



## CITY COUNCIL MEETING

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Tuesday, October 17, 2023 at 6:30 PM

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### AGENDA

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

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

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

**C. PRESENTATIONS & PROCLAMATIONS**

1. Week of the Family 2023 Proclamation

**D. CONSENT AGENDA**

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

1. September 19, 2023 City Council and Final Budget Hearing Draft Minutes

**E. ORDINANCES (FIRST READING)**

1. **Ordinance 2023-16: Impervious Surface Ratio**

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

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

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

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, SUBMITTING TO THE ELECTORS OF EDGEWOOD PROPOSED AMENDMENTS TO THE CHARTER OF THE CITY OF EDGEWOOD;

PROVIDING BALLOT TITLES, SUMMARIES AND TEXT FOR THE PROPOSED AMENDMENTS; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE FOR APPROVED AMENDMENTS; PROVIDING FOR AN EFFECTIVE DATE FOR THE ORDINANCE.

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

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1AA WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES WITH THE MOST CONSISTENT EXISTING CITY OF EDGEWOOD ZONING DESIGNATION; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

**4. Ordinance 2023-15: Personnel Policy**

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

**G. UNFINISHED BUSINESS**

**H. NEW BUSINESS**

**I. GENERAL INFORMATION**

**J. CITIZEN COMMENTS**

**K. BOARDS & COMMITTEES**

1. Planning and Zoning Report 10/9/2023
2. 307 Oak Lynn Single Family Residence Variance Request
3. 307 Oak Lynn Fence Variance Request

- 4. 75 Holden Avenue Boise Cascade - Commercial Review

**L. STAFF REPORTS**

City Attorney Smith

Police Chief DeSchryver

- 1. September 2023 Chief's Report

City Clerk Riffle

**M. MAYOR AND CITY COUNCIL REPORTS**

Mayor Dowless

Council Member Chotas

Council Member Pierce

Council Member Rader

Council Member Lomas

Council President Horn

**N. ADJOURNMENT**

**UPCOMING MEETINGS**

- Friday, October 27, 2023 6 - 8:30 pm..... Trunk or Treat
- Monday, November 13, 2023 6:30 pm.....Planning and Zoning Meeting
- Tuesday, November 21, 2023 6:30 pm.....City County Meeting

**Meeting Records Request**

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

**Americans with Disabilities Act**

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

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

# **ROLL CALL & DETERMINATION OF QUORUM**

# **PRESENTATIONS & PROCLAMATIONS**



## PROCLAMATION

*WHEREAS, the City of Edgewood is blessed, blessed with a multitude of families - an essential part of the cultural, social, and spiritual fabric of our community; and*

*WHEREAS, the City of Edgewood recognizes that strong families are at the center of strong communities; that children live better lives when their families are strong; and that families are strong when they live in communities that connect them to economic opportunities, social networks and services; and*

*WHEREAS, everyone has a role to play in making families successful, including neighborhood organizations, businesses, non-profit agencies, policymakers, and families themselves; and*

*WHEREAS, during the week of November 5<sup>th</sup> through November 12<sup>th</sup>, 2023, the City of Edgewood residents should take time to honor the importance of families and recommit to enhancing and extending the special connections that support and strengthen them throughout the year; and*

*WHEREAS, during this week, we urge residents of the City of Edgewood to join other agencies and organizations throughout the county to honor and celebrate our families.*

**NOW, THEREFORE, I, RICHARD A. HORN, COUNCIL PRESIDENT OF THE CITY OF EDGEWOOD, FLORIDA DO HEREBY PROCLAIM** *the week of November 5<sup>th</sup> through November 12<sup>th</sup>, 2023, as*

### ***“Week of the Family”***

*In the City of Edgewood, we urge all citizens to share in this occasion*

*Dated this 17<sup>th</sup> day of October 2023.*

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*Richard A. Horn, Council President*

*Attest:*

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*Sandra Riffle, City Clerk*

# **CONSENT AGENDA**





# CITY COUNCIL MEETING AND FINAL BUDGET HEARING

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Tuesday, September 19, 2023 at 6:30 PM

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## DRAFT MINUTES

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

Council President Horn called the meeting to order at 6:30 pm.

### B. ROLL CALL & DETERMINATION OF QUORUM

City Clerk Riffle announced a quorum. Councilmember Pierce was unable to attend and requested to be excused from the meeting.

***Councilmember Chotas made a motion to excuse Councilmember Pierce's absence; seconded by Councilmember Rader. Motion approved by voice vote (4/0).***

#### **Councilmembers Present**

Mayor John Dowless  
Council President Horn  
Councilmember Chotas  
Councilmember Lomas  
Councilmember Rader

#### **Councilmember(s) Absent**

Councilmember Ben Pierce

#### **Staff Present**

Sandra Riffle, City Clerk  
Dean DeSchryver, Police Chief  
Shannon Patterson, Police Dept. Chief of Staff  
Tim Cardinal, Sergeant  
Ryan White, Police Officer  
Scott Arellano-Zane, Police Officer  
Drew Smith, City Engineer  
Allen Lane, City Engineer

#### **Applicant(s)**

Ryan Davis, The Waterfront  
Stephen Allen, The Waterfront

### C. PRESENTATION OF PROCLAMATION

### D. CONSENT AGENDA

- August 15, 2023, City Council Meeting Minutes
- September 6, 2023, 1st Budget Hearing Meeting Minutes

There was no public comment.

***Councilmember Rader made a motion to approve the meeting minutes from August 15, 2023 and September 6, 2023 as presented; seconded by Councilmember Lomas. Motion approved by voice vote (4/0).***

**E. ORDINANCES (FIRST READING)**

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

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

Attorney Smith read Ordinance 2023-11 in title only

Councilmember Chotas recommended striking the proposed changes in Section 3.14. referred to the proposed change of approving charter changes by resolution versus ordinances and said that he likes ordinances, particularly when discussing collective bargaining agreements. He said there is pressure on the Mayor, and he likes the visibility, obligation of notice, and formality of having two readings. He does not want to change the ordinance process as it would be a disservice to the citizens.

There was no objection from the Mayor or other council members to removing the proposed changes.

In reference to Section 3.11 Compensation and Expenses, Attorney Smith explained that the suggestion to raise the stipend of the Mayor from “up to \$1,000.00” to up to “\$3,000.00” was the idea of the committee and did not come from the Mayor. He said that Edgewood has a true working, executive Mayor. Council did not object to this section being on the ballot.

There was no public comment.

***Councilmember Chotas made a motion to approve Ordinance 2023-11 with the deletion of lines 93-131. Councilmember Lomas seconded the motion. Motion approved by roll call vote (4/0).***

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

- **Ordinance 2023-12: County to City Rezoning R1AA Waterwitch**

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

WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES WITH THE MOST CONSISTENT EXISTING CITY OF EDGEWOOD ZONING DESIGNATION; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Smith read Ordinance 2023-12 in title only.

Planner Hardgrove said the proposed rezoning is for the Waterwitch neighborhood. It continues the City's effort to rezone previously annexed areas of the City where the County zoning has remained after annexation to a City zoning district. This is a city-sponsored rezoning and staff recommends approval.

She said that the R1-AA County and the R1-AA-CA have the same standards except for Impervious Surface Ratio (ISR) requirements. All City zoning districts have a maximum 45% ISR, which would make 50% of the lots in Waterwitch legally nonconforming. Most of the lots are already built out. There are eight lots that would need a variance if a property owner wanted any building expansion.

There was no opposition from the public during P&Z and the Board recommended approval.

Councilmember Rader asked about the criteria and if there is a means to rezoning impervious surface ratio (ISR). The city would have to approve every variance.

Planner Hardgrove said staff does not want to increase the ISR. Stormwater management for Waterwitch was designed for 35% so even at 45% there is more allowance than what the stormwater was designed for.

Planner Hardgrove said when this came up she looked at other neighborhoods. This is a city-wide issue. The type of stormwater management would have to be considered before approving a variance. She noted that going forward, there needs to be a condition that whatever the stormwater handles, that is your ISR.

Attorney Smith said there are jurisdictions that have neighborhood reasons for their ISR and he advocates a case-by-case basis when requesting a variance.

Councilmember Rader said now people have to do a stormwater report that previous people did not have to do.

Planner Hardgrove asked about requiring swales and Councilmember Rader responded it is the out-of-ordinary storms that are the concern.

Attorney Smith suggested that he craft language that would be appropriate for those eight properties, without specifically identifying them, with criteria for those falling at or beyond the target ISR.

There was no public comment.

***Councilmember Rader made a motion to approve the first reading of Ordinance 2023-12 with the recommendation that staff consider alternative language for Impervious Surface Ratio (ISR) to be presented to Council for second reading. Councilmember Lomas seconded the motion. Motion approved by roll call vote (4/0).***

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

**3. Ordinance 2023-13: Pass-Through Fees Amendment**

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

Attorney Smith read Ordinance 2023-13 in title only

Attorney Smith explained that this request came from the City Clerk’s office as many reviews cost more money from the consultants’ reviews than the \$50.00 review fee.

There was no public comment.

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

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

**4. Ordinance 2023-15: Personnel Policy Amendment**

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

Attorney Smith read Ordinance 2023-15 in title only.

Attorney Smith said there are two sets of changes in the ordinance. The first is to correct the inconsistency in the personnel policy as one part states that part-time employees are allowed bereavement leave and another section negates that.

City Hall Permitting and Administrative Manager, Brett Sollazzo, made additional suggestions to the policy, including issues of paid parental leave and office closure,

Attorney Smith told Councilmember Chotas that the reference to approving personnel by resolution rather than ordinance can be removed without changing the ordinance schedule.

Councilmember Chotas said he felt it was more appropriate for the public to have two readings of the ordinance so that it is well-considered. He suggested deleting the change to move it by resolution rather than by ordinance.

There was no public comment.

***Councilmember Chotas made a motion to approve Ordinance 2023-15 with the removal of Section Five. The motion was seconded by Councilmember Rader. The motion was approved by roll call vote (4/0).***

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

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

- **Ordinance 2023-10: Collective Bargaining Agreement Adoption**

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, ENACTING AND APPROVING OF THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF EDGEWOOD AND THE WEST CENTRAL FLORIDA POLICE BENEVOLENT ASSOCIATION FOR THE TERM OCTOBER 1, 2023, TO SEPTEMBER 30, 2026; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Attorney Smith read Ordinance 2023-10 in title only.

There was no public comment.

***Councilmember Chotas made a motion to approve Ordinance 2023-10; seconded by Councilmember Lomas. Motion approved by roll call vote (4/0).***

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

Councilmember Chotas thanked and congratulated the staff, Mayor Dowless, and the Police Department for working together through the process.

Council President Horn called for a recess from 7:24 pm to 7:26 pm to sign paperwork.

**2. Second/Final Budget Hearing Fiscal Year 2023/2024**

Note: This was heard after the Consent Agenda.

- **Ordinance 2023-14 Final Levy Fiscal Year 2023-2024**

ORDINANCE 2023-14: AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA, ADOPTING THE FINAL LEVY OF AD VALOREM TAXES UPON THE ASSESSED REAL AND BUSINESS PERSONAL PROPERTY TAX ROLLS FOR FISCAL YEAR 2023/2024, BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024 AND PROVIDING FOR AN EFFECTIVE DATE.

Attorney Smith read Ordinance 2023-14 in title only.

There was no public comment.

