE REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE 5J-17.

RECEIVED
6/3/2022
CITY OF EDGEWOOD

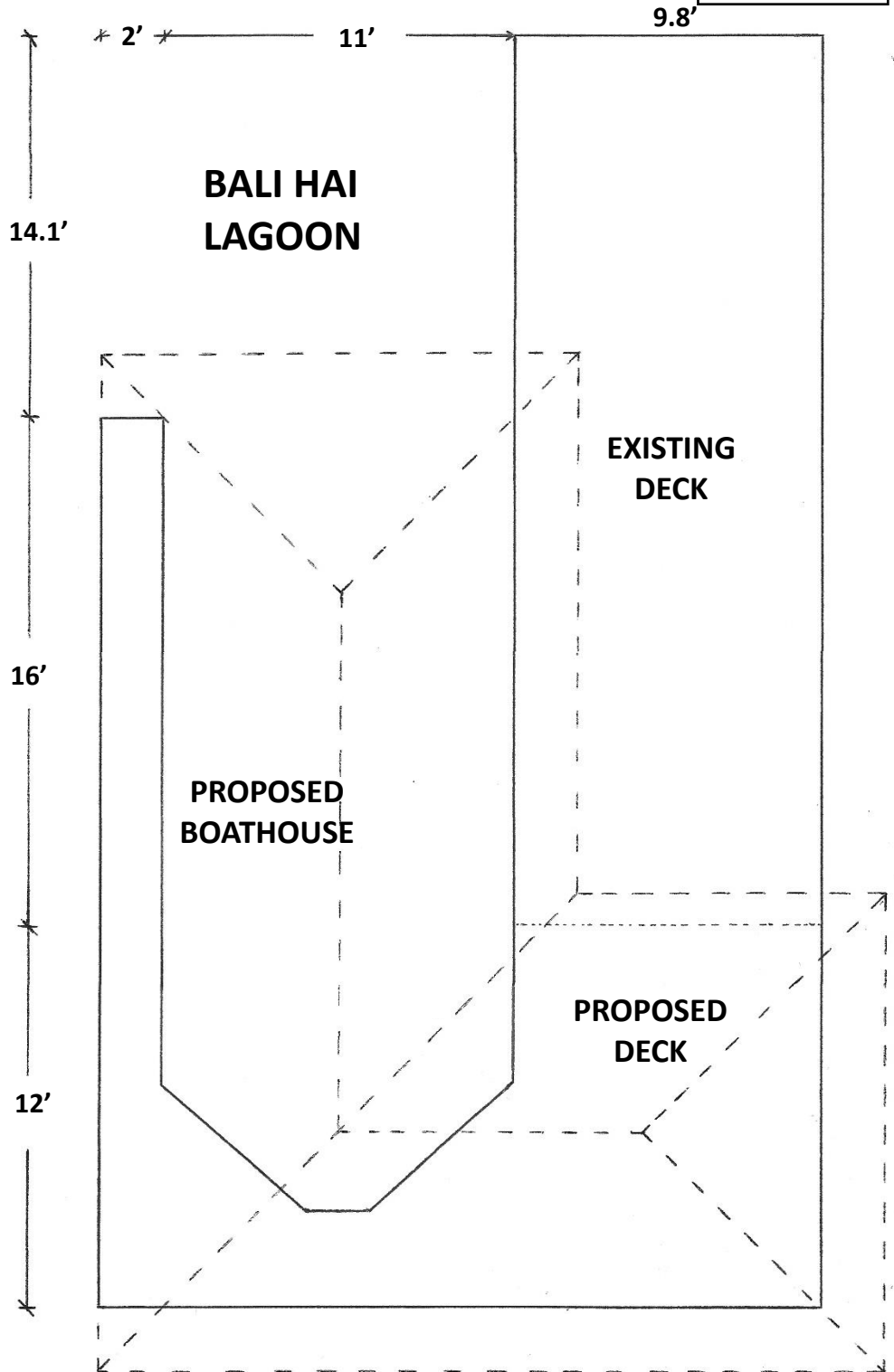
AS-BUILT SURVEY
525 MANDALAY ROAD
ORLANDO, FL 32809

EDWARD MIZO PLS
PROFESSIONAL LAND SURVEYOR
175 ANCONA AVE
DEBARY, FL 32713
321-436-9391

Plan View

Section F, Item 5.