***Councilmember Rader made a motion to adopt Ordinance No. 2023-14, setting the City of Edgewood's millage rate for Fiscal Year 2023/2024 at 5.25 mills, which represents a 7.71 percent increase over the roll-back rate of 4.8740 mills. Councilmember Lomas seconded the motion. Motion approved (4/0).***

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

- **Resolution 2023-04 Budget Adoption**

A RESOLUTION OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA, ADOPTING THE FINAL BUDGET FOR THE FISCAL YEAR 2022/2023, BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AND PROVIDING FOR AN EFFECTIVE DATE

Attorney Smith read Resolution 2023-04 in title only.

There was no public comment.

***Councilmember Rader made a motion to adopt Resolution No. 2023-04, adopting the City of Edgewood's budget for fiscal year 2023/2024; seconded by Councilmember Lomas. Motion approved by roll call vote (4/0).***

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

**G. UNFINISHED BUSINESS**

**H. NEW BUSINESS**

- **2023 Ducktoberfest Sponsorship**

City Clerk Riffle explained that Cornerstone Academy requested sponsorship for their annual Ducktoberfest event. In the past, the City donated \$450 for the event.

Mayor Dowless said he does not object to sponsorship because Edgewood kids attend the school.

The consensus was to make the donation of \$450 using the remaining \$70 from the donations budget and the remaining amount from the Mayor’s discretionary budget.

**I. GENERAL INFORMATION**

**J. CITIZEN COMMENTS**

**K. BOARDS & COMMITTEES**

- **4201 S. Orange Ave. - The Waterfront Site Plan Approval**

Note: This agenda item was heard after the budget hearing.

Engineer Lane explained the requirements and conditions of approval. He reviewed the proposed modification, which includes additional parking, landscaping, and removing the existing septic tank and drain field to connect to the force main along Orange Avenue.

He said there were some conditions of approval, including the removal of the septic tank, drain field, and trees marked for removal. One of the trees is directly adjacent to the drain field and would destroy the drain field and shut down the restaurant.

A cross-access easement on the south side of the project.

Plans show the location of the proposed sign on the frontage of the property, which would be a separate permit.

Roadway signage on the south end of the parking lot. The marker from FDOT needs to be placed at the end of the driveway and remain in place until the property to the south develops, at which time there will be a cross-access easement to the property to the south.

Planning and Zoning recommended approval.

Councilmember Chotas asked when the work would begin. Engineer Lane said they have to submit to OC and FDEP. The parking lot work will take place once the lift station and force main is put in. Once that happens it could be after 2-3 weeks after that.

Councilmember Chotas stated his concern that the City would be allowing years for this to commence. Engineer Allen said in his conversation with the owners, they wanted to do all the permitting at once.

Stephen Allen, the civil engineer for the applicant, said he has OCU, FDOT, and the health department's approval. There is no option to wait once they get approval. Once the lift station is on site. The Waterfront owner, Ryan Davis, said the restaurant will be shut down during construction. He wants to gather and get approvals first so the restaurant is shut down for a minimum of time.

Mr. Davis explained to Councilmember Chotas that the lift station must be installed to open and they will not break ground until they have it. They are not expanding the restaurant.

There was no public comment

***Councilmember Rader made a motion to approve the construction plans for The Waterfront, LLC with the following conditions:***

1. Removal of the septic tank, drain field, and trees will occur when the parking lot work begins.
2. A cross-access easement must be added to the south end of the project area. A sketch and legal description of the easement will be required. This may be submitted and recorded at a later date, prior to project closeout and Certificate of Occupancy from the city.
3. The applicant will place end-of-roadway signage at the south end of the property at the sidewalk to indicate the end of the drive until the cross access is tied in.

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

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

**L. STAFF REPORTS**

- **City Attorney Smith**

As a result of recent legislation, ordinances will be accompanied by a business impact statement. The City will follow the Florida League of Cities' advice and use the form they created. Some ordinances will be exempt from the form.



- **Police Chief DeSchryver**

Chief's Report - August 2023

Chief DeSchryver noted that there was a lower number of traffic stops over the past month due to the new CAD system transfer.

The City has separated with Officer Bird as some of his actions were not in the city's best interest.

- **City Clerk Riffle**

City Clerk Riffle reminded Council to sign the budget resolution at the end of the meeting. She will submit the budget package to the State for approval.

## **M. MAYOR AND CITY COUNCIL REPORTS**

### **Mayor Dowless**

Mayor Dowless said there is a Brightline meeting for their grand opening on Friday with Florida League of Cities.

The City's 100th anniversary is next year and he has received a significant sponsorship for the event. He communicated with the President of Universal Studios who lives in Edgewood and has a call scheduled for tomorrow to see if he can get their sponsorship.

Orange County will study to see what they did to the Orange-Gatlin-Holden Avenue intersection to see if it resulted in the desired effect. The traffic has returned to pre-Covid levels.

Mayor Dowless met with Pioneer Days and the Pine Castle Historic District about amending the Pine Castle Urban Preservation District to help with Edgewood's ability to annex property. Billy Morgan met with Orange County Commissioner Uribe, but she has reservations and wants to see actual language, which is a six-month process. The request would go to Orange County's Charter Review Commission and each commissioner has two designees on the commission.

Mayor Dowless said he will be out of the country for three weeks. Council President Horn will be available for signatures and to step in as needed.

### **Council Member Chotas**

Councilmember Chotas said he will resign effective December 1, 2023, as he will move out of state so that he and his wife can help care for. An appointment needs to be made to fill his seat until the end of his term in March 2024.

**Council Member Pierce** - Absent

### **Council Member Rader**

Councilmember Rader asked about partnership grants as he received a request for assistance with cameras as they need a conduit to the island. Mayor Dowless said the grant has been used for safety in the past. Attorney Smith said that if there is a public benefit he does not have an issue with it.

**Council Member Lomas**

Councilmember Lomas said that she goes to the CAB meetings. She is making an effort to assist with the proper processing of their budget paperwork.

**Council President Horn**

Council President Horn thanked the Charter Review Commission for their work and for their time.

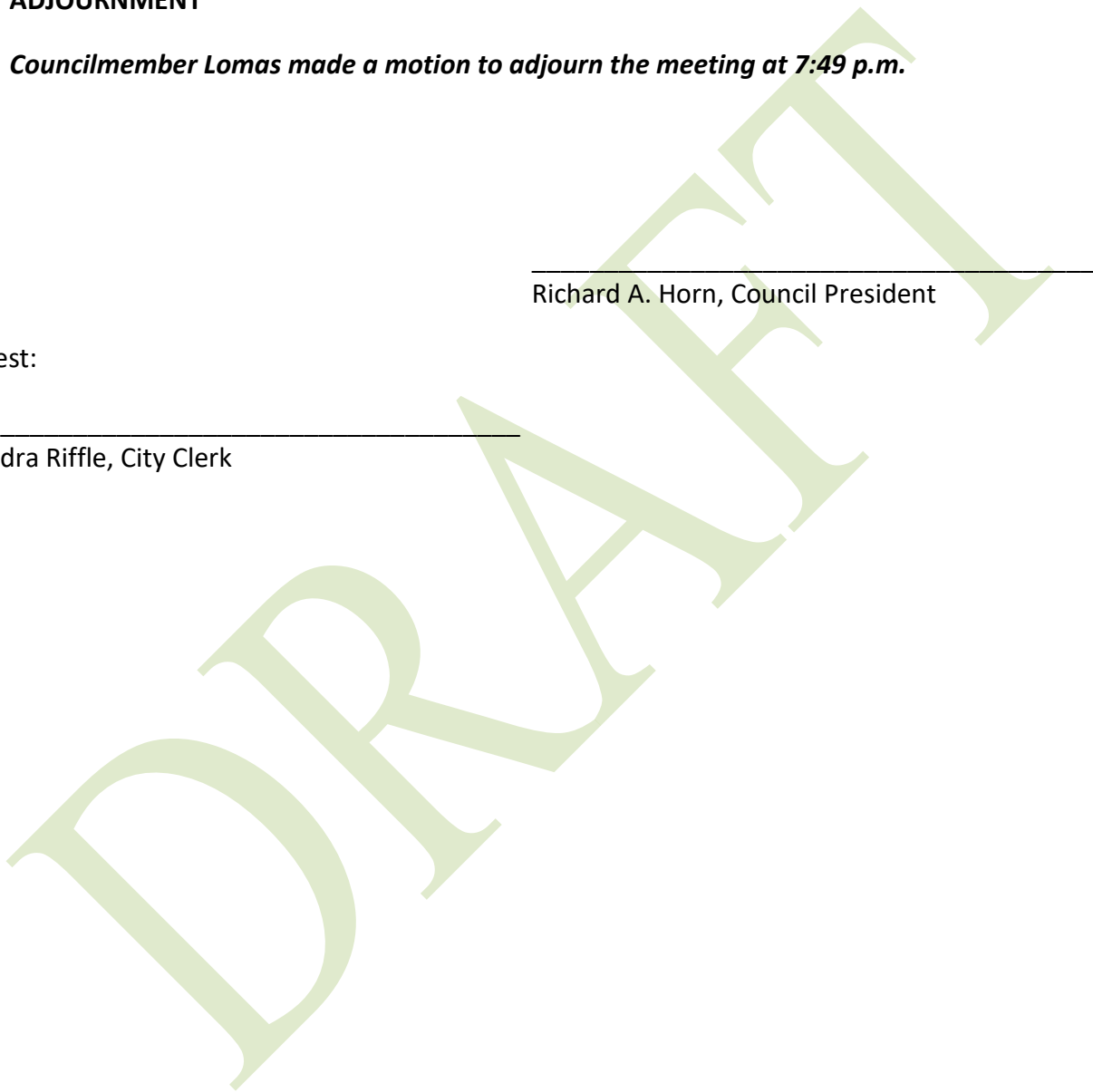
**N. ADJOURNMENT**

*Councilmember Lomas made a motion to adjourn the meeting at 7:49 p.m.*

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

Attest:

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



# **ORDINANCES (FIRST READING)**

# **ORDINANCE 2023-16:**

## **Impervious**

## **Surface Ratio**



Date: September 27, 2023  
 To: City Council  
 From: Ellen Hardgrove, City Planning Consultant  
 XC: Sandy Riffle, City Clerk  
 Drew Smith, City Attorney  
 Re: ISR Non-conformities after County to City Residential Rezonings

As discussed at the August City Council meeting related to rezoning the Waterwitch Cove subdivision from County R-1AA to City R-1AA-CA, nearly half of the lots will exceed the maximum 45% Impervious Surface Maximum (ISR) of the new City zoning district. Whereas use of most of these lots will not be impacted by establishing the 45% maximum ISR since most of these lots are built to the maximum extent possible, use of at eight of these lots would be prohibited from adding a pool/patio without a variance approval.

The creation of nonconforming ISR lots will be repeated as the City continues to rezone the annexed subdivisions to a City district. Variance application would be burdensome; furthermore, the criteria for variance approval likely would not be able to be met.

One solution to allowing impacted property owners use of their lots in a similar manner as others in the same subdivision is to allow an ISR greater than the maximum with demonstration that the excess impervious surface will not adversely impact the public’s health, safety, or general welfare. This determination would be based on the applicant’s submittal that identifies the existing and proposed impervious area for the lot as well as any proposed mitigation for the increased impervious surface. The City engineer will review the submittal on an individual basis for approval or denial; appropriate conditions and safeguards may be attached to an approval to ensure no off-lot flooding will occur due to the increased impervious surface.

This solution would need to be in an ordinance form changing Code Section 134-224 as underlined in the following table.