RECEIVED
6/24/2022
CITY OF EDGEWOOD



EXISTING:
9.8' X 30.1' DECK
PROPOSED:
9.8' X 12' DECK
13' X 28' BOATHOUSE
776.58 TOTAL SQ FT

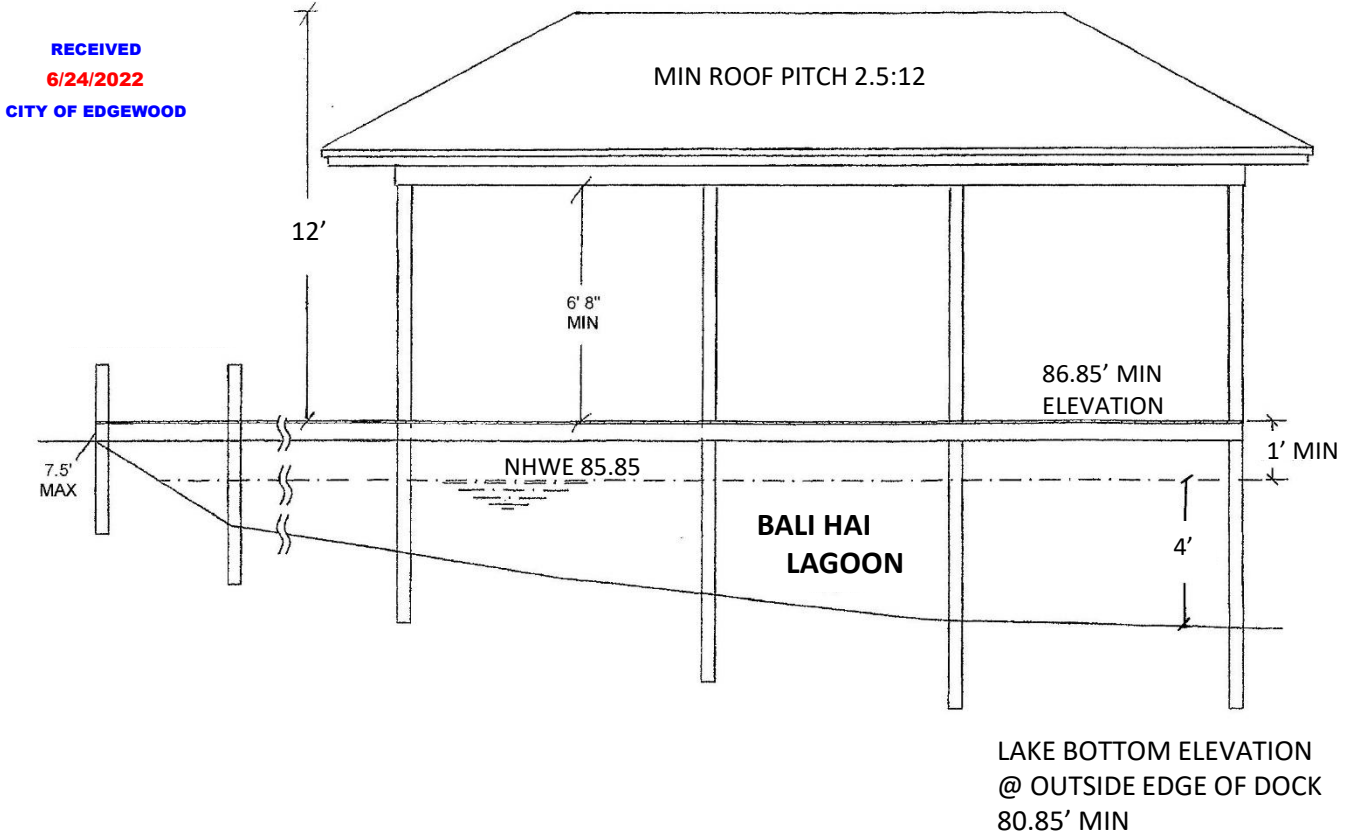
Pashley

525 Mandalay Road, Edgewood

Elevation and FBC Specs

Section F, Item 5.