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

	R-1AA-CA	R-1A-CA
Minimum Lot Area	10,000 square feet	7,500 square feet
Minimum Living Area	1,200 square feet	1,200 square feet
Minimum Lot Width	85 feet	75 feet
Minimum Building Setback		
Front Yard	25 feet	25 feet
Rear Yard	30 feet	30 feet
Side Yard	7.5 feet	7.5 feet
Maximum Height	35 feet	35 feet
Maximum Impervious Surface <sup>1</sup>	45%	45%

<sup>1</sup>The maximum impervious surface can be exceeded for a pool/patio construction application submitted subsequent to 10/17/2023 by City Council approval. Such approval shall be based on the City engineer’s conclusion that the excess impervious surface will not adversely impact the public’s health, safety, or general welfare.

END



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

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

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

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

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

59  
60 FIRST READING: October \_\_\_\_\_, 2023

61  
62 SECOND READING: November \_\_\_\_\_, 2023

63  
64 PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

70 *ATTEST:*

71 \_\_\_\_\_  
72 Sandra Riffle, City Clerk

# **Business Impact Estimate**

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

## ORDINANCE NO. 2023-16

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

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

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

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

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.



1. Summary of the proposed ordinance:

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

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

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

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

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

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

# **ORDINANCE 2023-11:**

## **Charter Amendment**

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**ORDINANCE NO. 2023-11**

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

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WHEREAS, the City Council established a Charter Review Commission to review the City Charter and make recommendations for amendments thereto; and

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WHEREAS, on September 19, 2023, the Charter Review Commission submitted its final report and recommendations to the City Council; and

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WHEREAS, the City Council and the Charter Review Commission have, in public meetings, studied and reviewed the City of Edgewood Charter (the “Charter”) and received public input regarding the proposed amendments to the Charter; and

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WHEREAS, the Charter Review Commission recommended that the Charter be updated in various sections, all as set forth herein; and

WHEREAS, the City Council has fully considered the report and recommendations of the Charter Review Committee; and

WHEREAS, Section 166.031, Florida Statutes, provides that the governing body of a municipality may, by ordinance, submit to the electors of said municipality proposed amendments to its charter, which amendments may be to any part or to all of its charter except that part describing the boundaries of such municipality; and

WHEREAS, the City Council finds it to be in the best interests of its citizens to submit said proposed charter amendments to the voters at the next general election.

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

Section 1. The City Council of the City of Edgewood, pursuant to Section 166.031, Florida Statutes, hereby proposes and approves amendments to the Charter of the City of Edgewood, which proposed amendments and the complete text thereof, as amended, is set forth in Section 2 below. The text of the amendments reflects the proposed changes by showing additions with underlining and deletions with ~~strike-through~~ type. Such election shall be held in conformity with

46 the laws of the State of Florida and the ordinances of the City of Edgewood now in force relating to  
47 elections in the City of Edgewood. The Supervisor of Elections of Orange County is hereby  
48 requested to coordinate all matters to said referendum election with the City Clerk. The proposed  
49 charter amendments shall be submitted to the voters at the March, 2024 election.

50  
51 Section 2. The ballot titles, questions and proposed charter changes are as follows:

52  
53 **REMOVAL OF UNNECESSARY TRANSITION SCHEDULE AMENDMENT:**

54  
55 *Shall the Edgewood Charter be amended to delete the now unnecessary transition schedule used to*  
56 *phase in the adjustment to the current staggered three year terms for Council members?*

57  
58 YES FOR APPROVAL

59  
60 NO FOR REJECTION

61  
62 **Section 7.01. ~~Transition schedule.~~ RESERVED**

63 ~~Upon the adoption of this Charter amendment, the transition~~  
64 ~~from two (2) year terms to three (3) year terms shall be accomplished~~  
65 ~~as follows:~~

66 ~~In the 2018 election three council members shall be elected. In the~~  
67 ~~2018 election the two (2) city council candidates receiving the largest~~  
68 ~~number of votes shall take office for a term of three (3) years and the~~  
69 ~~one (1) city council candidate receiving the third largest number of~~  
70 ~~votes shall be elected to a term of two (2) years.~~

71 ~~In the 2019 election two council members and the mayor shall be~~  
72 ~~elected. In the 2019 election the one (1) city council candidate~~  
73 ~~receiving the largest number of votes shall take office for a term of~~  
74 ~~three (3) years and the one (1) city council candidate receiving the~~  
75 ~~second largest number of votes shall be elected to a term of one (1)~~  
76 ~~year. The candidate for mayor receiving the largest number of votes~~  
77 ~~shall be elected to a term of three (3) years.~~

78 ~~In all subsequent elections candidates shall be elected to a term of~~  
79 ~~three (3) years.~~

80 **MAYORAL STIPEND AMENDMENT**

81

82 *Shall the Edgewood Charter be amended to increase the maximum monthly stipend amount the City*  
83 *Council is authorized to approve for payment to a mayor from the current \$1,000 to \$3,000.*

84 YES FOR APPROVAL

85 NO FOR REJECTION

86 **Section 3.11. - Compensation and expenses.**

87 None of the council members shall receive a salary. All city public  
88 officials, either elected or appointed, shall receive reimbursement for  
89 their expenses incurred in the performance of their duties of office as  
90 provided by law. The city may pay the mayor a stipend not to exceed  
91 ~~one thousand dollars (\$1,000)~~ three thousand dollars (\$3,000) per  
92 month as approved by the city council in its sole discretion.

93

94 **ADOPTION OF EMERGENCY ORDINANCES AMENDMENT:**

95

96 *Shall the Edgewood Charter be amended to delete local provisions regarding emergency ordinances*  
97 *and to provide that emergency ordinances may be adopted in the manner set forth in Florida state*  
98 *law?*

99

100 YES FOR APPROVAL

101

102 NO FOR REJECTION

103

104 **Section 3.15. Emergency ordinances.**

105 **Emergency ordinances may adopted in accordance to State Law.**

106

107 Emergency ordinances may be adopted in the manner set forth  
108 in Florida Statutes.

109

110 ~~To meet a public emergency affecting life, health, property or~~  
111 ~~the public peace, the council may adopt one (1) or more emergency~~  
112 ~~ordinances, but such ordinances may not levy taxes, grant, renew or~~  
113 ~~extend a franchise, regulate the rate charged by any public utility for~~  
114 ~~its services or authorize the borrowing of money except as provided~~  
115 ~~in subsection 5.06(b). An emergency ordinance shall be introduced in~~  
116 ~~the form and manner prescribed for ordinances generally, except that~~  
117 ~~it shall be plainly designated as an emergency ordinance and shall~~  
118 ~~contain, after the enacting clause, a declaration stating that an~~  
119 ~~emergency exists and describing it in clear and specific terms. An~~  
120 ~~emergency ordinance may be adopted with or without amendment or~~  
121 ~~rejected at the meeting at which it is introduced, but the affirmative~~

122 ~~vote of at least four (4) council members or three (3) council~~  
123 ~~members and the mayor shall be required for adoption. After its~~  
124 ~~adoption, the ordinance shall be published and printed as prescribed~~  
125 ~~for other adopted ordinances. It shall become effective upon adoption~~  
126 ~~or at such time as it may specify. Every emergency ordinance, except~~  
127 ~~one made pursuant to subsection 5.06(b), shall automatically stand~~  
128 ~~repealed as of the sixty first (61<sup>st</sup>) day following the date on which it~~  
129 ~~was adopted, but this shall not prevent reenactment of the ordinance~~  
130 ~~in the manner specified in this section if the emergency still exists.~~  
131 ~~An emergency ordinance may also be repealed by adoption of a~~  
132 ~~repealing ordinance in the same manner specified in this section for~~  
133 ~~adoption of emergency ordinances.~~

134  
135 **ELECTRONIC DISTRIBUTION OF CITY CODE AMENDMENT:**

136  
137 *Shall the Edgewood Charter be amended to provide an option for electronic distribution of the City*  
138 *Code?*

139  
140 YES FOR APPROVAL

141  
142 NO FOR REJECTION

143  
144 **Section 3.18. Authentication, recording and disposition of Charter amendments,**  
145 **ordinances and resolutions.**

146  
147 A. *Authentication.* The council president and the city  
148 clerk shall authenticate by their signature all ordinances and  
149 resolutions adopted by the council. In addition, when Charter  
150 amendments have been approved by the electors, the council  
151 president and the city clerk shall authenticate by their signatures the  
152 Charter amendment, such authentication to reflect the approval of the  
153 Charter amendment by the electorate.

154  
155 B. *Codification.* Upon adoption of this Charter and at  
156 least every year thereafter, the city clerk shall provide for the  
157 preparation of a general codification of all city ordinances and  
158 resolutions having the force and effect of law. The general  
159 codification shall be published promptly together with this Charter  
160 and any amendments thereto, pertinent provisions of the Constitution  
161 and other laws of the State of Florida and such codes of technical  
162 regulations and other rules and regulations as the council may  
163 specify. This compilation shall be known and cited officially as the  
164 Edgewood City Code. Copies of the Code shall be furnished to city  
165 officers upon request and shall be placed in the city hall or made  
166 available electronically for free public reference and made available

167 for purchase by the public at a reasonable price fixed by the council.

168  
169 **GRAMMATICAL CORRECTION AMENDMENT:**

170  
171 *Shall the Edgewood Charter be amended to make non-substantive corrections in Article 4.*

172  
173 YES FOR APPROVAL

174  
175 NO FOR REJECTION

176  
177 **Section 4.05. City clerk.**

178  
179 The city clerk shall be recommended by the mayor and  
180 appointed by the city council and shall serve at the pleasure of city  
181 council. The following are the major areas of responsibility of the city  
182 clerk:

183 A. Custodian of municipal records in accordance with state law.

184 B. Provide public notice of all meetings subject to Sunshine and  
185 State Law and keeps a journal of its proceeding.

186 C. Administration of the daily functions of city hall.

187 D. Record, type and distribute minutes of meetings and agendas.

188 ~~E.~~ Maintain city hall budget and expenditures within the  
189 approved annual budget.

190 ~~F.~~ Provide reports, personnel actions, etc., to the council.

191 ~~G.~~ Execute policies and directions issued by the council and  
192 expressed in resolutions, ordinances, the City Code of Ordinances  
193 and Charter.

194 ~~H.~~ Perform other duties assigned by the mayor or council  
195 president.

196 The duties, hours, salary, etc., shall be established by the council who  
197 may also delegate the supervision of the city clerk to an elected  
198 official.

199  
200 **TIMING OF BUDGET MESSAGE AMENDMENT:**

201  
202 *Shall the Edgewood Charter be amended to change the timing of the Mayor's annual budget*  
203 *message?*

204  
205 **Section 5.02. Submission of budget and budget message.**

206  
207 ~~At least 60 days prior to the start of the fiscal year~~ Concurrent  
208 with the first reading of the Ordinance for the adoption of the fiscal  
209 year budget, the mayor shall ~~propose~~ present a budget message.

210  
211 **RESERVES SAVINGS CAP AMENDMENT:**



212  
213 *Shall the Edgewood Charter be amended to change terminology related to reserves allowed to be*  
214 *saved by the City to provide for a cap on “uncommitted reserves” rather than the current*  
215 *terminology used of “unrestricted reserves”?*

216  
217 **YES FOR APPROVAL**

218  
219 **NO FOR REJECTION**

220

221 **Section 5.09. Unrestricted reserves.**

222 ~~Unrestricted~~ Uncommitted reserves shall not exceed 75%  
223 of gross annual revenues.