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



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

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

Pashley

525 Mandalay Road, Edgewood

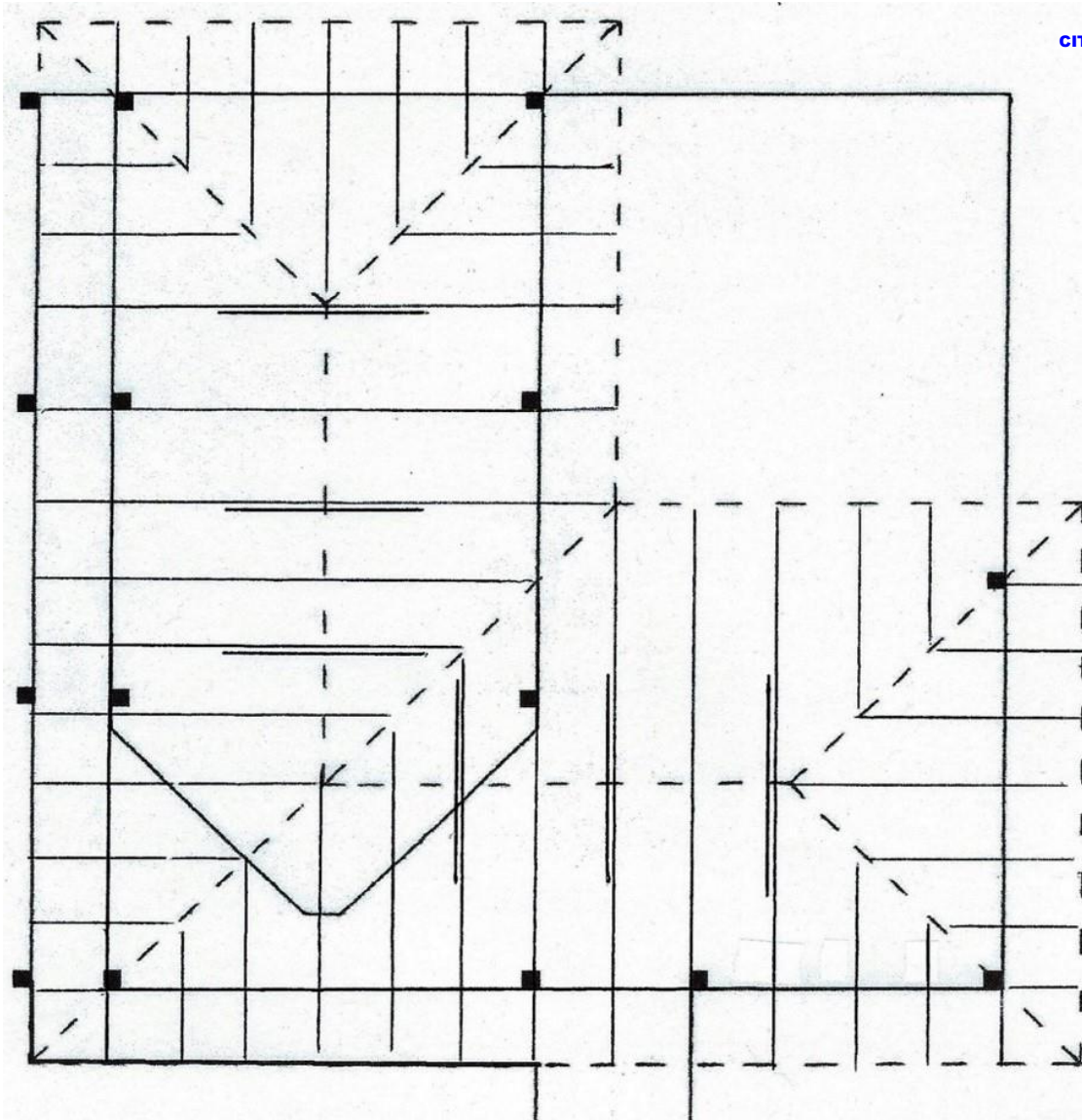
Roof Framing

Section F, Item 5.

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2 X 6 RAFTERS 2' O.C. W/(3) 10d TOE NAILS TO HIPS AND RIDGE

2 X 6 COLLAR TIES 4' O.C. W/(4) 10d NAILS EACH END

2 X 8 HIPS & VALLEYS W/(4) 10d TOE NAILS EA END

2 X 6 FASCIA W/(2) 10d NAILS TO RAFTERS

(2) 2 X 10 PERIMETER BEAM W/(2) ½" HDG THRU BOLT

6 X 6 PILINGS 12' O.C. MAX

FLASHING WILL BE INSTALLED IN THE VALLEY

FLAT CONCRETE TILE INSTALLED PER MANUFACTURER'S SPECS

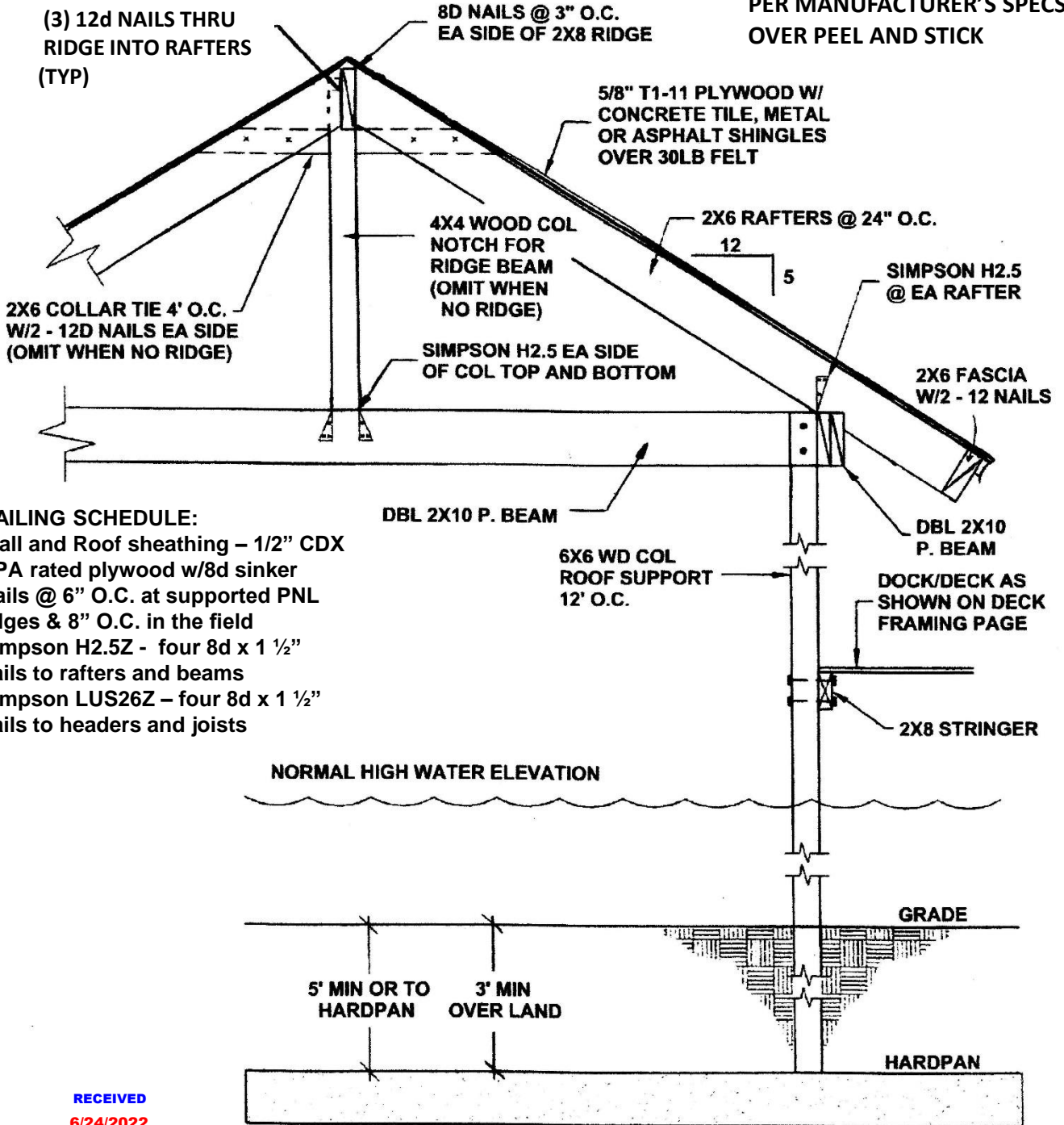
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Details and Specifications - Roof Cross Sect

Section F, Item 5.