224

225 **PROCUREMENT THRESHOLD AMENDMENT:**

226

227 *Shall the Edgewood Charter be amended to provide that for any procurement between \$10,000 and*  
228 *\$25,000, the City shall obtain at least three quotes and that for any procurement over \$25,000, the*  
229 *City shall utilize a competitive bidding method?*

230

231 **YES FOR APPROVAL**

232

233 **NO FOR REJECTION**

234

235 **Section 5.10. Purchasing.**

236

237 The mayor shall be the purchasing agent for the city, by whom all purchases of supplies shall  
238 be made, and he/she shall approve all vouchers for the payment of same. In the capacity of  
239 purchasing agent, he/she shall also conduct the sales of personal property which the council may  
240 authorize to be sold as having become unnecessary or unfit for the city's use. All purchases and sales  
241 shall conform to such regulations as the city council may from time to time prescribe, but in any case  
242 the City shall obtain at least three quotes for any purchase over \$10,000.00 up to \$25,000.00 and  
243 shall competitively bid any purchase over \$25,000.00. ~~if any amount in excess of 10,000.00 is~~  
244 ~~involved, the city council shall make a selection after competitive procurement. at least two (2)~~  
245 ~~competitive bids shall be invited.~~

246

247 **RESOLUTION OF TIE VOTES IN CITY ELECTIONS AMENDMENT:**

248

249 *Shall the Edgewood City Charter be amended to provide that in the event of a tie in a city*  
250 *council election result, the winner shall be determined between the two tied candidates by a coin*  
251 *flip?*

252

253 **YES FOR APPROVAL**



254  
255 NO FOR REJECTION  
256

257 **Section 6.05. Elections.**  
258

259 A. *Conduct of Elections.* City elections will be conducted  
260 according to State law. Regular city elections shall be held on the  
261 second Tuesday in March. In the event of a change in the date of the  
262 Florida Presidential Preference Primary, the city council by ordinance  
263 may change the date for regular city elections to a yearly date that  
264 corresponds to the date of the Florida Presidential Preference  
265 Primary.

266 B. *Single Office.* For a single office such as that of the mayor, the  
267 candidate receiving the greatest number of votes shall be deemed  
268 elected.

269 C. *Multiple Offices.* When more than one office is being voted on  
270 such as that of council seats, those candidates receiving the highest  
271 number of votes shall be deemed elected.

272 D. *Absentee Ballots.* For all elections, absentee ballots will be  
273 administered according to State law.

274 E. Tie Votes. In the event of a tie between two or more  
275 candidates for the City council, the winner of the tie shall be decided  
276 by a coin flip.  
277

278 Section 3. The City Clerk is hereby directed to ensure that all advertising, translation and  
279 notice requirements are complied with and to coordinate all activities necessary to conduct the  
280 referendum election called for in Section 1 of this Ordinance with the Supervisor of Elections for  
281 Orange County.  
282

283 Section 4. If any section, subsection, sentence, clause, phrase or portion of this  
284 Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction,  
285 such portion shall be deemed a separate, distinct and independent provision and such holding shall  
286 not affect the validity of the remaining portion hereto. Further, the lack of approval by a majority of  
287 electors of one or more separate amendments to this Charter, as set forth in Section 2 herein, shall  
288 not be deemed to affect the validity of any amendments that may be approved by a majority of the  
289 electors.  
290

291 Section 5. All ordinances and Charter provisions, or parts of ordinances and Charter  
292 provisions in conflict herewith are hereby repealed.  
293

294 Section 6. This Ordinance shall take effect immediately upon its final passage and  
295 adoption. The revised Charter provisions proposed for approval in this Ordinance shall become  
296 effective upon their approval at a referendum election of the electors of the City of Edgewood in  
297 accordance with Section 166.031, Florida Statutes. If the electors reject an amendment, the rejected  
298 amendment shall not take effect.

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

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

*ATTEST:*

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

# **Business Impact Estimate**

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

## ORDINANCE NO. 2023-11

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

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

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

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

---

<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

Ordinance 2023-11 proposes amendments to the City's Charter for a referendum election by the registered electors of the City. The proposed amendments to the Charter were presented to the City Council by the Charter Review Commission.

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

The City does not estimate that the Ordinance will have any economic impact on private, for-profit businesses in the City. The costs to the City in implement the Ordinance will consist of the costs related to the referendum ballot for the electors to decide which amendments are adopted.

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

The City does not estimate any businesses will be impacted by the proposed ordinance.

**ORDINANCE 2023-12:**

**County to City Rezoning –**

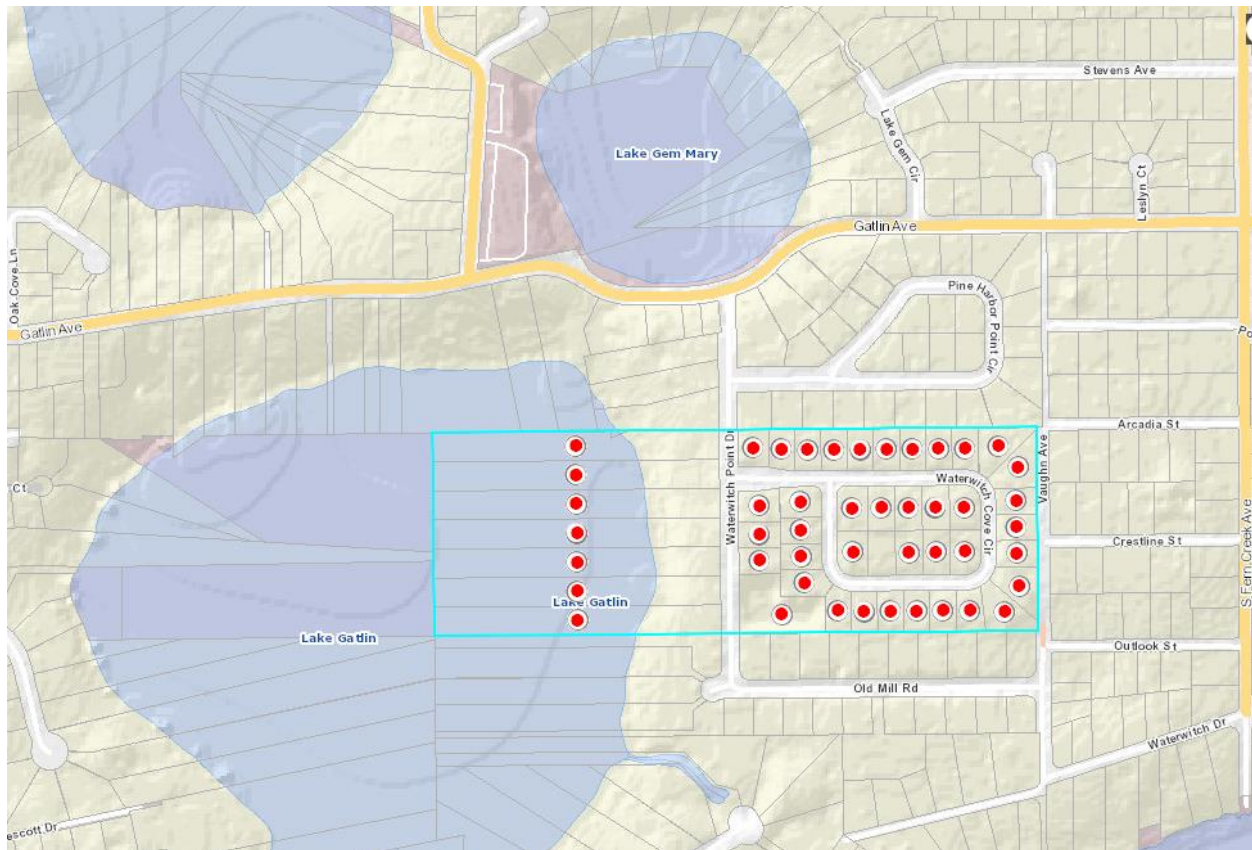
**R1A Waterwitch**

Date: September 12, 2023  
 To: City Council  
 From: Ellen Hardgrove, City Planning Consultant  
 XC: Sandy Riffle, City Clerk  
       Brett Sollazzo, Administrative & Permitting Manager  
       Drew Smith, City Attorney  
 Re: County to City Rezoning: R1AA to R1AA-CA

This agenda item is the continuation of the City’s effort to rezone previously annexed areas of the City where the County zoning has remained after annexation to a City zoning district. Per Code Section 134-172, all territory that was annexed into the City is considered to be zoned in the same manner as existed when under the County zoning classification unless such classification is affirmatively changed by the City. This is a city-sponsored rezoning; staff recommends approval.

For this agenda item, the area to be rezoned from County R1AA to City R1AA-CA is outlined in Exhibit 1, which is the Waterwitch Cove subdivision.

Exhibit 1



As shown in Exhibit 2, the site development standards of the proposed City zoning district, R1AA-CA, are identical to the County's district, with the exception that the City's district establishes a maximum impervious surface; i.e., the amount of land that can be covered with buildings and pavement. (Note: 50% of the water surface in a pool is assumed to count as impervious). The County's district does not have an impervious surface maximum.

**Exhibit 2: Standards Comparison County R1AA and Proposed City R1AA-CA**

	R1AA-County	City R1AA-CA
Minimum Lot Area	10,000 square feet	10,000 square feet
Minimum Living Area	1,200 square feet	1,200 square feet
Minimum Lot Width	85 feet	85 feet
Minimum Building Setback		
Front Yard	30 feet	30 feet
Rear Yard	35 feet	35 feet
Side Yard	7.5 feet	7.5 feet
Maximum Height	35 feet	35 feet
Maximum Impervious Surface*	n/a	45%
Private Recreation Area**	40%	40%

\*50% of the water surface in a pool is assumed to count as pervious.

\*\*Includes the required front, rear and side yards (excluding paved driveways) and recreational structures such as, but not limited to, pools, tennis courts and porches.

Preliminary review of the lots in Waterwitch Cove showed almost half of the lots in the subdivision exceed the 45% limit as listed in Exhibit 3.

**Exhibit 3: Waterwitch Cove Lots Likely Exceeding the 45% maximum ISR**

Lot #	Address	Current Owner	Estimated ISR	Has a Pool
8	1201 Waterwitch Cove Cir	Charles Joseph Brackett III Life Estate	51%	Y
9	1207 Waterwitch Cove Cir	James and Mary Schott	49%	N
14	1237 Waterwitch Cove Cir	Brion and Elizabeth McLaughlin	57%	Y
19	1267 Waterwitch Cove Cir	John and Nancy Miklos	52%	Y
20	1273 Waterwitch Cove Cir	Mark and Brooks Hoffman	53%	N
21	1303 Waterwitch Cove Cir	Robert and Roberta Coursey	54%	Y
24	1321 Waterwitch Cove Cir	Daniel and Amanda Vaughan	54%	Y
25	1327 Waterwitch Cove Cir	Paul and Christie Jubelt	55%	Y
26	1333 Waterwitch Cove Cir	Philip and Pam Thompson	54%	Y
27	1339 Waterwitch Cove Cir	Cristina Arsene	52%	Y
28	1345 Waterwitch Cove Cir	Shear Family Trust	51%	Y
30	1344 Waterwitch Cove Cir	Thomas and Karen McDonald	49%	Y
31	1338 Waterwitch Cove Cir	Withheld	50%	Y
33	1326 Waterwitch Cove Cir	Eric and Wanda Eide	45%	Y
36	1244 Waterwitch Cove Cir	Charles and Martha Willits	54%	Y
38	1230 Waterwitch Cove Cir	Les and Ella Slesnick	51%	N
41	1363 Waterwitch Cove Cir	David Webley	55%	Y
42	1369 Waterwitch Cove Cir	Thomas Ladyman and Matthew Renner	50%	Y
43	1375 Waterwitch Cove Cir	BOS Family Trust	52%	Y
45	4837 Waterwitch Point Dr	Thomas and Angela Shellenberger	54%	Y
46	4849 Waterwitch Point Dr	Donald DuChateau and Lisa Alfonso	52%	Y



Most of the owners listed in Exhibit 3 will not encounter an issue as there is little area remaining on these lots for a home expansion/addition. However, an addition/expansion or pool proposed for the following lots may encounter a need for a variance approval.

Lot #	Address	Current Owner	Estimated Current ISR	Has a Pool
9	1207 Waterwitch Cove Cir	James and Mary Schott	49%	N
20	1273 Waterwitch Cove Cir	Mark and Brooks Hoffman	53%	N
38	1230 Waterwitch Cove Cir	Les and Ella Slesnick	51%	N

Furthermore, the following lots are at or very close to the limit, and also would likely require a variance approval should an addition or a pool be proposed in the future.

Lot #	Address	Current Owner	Estimated Current ISR	Has a Pool
10	1213 Waterwitch Cove Cir	Lynn E Alley	37%	N
15	1243 Waterwitch Cove Cir	James and Donna Sears	43%	N
16	1249 Waterwitch Cove Cir	Gearld and Susan Roberts	44%	N
29	1351 Waterwitch Cove Cir	Melba McDugal Revocable Trust	45%	N
34	1320 Waterwitch Cove Cir	April Abbott	41%	N

Rezoning the subdivision to R1AA-CA is in the best interest of the City, most closely resembles the Orange County zoning designation being replaced, and is consistent with the City of Edgewood Comprehensive Plan.

**Planning and Zoning Board Recommendation 9/1123: Approval of rezoning (Ordinance 2023-12)**

END

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**ORDINANCE NO. 2023-12**

**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1AA WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES WITH THE MOST CONSISTENT EXISTING CITY OF EDGEWOOD ZONING DESIGNATION; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

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

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

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

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

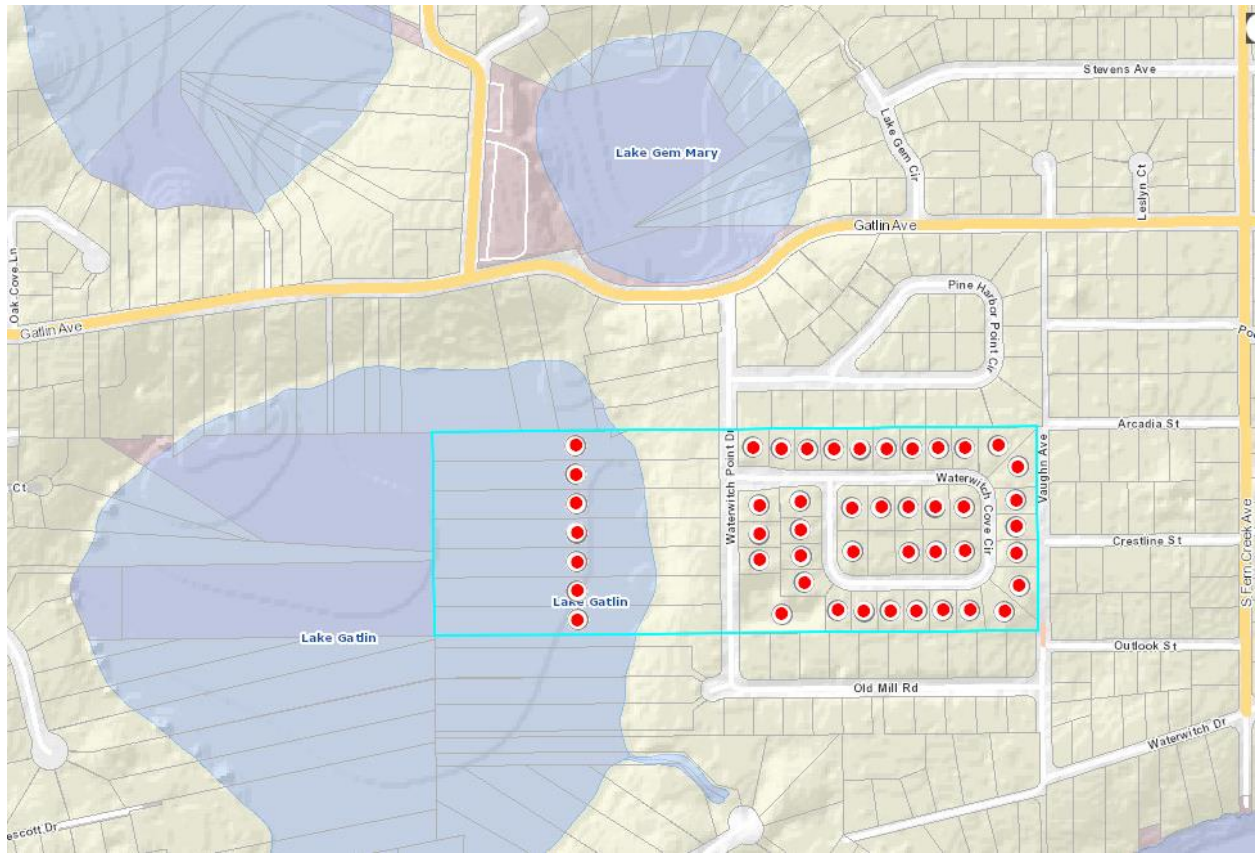
**NOW THEREFORE, BE IT ENACTED BY THE EDGEWOOD CITY COUNCIL AS FOLLOWS:**

**Section 1. Rezoning.** Upon the enactment of this Ordinance, the mapped real property in Exhibit A as further described in Exhibit B shall be rezoned from Orange County zoning designation R1AA to City of Edgewood zoning designation R1AA-CA.



80

### Exhibit A



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82

## Exhibit B

Tax ID	Legal Description	Current Property Owner	Physical Address	Lot Area (sqft)
13-23-29-9042-00-010	WATERWITCH COVE 33/34 LOT 1	Skolnik Kristin	4872 Waterwitch Point Dr	87,428
13-23-29-9042-00-020	WATERWITCH COVE 33/34 LOT 2	Meddock Lawrence J Meddock Janet L	4860 Waterwitch Point Dr	87,627
13-23-29-9042-00-030	WATERWITCH COVE 33/34 LOT 3	Mccree Richard T Jr Mccree Tanis Russell	4848 Waterwitch Point Dr	87,622
13-23-29-9042-00-040	WATERWITCH COVE 33/34 LOT 4	Gilbert John Gilbert Kellie	4836 Waterwitch Point Dr	87,618
13-23-29-9042-00-050	WATERWITCH COVE 33/34 LOT 5	Qureshi Naghman Qureshi Shazia	4824 Waterwitch Point Dr	87,613
13-23-29-9042-00-060	WATERWITCH COVE 33/34 LOT 6	Rutledge M Bradford Revocable Trust	4812 Waterwitch Point Dr	87,608
13-23-29-9042-00-070	WATERWITCH COVE 33/34 LOT 7	Schroeder Clarence A Schroeder Roberta B	4800 Waterwitch Point Dr	86,834
13-23-29-9042-00-080	WATERWITCH COVE 33/34 LOT 8	Brckett Charles Joseph III Life Estate Brckett Jaime Lynn Life Estate Rem: Brckett Family Trust	1201 Waterwitch Cove Cir	11,760
13-23-29-9042-00-090	WATERWITCH COVE 33/34 LOT 9	Schott James L Schott Mary V	1207 Waterwitch Cove Cir	10,887
13-23-29-9042-00-100	WATERWITCH COVE 33/34 LOT 10	Alley Lynn E	1213 Waterwitch Cove Cir	11,458
13-23-29-9042-00-110	WATERWITCH COVE 33/34 LOT 11	Vickers Timothy K Vickers Barbara S	1219 Waterwitch Cove Cir	11,476
13-23-29-9042-00-120	WATERWITCH COVE 33/34 LOT 12	Davis-Santelli Diana Maria	1225 Waterwitch Cove Cir	11,476
13-23-29-9042-00-130	WATERWITCH COVE 33/34 LOT 13	Terrell Revocable Living Trust	1231 Waterwitch Cove Cir	11,476
13-23-29-9042-00-140	WATERWITCH COVE 33/34 LOT 14	Mclaughlin Brion A Mclaughlin Elizabeth	1237 Waterwitch Cove Cir	11,476
13-23-29-9042-00-150	WATERWITCH COVE 33/34 LOT 15	Sears James W Sears Donna A	1243 Waterwitch Cove Cir	11,476
13-23-29-9042-00-160	WATERWITCH COVE 33/34 LOT 16	Roberts Gerald J Jr Roberts Susan P	1249 Waterwitch Cove Cir	11,628
13-23-29-9042-00-170	WATERWITCH COVE 33/34 LOT 17	Hunter Tracy Pointing Ryan	1255 Waterwitch Cove Cir	18,049
13-23-29-9042-00-180	WATERWITCH COVE 33/34 LOT 18	Greider Justin Mark Greider Julianne Parker	1261 Waterwitch Cove Cir	17,735
13-23-29-9042-00-190	WATERWITCH COVE 33/34 LOT 19	John A And Nancy N Miklos Trust	1267 Waterwitch Cove Cir	11,580
13-23-29-9042-00-200	WATERWITCH COVE 33/34 LOT 20	Hoffmann Mark E Hoffmann Brooks B	1273 Waterwitch Cove Cir	11,485
13-23-29-9042-00-210	WATERWITCH COVE 33/34 LOT 21	oursey Robert S Coursey Roberta A	1303 Waterwitch Cove Cir	11,513
13-23-29-9042-00-220	WATERWITCH COVE 33/34 LOT 22	Gerkovich Jack H	1309 Waterwitch Cove Cir	16,968
13-23-29-9042-00-230	WATERWITCH COVE 33/34 LOT 23	Brockman Christopher C Brockman Maureen M	1315 Waterwitch Cove Cir	19,052
13-23-29-9042-00-240	WATERWITCH COVE 33/34 LOT 24	Vaughan Daniel H Vaughan Amanda M	1321 Waterwitch Cove Cir	12,236
13-23-29-9042-00-250	WATERWITCH COVE 33/34 LOT 25	Jubelt Paul C Jubelt Christine W	1327 Waterwitch Cove Cir	11,475
13-23-29-9042-00-260	WATERWITCH COVE 33/34 LOT 26	Thompson Philip Lee Thompson Pam E	1333 Waterwitch Cove Cir	11,475
13-23-29-9042-00-270	WATERWITCH COVE 33/34 LOT 27	Arsene Cristina	1339 Waterwitch Cove Cir	11,475
13-23-29-9042-00-280	WATERWITCH COVE 33/34 LOT 28	Shear Family Trust	1345 Waterwitch Cove Cir	11,474
13-23-29-9042-00-290	WATERWITCH COVE 33/34 LOT 29	Mcdugald Melba Life Estate Rem: Melba A Mcdugald Revocable Trust	1351 Waterwitch Cove Cir	11,999
13-23-29-9042-00-300	WATERWITCH COVE 33/34 LOT 30	Mcdonald Thomas H Mcdonald Karen M	1344 Waterwitch Cove Cir	13,963
13-23-29-9042-00-310	WATERWITCH COVE 33/34 LOT 31	n/a	1338 Waterwitch Cove Cir	12,812
13-23-29-9042-00-320	WATERWITCH COVE 33/34 LOT 32	Wallin Stephanie D	1332 Waterwitch Cove Cir	12,827