**CONCRETE TILE INSTALLED
PER MANUFACTURER'S SPECS
OVER PEEL AND STICK**



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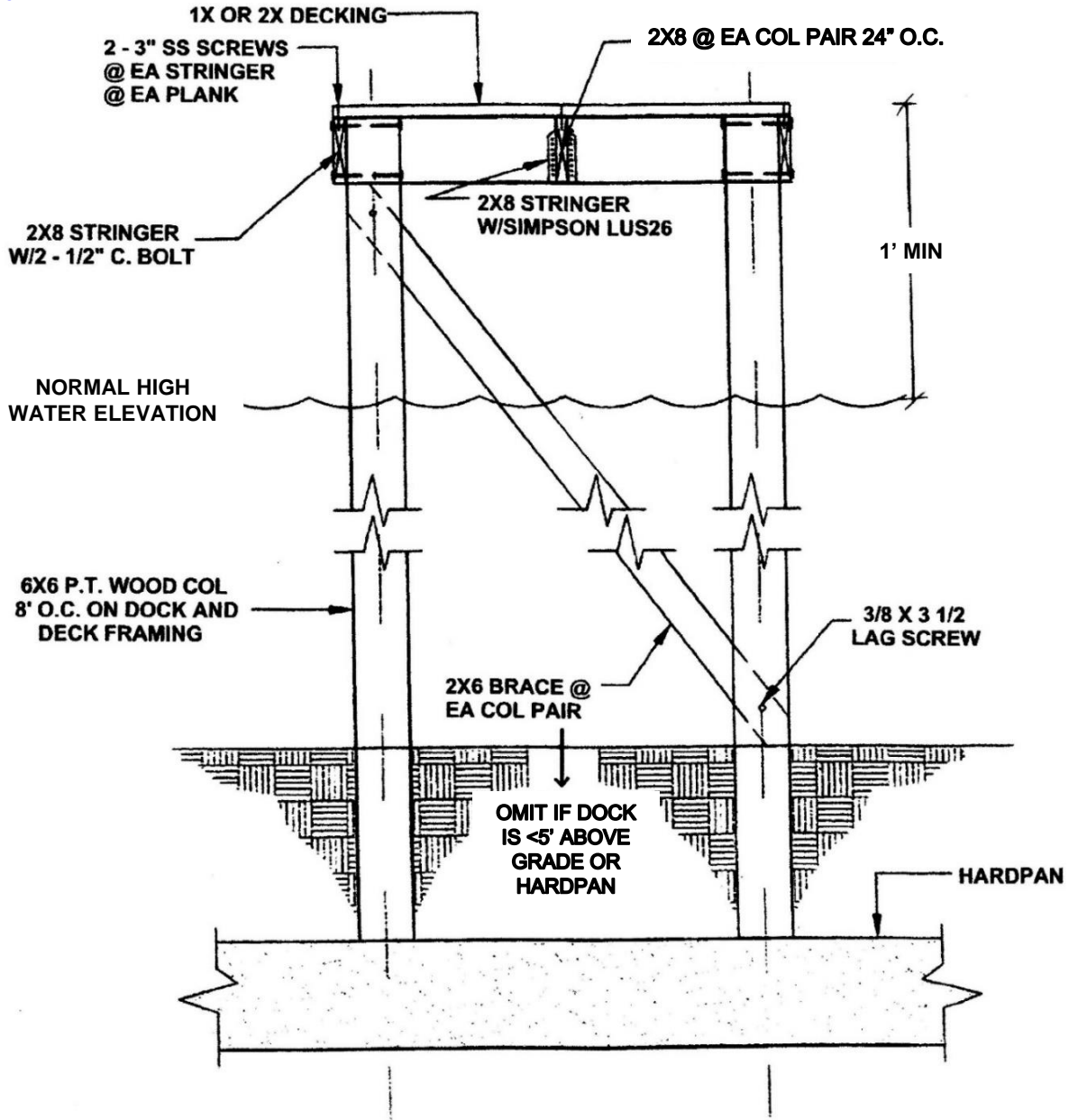
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Dock/Deck Cross Section and Bracing

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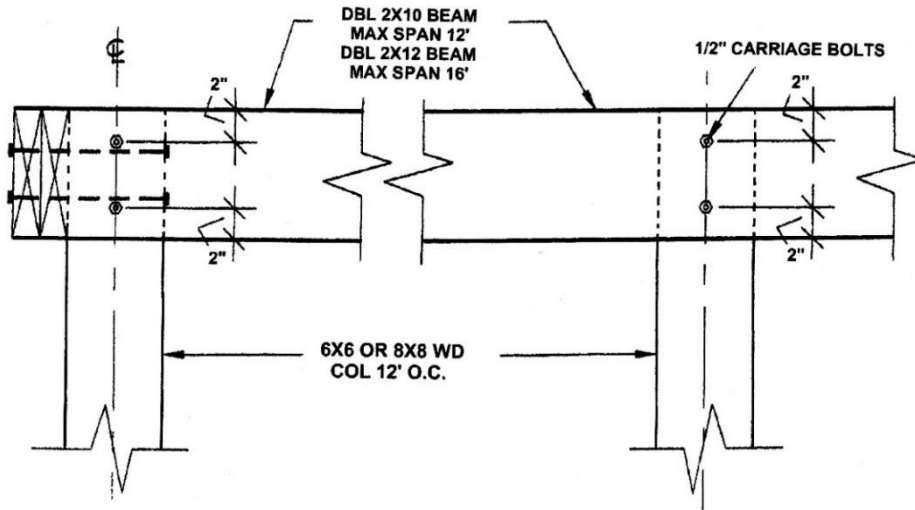
525 Mandalay Road, Edgewood