13-23-29-9042-00-330	WATERWITCH COVE 33/34 LOT 33	Eide Eric R Eide Wanda G	1326 Waterwitch Cove Cir	12,834
13-23-29-9042-00-340	WATERWITCH COVE 33/34 LOT 34	Abbott April	1320 Waterwitch Cove Cir	13,998
13-23-29-9042-00-350	WATERWITCH COVE 33/34 LOT 35	Walsh Robert A Walsh Louise C	1250 Waterwitch Cove Cir	13,983
13-23-29-9042-00-360	WATERWITCH COVE 33/34 LOT 36	Willits Charles W Willits Martha A	1244 Waterwitch Cove Cir	12,830
13-23-29-9042-00-370	WATERWITCH COVE 33/34 LOT 37	Quilty Keith Quilty Jennifer	1236 Waterwitch Cove Cir	12,828
13-23-29-9042-00-380	WATERWITCH COVE 33/34 LOT 38	Slesnick Les M Slesnick Ella	1230 Waterwitch Cove Cir	12,827
13-23-29-9042-00-390	WATERWITCH COVE 33/34 LOT 39	Robinson Jonathan	1224 Waterwitch Cove Cir	14,383
13-23-29-9042-00-400	WATERWITCH COVE 33/34 LOT 40	Johnson J Keith Johnson Hilary	1357 Waterwitch Cove Cir	13,158
13-23-29-9042-00-410	WATERWITCH COVE 33/34 LOT 41	Webley David D	1363 Waterwitch Cove Cir	11,528
13-23-29-9042-00-420	WATERWITCH COVE 33/34 LOT 42	Ladyman Thomas Matthew Renner Matthew Eric	1369 Waterwitch Cove Cir	11,487
13-23-29-9042-00-430	WATERWITCH COVE 33/34 LOT 43	Bos Family Trust	1375 Waterwitch Cove Cir	13,318
13-23-29-9042-00-440	WATERWITCH COVE 33/34 LOT 44	Norton Adam John Norton Kristin Mccusker	4825 Waterwitch Point Dr	13,797
13-23-29-9042-00-450	WATERWITCH COVE 33/34 LOT 45	Shellenberger Thomas Shellenberger Angela M	4837 Waterwitch Point Dr	11,482
13-23-29-9042-00-460	WATERWITCH COVE 33/34 LOT 46	Du Chateau Donald Raymond Alfonso Lisa Marie	4849 Waterwitch Point Dr	11,482
13-23-29-9042-00-001	WATERWITCH COVE 33/34 TRACT A (RETENTION POND)	Waterwitch Cove Homeowners Assoc Inc	Waterwitch Point Dr	43,114

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# **Business Impact Estimate**

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

## ORDINANCE NO. 2023-12

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1AA WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES WITH THE MOST CONSISTENT EXISTING CITY OF EDGEWOOD ZONING DESIGNATION; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

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

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

---

<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

Ordinance 2023-12 amends the zoning of the properties described from an Orange County zoning designation to a City of Edgewood zoning designation

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

The City does not estimate that the Ordinance will have any economic impact on private, for-profit businesses in the City.

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

The City does not estimate any businesses will be impacted by the proposed ordinance.



# **ORDINANCE 2023-13:**

## **Pass-Through Fees**

### **Amendment**





# **Business Impact Estimate**

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

## ORDINANCE NO. 2023-13

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

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

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

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

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance:

Ordinance 2023-13 amends the City's pass-through charges to include review of commercial driveways and pool installation in the City's pass-through program. Pass-through fees allow the City to pass on to the applicant the cost of third-party expert reviews, such as by engineers, of development applications. The pass-through fees are applied dollar-for-dollar to the cost incurred by the City. Any deposits remaining after review is complete are returned to the applicant. Pass-through fees allow the cost of development review to be paid by the parties seeking new development as opposed to the tax payers in general.

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

The only economic impact this ordinance is expected to have on private, for-profit businesses would be on those seeking to install or alter commercial driveways which in any year number fewer than ten on average. The economic impact to those businesses would be the cost incurred for review of the application materials by third party experts when necessary. Depending on the complexity of the proposal, these costs could range from a few hundred dollars to a few thousand dollars.

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

In any year, the City expects the number of businesses impacted by this ordinance to be fewer than ten.

# **ORDINANCE 2023-15:**

## **Personnel Policy**

### **Amendment**



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

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

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48 *ATTEST:*

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\_\_\_\_\_  
Sandy Riffle, City Clerk

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## **Business Impact Estimate**

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

### ORDINANCE NO. 2023-15

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

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

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

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

---

<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

Ordinance 2023-15 amends the City's Personnel Policies to amend an ambiguity wherein it was unclear whether part time employees are eligible for bereavement leave. This amendment clarifies that they are not so eligible. Ordinance 2023-15 also amends the City's Personnel Policies to provide for parental leave and for leave at times when City Hall is ordered closed by the Mayor.

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

The City does not estimate that the Ordinance will have any economic impact on private, for-profit businesses in the City.

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

The City does not estimate any businesses will be impacted by the proposed ordinance.

# **UNFINISHED BUSINESS**

# **NEW BUSINESS**

# **GENERAL INFORMATION**

# **CITIZEN COMMENTS**

# **BOARDS AND COMMITTEES**



# Memo

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

**From:** Brett Sollazzo, Administrative Project Manager

**Date:** 10/9/2023

**Re:** Planning & Zoning Report

*The following business items were reviewed by the Planning and Zoning Board at the October 9, 2023 meeting:*

## **1. 75 Holden Ave. – Boise Site Plan Approval**

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

***Vice-Chair Nelson made a motion to recommend approval of the Boise Site Plan subject to the one (1) condition of approval presented by Staff:***

***Orange County Fire Department (OCFD) will need to review and comment on the existing layout for emergency access. They may require access along the front of the building. If so, the parking will need to be restriped to accommodate OCFD. At a minimum, the City will require a letter from OCFD approving the layout.***

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

The motion was approved with a roll call vote.

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

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

## **2. Variance 2023-04: 307 Oak Lynn Drive SFR**

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

***Board Member Gibson made a motion to recommend approval of the following four (4) variances as presented by Staff:***

***1) Allow the minimum lot area to be 10,712 square feet in lieu of the R1AA minimum lot area of 10,890 square feet as per Code Section 134-579.***

***2) Allow the minimum lot width to be 83 feet in lieu of the R1AA minimum lot width of 90 feet as per Code Section 134-579.***



**3) Allow the side street setback (Hansel Avenue) to be a minimum of 10.13 feet in lieu of the Code Section 134-550 requirement that a structure be at least 15 feet from a side street.**

**4) Allow the minimum floor area in the dwelling (excluding garage) to be 2,076 square feet in lieu of the R1AA minimum of 2,200 square feet as per Code Section 134-579.**

The motion was approved with a roll call vote.

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

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

**3. Variance 2023-05: 307 Oak Lynn Drive Fence**

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

***Vice-Chair Nelson made a motion to recommend approval of the following three (3) variances:***

**1) Allow the construction of a fence along Hansel Avenue to be built five (5) feet from the property line in lieu of the required setback of seven (7) feet as per Code Section 134.517(c)(1)b.4.**

**2) Allow the fence to be solid PVC in lieu of the decorative materials required by Code Section 134.517(c)(1)b.1.**

**3) Allow evergreen trees in lieu of canopy trees, but require the trees to be planted on street side of fence as per Code Section 134.517(c)(1)b.5.**

The motion was approved with a roll call vote.

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

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

**TO:** Planning and Zoning Board  
**XC:** Sandy Riffle, Interim City Clerk  
 Brett Sollazzo, Administrative Assistant  
 Drew Smith, City Attorney  
 Allen C. Lane, Jr., P.E., CPH Engineering  
**FROM:** Ellen Hardgrove, AICP, City Planning Consultant  
**DATE:** September 12, 2023  
**SUBJECT:** Variances for home construction at 307 Oak Lynn Drive

**REQUEST DESCRIPTION/BACKGROUND**

The request is the approval of four (4) variances to allow the construction of a home on the vacant property at 307 Oak Lynn Drive, aka Lot 15 and remanent of Lot 16 of the Oak Lynn Second Plat (Plat Book W, Page 97). This property is at the northeast corner of Oak Lynn Drive and Hansel Avenue and is zoned R1AA. Exhibit 1 provides an illustration of the property’s location.

Exhibit 1 - Property Location N↑



The requested variances include the following.

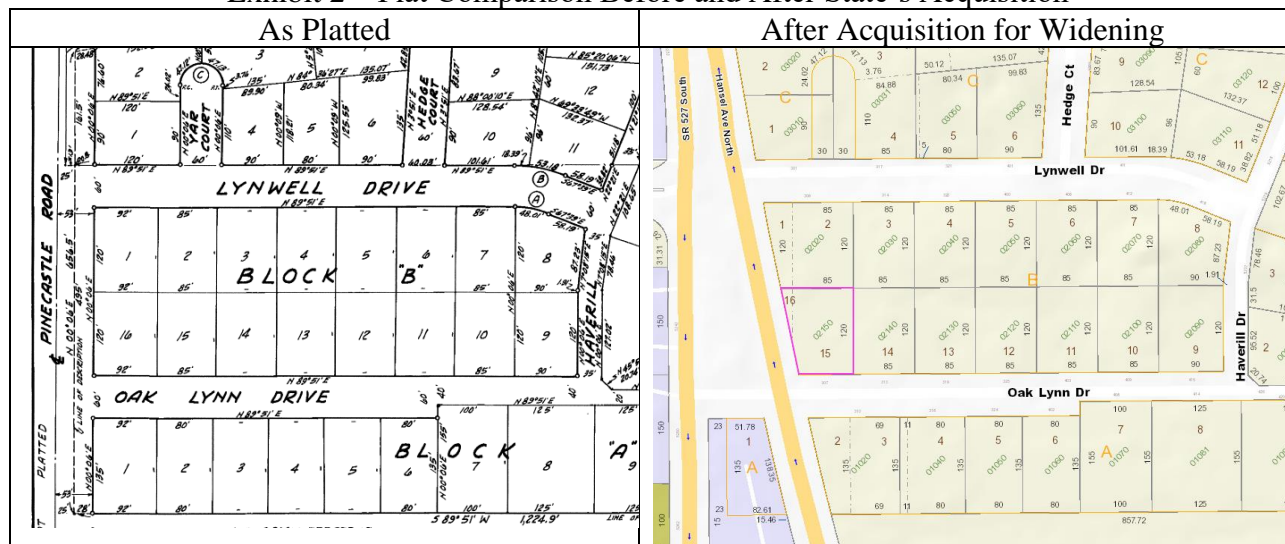
- 1) Allow the minimum lot area to be 10,712 square feet in lieu of the R1AA minimum lot area of 10,890 square feet
- 2) Allow the minimum lot width to be 83 feet in lieu of the R1AA minimum lot width of 90 feet
- 3) Allow the side street setback (Hansel Avenue) to be a minimum of 10.13 feet in lieu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

The need for these variances stems from the widening of Orange/Hansel Avenue and changes in code relative to time of the plat.

The subdivision was platted in 1958 within the city limits of Edgewood consistent with the City's R1AA zoning standards in effect at that time; thus, each was a standard buildable lot at platting.

In 1960, two years after the subdivision was platted, portions of Lots 15 and 16 (among others) were acquired by the State of Florida for the widening of Orange/Hansel Avenue creating the two substandard lots of the subject property. As seen from the Exhibit 2, at the time of platting, Hansel Avenue, then known as Pine Castle Road, was at a 90 degree angle to the subject property.

Exhibit 2 – Plat Comparison Before and After State's Acquisition



At the time of the State's acquisition, the subdivision developer still owned Lots 15 and 16. While the developer sold the majority of the subdivision lots between 1960 and 1966, and houses were constructed on those lots during the same time period, the subject property remained vacant and in the developer's ownership until 1973. In 1973, the developer sold the still undeveloped Lots 15 and 16 as one parcel. The same configuration has sold 4 times since and has never been developed.

Another change that impacted the developability of Lots 15 and 16 happened in 1998 when the City adopted new R1AA standards. The comparison of the standards pre and post 1998 is shown in Exhibit 3. Had the R1AA standards remained the same or the property had developed prior to 1998, most of the proposed variances would not have been needed; side street setback would still have been needed based on the house current design.

Exhibit 3 – Comparison of R1AA Site Standards and Proposed Development

Proposed Development at 307 Oak Lynn Drive			
	Current R1AA	R1AA at the time of plat	Proposed
Minimum Lot Area	10,890 square feet	10,000 square feet	10,712 square feet
Minimum Living Area	2,200 square feet	1,200 square feet	2,076 square feet
Minimum Lot Width*	90 feet	85 feet	±82 feet
Minimum Structure Setback			
Front Yard	30 feet	30 feet	30 feet
Rear Yard	35 feet	35 feet	35 feet
Side Yard	10 feet	7.5 feet	10 feet
Side Street	15 feet	15 feet	10.13 feet
Maximum Height	35 feet	35 feet	35 feet
Maximum Impervious Surface*	45%	n/a	36.8%
Private Open Space Area**	40%	40%	40%

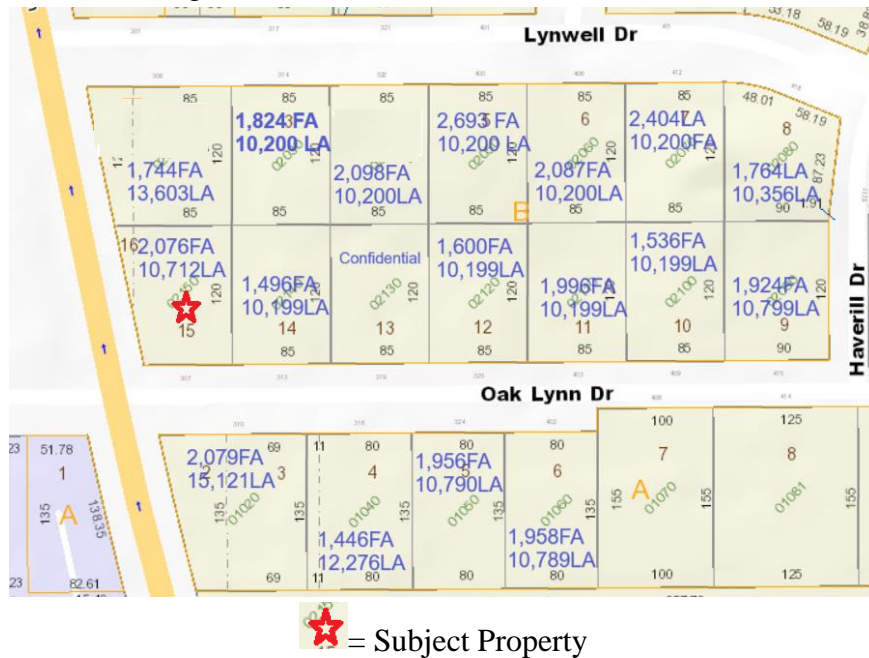
\*For irregular shaped lots, the minimum lot width is measured at the building line.

**\*\*Sec. 114-34(a) - Requirements.**

*Residential* private open space means the usable open space on individual lots maintained by the required front, rear and side yards of the residential zoning district and excluding paved driveways, principal and accessory structures. However, for purposes of this article, recreational structures such as, but not limited to, pools, tennis courts and porches shall not be considered accessory structures and shall be included in calculating residential open space.

The proposed house design is similar to those in the neighborhood: one story and ±2,000 square feet living area. Exhibit 4 provides a summary of the houses in proximity to the subject property showing the compatibility of the house proposed and those that are existing.

Exhibit 4 – Neighborhood Houses Floor Area (FA) and Lot Area (LA)



## **CRITERIA FOR VARIANCE APPROVAL**

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

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

## **ANALYSIS**

- 1. Special conditions and circumstances do exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district including the acquisition of parts of Lots 15 and 16 and the change in R1AA site standards.**
- 2. The special conditions and circumstances did not result from the actions of the applicant.**
- 3. Approval of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.** Analysis shows the proposed house is actually similar to or larger than the other houses in the subdivision (Reference Exhibit 4). The same is true for the lot size.
- 4. Literal interpretation of the provisions contained in this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue**

**hardship on the applicant.** The lot would be undevelopable without variances. Had the property been developed prior to the State's acquisition or prior to 1998, the variances would not be needed, with the exception of side street setback. To note, had the lot been developed prior to 1998, the requested side yard variance would have been less since the east side could have been 7.5 feet vs. the current requirement of 10 feet.

5. **The variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.** The proposed house is similar to other houses in the subdivision. A two story house design could have avoided the minimum living area, and potentially the side street setback, however, a two story house would be unusual for this subdivision, as well as likely not preferred due to frontage on Hansel Avenue.
6. **Approval of the variance will be in harmony with the general intent and purpose of this chapter.**

#### **STAFF RECOMMENDATION**

Approval of the following variances making a finding that the six criteria for variance approval have been met.

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



# APPLICATION FOR VARIANCE

Reference: Code Sections 134-103 through 134-109

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

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

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

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

Applicant Name: Edward Valley Owner Name: Lito Valdivia

Email: permitting@fortisenterprises.com Email: Valdivial@msn.com

Phone: 407-738-1627 Phone: 321-474-7260

Property Address: 307 Oak Lynn Dr. Orlando, FL 32809

Legal Description: OAK LYNN SECOND PLAT W/97 LOTS 15 & 16 BLK B (LESS PART IN R/W)

Property Zoning: R-1AA Existing on site: N/A

Section of Code Variance is being requested: 134-579

Variance Request: This lot is at approximately 10,636 sqft abd required area is 10,810sqft.

Lot Width this lot has a 77' width and the requirement is 90' in width.



**PROVIDE THE FOLLOWING INFORMATION WITH YOUR APPLICATION:**

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

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

Applicant Name: EDUARDO VALLEY  
Applicant Signature: [Signature] Date: 9/5/23  
Owner Name: LITO VALDEVA  
Owner Signature: [Signature] Date: 09/05/23





**Office Use Only:**

Received by: Brett Sollazzo

Date Received: 9/5/2023

Forwarded to: Ellen Hardgrove - Planner

Date Forwarded: 9/6/2023

P&Z Meeting Date: 10/9/2023

City Council Meeting Date: 10/17/2023

Notes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



## 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) Lito Valdivia, AS  
THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, 307 Oak Lynn Dr. Orlando, FL 32809

\_\_\_\_\_, DO HEREBY AUTHORIZE TO ACT AS MY/OUR  
AGENT (PRINT AGENT'S NAME) Edward Valley, 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: 09/05/23 \_\_\_\_\_ Lito Valdivia  
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 5<sup>th</sup> day of September 2023 by Lito Valdivia. 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 5<sup>th</sup> day of September in the year 2023.

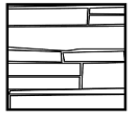
(Notary Seal) 

[Signature]  
Signature of Notary Public  
Notary Public for the State of Florida  
My Commission Expires: 12/2/23

Legal description(s) or Parcel ID are required  
Legal Description: Oak Lynn Second Plat w/97 lots 15+160 BLK B (less partin R/W)

Parcel ID: 13-23-29-6050-02-150

Please return completed application to City Hall in person or via email [info@edgewood-fl.gov](mailto:info@edgewood-fl.gov)



September 5, 2023

RE: Letter of explanation regarding variance request for 307 Oak Lynn Dr., Orlando, FL 32809.

To whom it may concern,

We are requesting a variance for the above-referenced project to build a one-story single-family home. The homesite is zoned R-1AA but does not meet the requirements as called for in section 134-579 of the City of Edgewood Code of Ordinances:

1. The required minimum lot area is 10,890 sf. The subject lot area is 10,636sf.
2. The required minimum lot width is 90 ft. The subject lot is irregular in shape, 77 ft in width at the front which is the narrowest width.

We are requesting relief from these criteria and believe that we are justified to receive a variance due to the following:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

This particular lot was subject to DOT and a regulation change at some point in its history affecting the size.

That the special conditions and circumstances do not result from the actions of the applicant.

The special conditions do not result from the actions of the applicant/owner. The proposed home will meet all required setbacks and size requirements outlined in section 134-579.

That approval of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same zoning district.

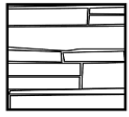
The majority of the existing improved lots on the street do not meet the criteria outlined in section 134-579.

That literal interpretation of the provisions contained in this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

Without an approved variance applicant will be unable to build their home.

That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.

The proposed home meets the required setbacks and size requirements of section 134-579. Many homesites on the street do not meet the criteria. An approved variance will allow the applicant to build a home very much in line with existing residences on the street.



That approval of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The applicants is not asking for anything that isn't already existing on the same street, so there is no injury or detriment to public welfare.

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

Applicant has not requested to change any zoning or use designations and the proposed residential construction is consistent to the City of Edgewood Comprehensive Plan Policy 3 - "Housing".

Please do not hesitate to contact me if you have any questions.

Thank you,  
Ed Valley

BUILDING DATA	
<ul style="list-style-type: none"> <li>2020 FLORIDA BUILDING CODE RESIDENTIAL, 7<sup>TH</sup> EDITION</li> <li>NFPA-70 (NEC), 2017 EDITION</li> <li>2020 FBC RESIDENTIAL 7<sup>TH</sup> EDITION - PLUMBING</li> </ul>	
NOTES:	
<ol style="list-style-type: none"> <li>MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION AND REVISIONS) AND THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN STANDARDS (LATEST EDITION AND REVISIONS)</li> <li>THE CONTRACTOR SHALL CALL (407) 246-2372 1 WEEK PRIOR TO THE START OF ANY PHASE OF WORK TO REQUEST STREET, LANE OR SIDEWALK CLOSURE AUTHORIZATION.</li> <li>LOCAL RESIDENTIAL/BUSINESS ACCESS SHALL BE MAINTAINED AT ALL TIMES.</li> <li>NO LANE CLOSURES WILL OCCUR BETWEEN THE HOURS OF 6 A.M. AND 9 A.M. OR BETWEEN THE HOURS OF 3:30 P.M. AND 6:30 P.M. MONDAY THROUGH FRIDAY.</li> <li>THE USE OF TRAFFIC CONES WILL BE RESTRICTED TO ACTIVE WORK PERIODS ONLY. CHANNELIZING DEVICES (TYPE I, II, DRUMS) SHALL BE USED DURING INACTIVE WORK PERIODS UNLESS OTHERWISE SPECIFIED.</li> <li>THE CITY OF ORLANDO RESERVES THE RIGHT TO REQUIRE ADDITIONAL DEVICES AND/OR CHANGES TO THE TRAFFIC CONTROL PLAN BASED UPON CHANGING TRAFFIC CONDITIONS.</li> <li>PEDESTRIAN CONTROL SHALL BE MAINTAINED ON ONE SIDE OF THE ROAD AT ALL TIMES. IF UNABLE TO DO SO, THE CONTRACTOR SHALL PROVIDE TEMPORARY WALKWAYS, BOARDWALKS AND/OR TEMPORARY CONCRETE SIDEWALKS.</li> <li>THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING EACH EMPLOYEE SUPERVISING THE SELECTION AND PLACEMENT OF MAINTENANCE OF TRAFFIC (MOT) CONTROL DEVICES SHALL BE PROPERLY TRAINED BY ATTENDING AND SUCCESSFULLY COMPLETING A FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) APPROVED MOT COURSE. THE TRAINING SHALL BE AT A LEVEL APPLICABLE TO THE EMPLOYEE'S LEVEL OF INVOLVEMENT. COPIES OF CERTIFICATIONS SHALL BE PROVIDED TO THE CITY TRANSPORTATION ENGINEERING DIVISION PRIOR TO IMPLEMENTING ANY PHASE OF MOT.</li> <li>THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL SUPERVISOR (TCS) WHO IS RESPONSIBLE FOR INITIATING, INSTALLING AND MAINTAINING ALL TRAFFIC CONTROL DEVICES.</li> <li>THE TCS SHALL BE AVAILABLE ON A 24-HOUR PER DAY BASIS. PARTICIPATE IN ALL CHANGES TO TRAFFIC CONTROL AND REVIEW THE PROJECT ON A DAY-TO-DAY BASIS.</li> <li>THE TCS SHALL BE PRESENT DURING THE INITIAL SETUP OF THE TRAFFIC CONTROL PLAN AND ALL SUBSEQUENT PHASES OR CHANGES TO THE TRAFFIC CONTROL.</li> <li>THE TCS SHALL IMMEDIATELY CORRECT ALL DEFICIENCIES.</li> <li>THE CONTRACTOR SHALL ENSURE THE TCS BE AVAILABLE ON SITE WITHIN 45 MINUTES OF NOTIFICATION OF AN EMERGENCY SITUATION AND IS PREPARED TO RESPOND TO AND CORRECT THE TRAFFIC CONTROL OR PROVIDE ALTERNATE ARRANGEMENTS FOR CORRECTIVE ACTIONS.</li> <li>THE TCS SHALL BE RESPONSIBLE FOR PERFORMING WEEKLY, DAYTIME AND NIGHTTIME INSPECTIONS OF ALL TRAFFIC CONTROL DEVICES, TRAFFIC FLOW, AND PEDESTRIAN, BICYCLIST MOVEMENT THROUGH THE WORK AREA AND BUSINESS ACCOMMODATIONS.</li> <li>THE CITY MAY DISQUALIFY AND REMOVE FROM THE PROJECT A TRAFFIC CONTROL SUPERVISOR THAT FAILS TO COMPLY WITH THESE PROVISIONS. THE CITY MAY ALSO SUSPEND ALL WORK ACTIVITIES UNTIL CORRECTIVE ACTIONS HAVE BEEN COMPLETED</li> </ol>	