Details and Specifications (P. Beam and Framing)

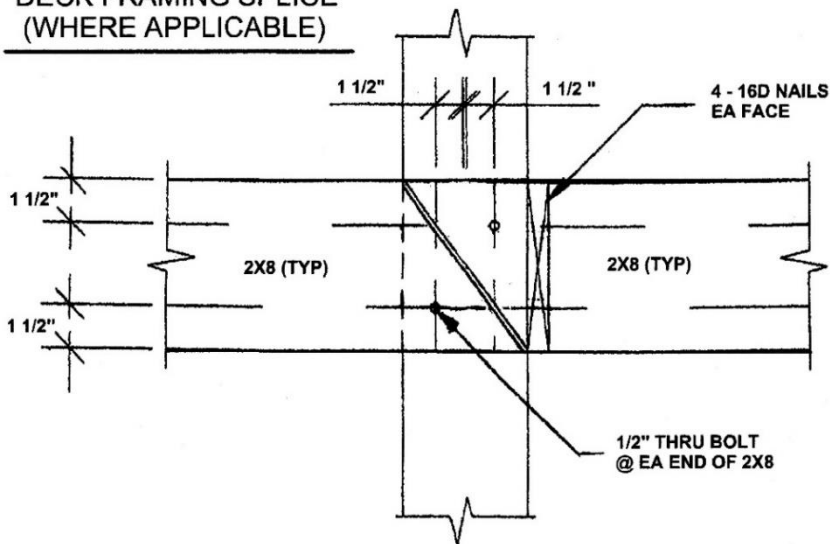
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P. BEAM DETAIL



DECK FRAMING SPLICE (WHERE APPLICABLE)



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525 Mandalay Road, Edgewood

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

General Requirements:

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

Structural Aluminum:

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

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

Timber :

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

Minimum bending stress = 1250 psi

Young Modulus = 1,600 ksi

Maximum of 15% moisture content

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

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

Galvanized Bolts:

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

Design Loads:

Pursuant to Chapter 16 –Table 1607.1

Deck Live Load: 60 psf

Deck Dead Load: 10 psf

Roof Live Load: 20 psf

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

Guardrails and handrails : 50 plf at top rail

Guardrail in fill components: 50 psf

Stair L.L. : 100 psf

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

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525 Mandalay Road, Edgewood

**Edgewood Police Department
July City Council Report
2022**

	June	July
Residential Burglaries	0	0
Commercial Burglaries	4	1
Auto Burglaries	0	1
Theft	1	3
Assault/Battery	0	2
Sexual Battery	2	0
Homicides	0	0
Robbery	0	0
Traffic Accident	15	14
Traffic Citations	142	137
Traffic Warnings	103	109
Felony Arrests	5	6
Misdemeanor Arrests	1	2
Warrant Arrests	1	1
Traffic Arrests	6	2
DUI Arrests	4	1
Code Compliance Reports	54	28

Department Highlights:

- On July 6th Officers of the Edgewood Police Department spent time with the children at the Shining Star Academy.
- On July 11th and 12th Detective Nicolle Crock attended Orlando Police Department's Criminal investigation division interviews and investigation course.
- From July 19th through July 23rd the Edgewood Police Department Participated in Operation Southern Slow down. This initiative was participated in by Law Enforcement Agencies in Florida, Georgia, South Carolina and Alabama to inform the public about the dangers of speeding and aggressive driving.
- On July 27th, nine Code Compliance Hearings were held at City Hall. One case was dismissed, one case was found to have been out of compliance but came into compliance before the hearing, and seven cases were found to be out of compliance with dates for compliance set by the magistrate.
- On July 27th, Chief John Freeburg attended the Florida Criminal Justice Executive Institute Board meeting in Ocala. He was voted in as the Vice Chair of this state committee.