**SIDEWALK NOTES:**

- SIDEWALK TO BE MIN. 6" THICK AT APRON 4" THICK ELSE. SIDEWALK TO BE CONSTRUCTED WITH 3000 PSI CONCRETE U.N.O.
- PROVIDE 1/2" EXP. JOINTS OR SCORED CONTROL JOINTS @ 5'-0" O.C. MAX.

**NOTE:**  
SITE PLAN CREATED FROM OWNER PROVIDED SURVEY. DBSS, INC. IS NOT RESPONSIBLE FOR SURVEY ERRORS.

DRIVEWAY APPROACH PER ESM DRIVEWAY DTL SHEET.

**LEGEND**

XXX.X	= EXISTING GRADE
XXX.X	= NEW GRADE
	= ARROWS INDICATE FLOW DIRECTION

**SQ.FT. CALC'S**

TOTAL LIVING	2,076 SQ. FT.
GARAGE	451 SQ. FT.
REAR LANAI	224 SQ. FT.
FRONT ENTRY	37 SQ. FT.
<b>TOTAL UNDER ROOF</b>	<b>2,788 SQ. FT.</b>

### LEGAL DESCRIPTION:

LOTS 15 AND 16, BLOCK B, OAK LYNN, SECOND PLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; LESS THAT PORTION LYING IN THE ROAD RIGHT OF WAY, MORE PARTICULARLY DESCRIBED IN THE DEED TO THE STATE OF FLORIDA RECORDED IN O.R. BOOK 786, PAGE 306.

### IMPERVIOUS AREA CALC.'S

IMPERVIOUS AREA	3,943 SQ. FT.
TOTAL LOT AREA	10,712 SQ. FT.
<b>IMPERVIOUS %</b>	<b>36.8 %</b>

### DRAWING INDEX

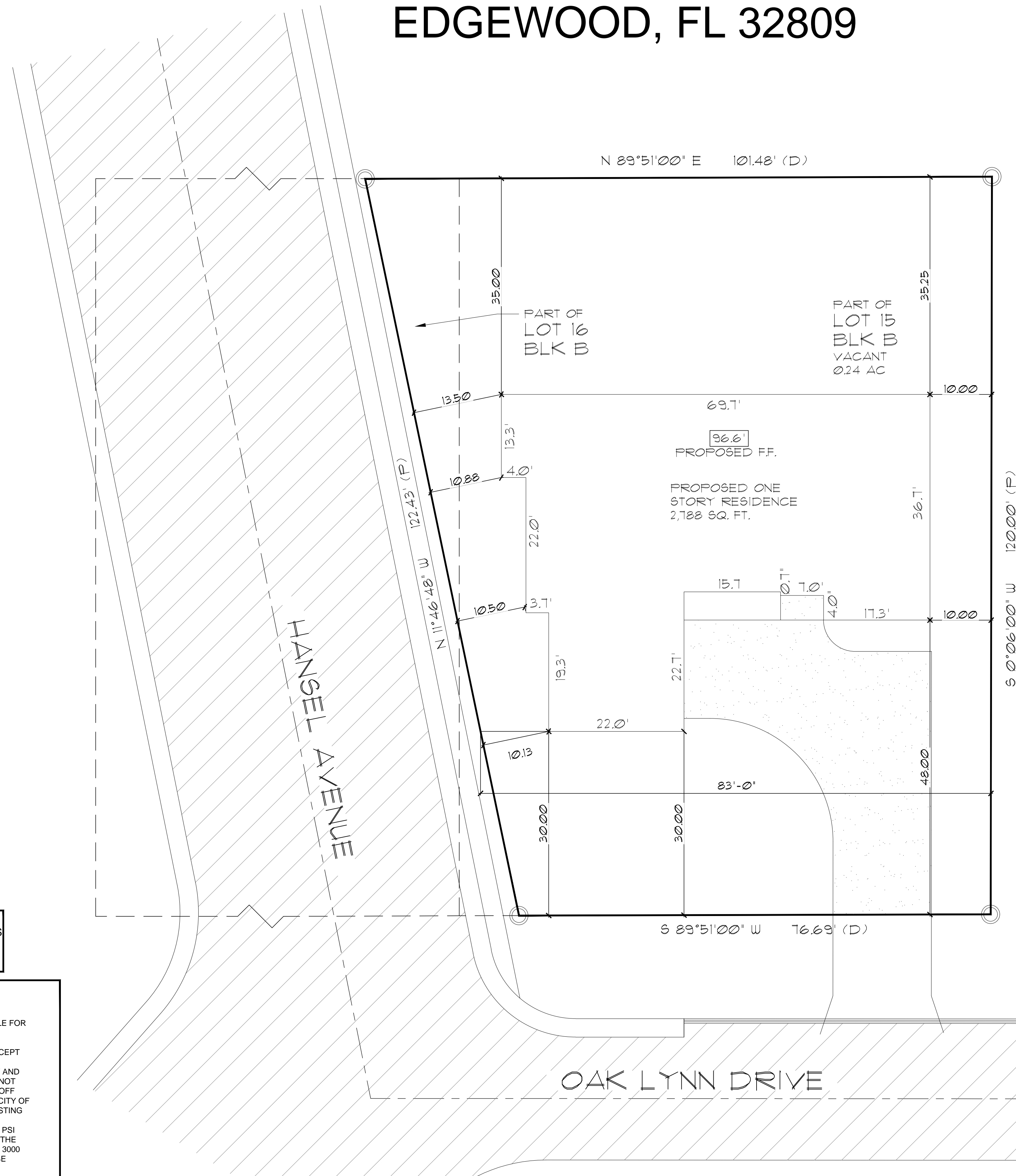
C	COVER SHEET & SITE/ DRAINAGE PLAN
GN	GENERAL NOTES
01	FLOOR PLAN
01.1	FLOOR DIMENSION PLAN
02	EXTERIOR ELEVATIONS
03	EXTERIOR ELEVATIONS
04	FLOOR ELECTRICAL PLAN
S1	FOUNDATION PLAN
S2	ROOF FRAMING PLAN
S3	LINTEL PLAN
SD1	DETAIL SHEET
SD2	DETAIL SHEET
SD3	DETAIL SHEET

THIS SITE PLAN HAS BEEN DESIGNED SO THAT THE RUN-OFF FROM THIS SITE DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

### SITE NOTES:

- THIS SITE PLAN HAS BEEN CREATED FROM OWNER SUPPLIED SURVEY. DBSS, INC. IS NOT RESPONSIBLE FOR SURVEY ERRORS.
- ALL AREAS WITHIN 10 FEET OF STRUCTURE TO BE SLOPED MINIMUM 5% AWAY FROM STRUCTURE, EXCEPT AT SIDES.
- ENGINEER OF RECORD HAS INSPECTED PROPERTY AND PROPOSED REDEVELOPMENT AS DESIGNED DOES NOT ADVERSELY AFFECT EXISTING STORM WATER RUNOFF AND IS COMPLIANT WITH SECTION 7.01.A.1 OF THE CITY OF ORLANDO ENGINEERING STANDARDS MANUAL. EXISTING DRAINAGE PATTERN IS NOT BEING ALTERED.
- DRIVEWAY APPROACH TO BE MIN. 6" THICK OF 3000 PSI CONCRETE WITH A BREAK AND EXPOSED JOINT AT THE PROPERTY LINE. CURBS SHALL BE AT LEAST 3000 PSI CONCRETE. THE DRIVEWAY APPROACH MAY USE BRICK PAVERS THAT MEET THE INSTALLATION REQUIREMENTS OF SECTION 6.09 OF THE CITY OF ORLANDO ENGINEERING STANDARDS MANUAL. ANY SIDEWALK SECTION THROUGH THE DRIVEWAY WILL STILL BE REQUIRED TO BE MIN. 6" THICK OF 3000 PSI CONCRETE.
- PROVIDE EROSION SEDIMENT CONTROL MEASURES PER THE CITY OF ORLANDO GUIDELINES FOR EROSION SEDIMENT CONTROL (COMMONLY KNOWN AS THE BLUE SHEET).

# 307 OAK LYNN DR. EDGEWOOD, FL 32809



## SITE/ DRAINAGE PLAN

1"=10'-0"

REV.	DESCRIPTION	DATE

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SCOTT A. SANTOMAURO, P.E., REGISTERED PROFESSIONAL ENGINEER USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

SCOTT A. SANTOMAURO, P.E.  
FLORIDA REG. #65513

**SHEET TITLE**  
COVER SHEET & SITE PLAN

CA#27371  
PHONE: 321.251.6006  
3662 AVALON PARK/EAST BLVD.  
SUITE 207/3  
ORLANDO, FL 32828

**DBSS INC.**  
Engineering and Design Services

PROJECT  
307 OAK LYNN DRIVE  
EDGEWOOD, FL. 32809

DESIGN	JAL/CMB/AC/SAM/SC
CHECKED	SSPE
JOB	FORTIS-OAK LYNN
SCALE	AS NOTED
DATE	08.23.2023

SHT 1 OF 7

**C**



307 OAK LYNN DRIVE, EDGEWOOD, FLORIDA 32809

2211.0022-01

8/21/2023

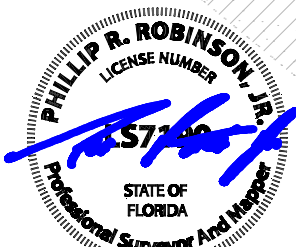
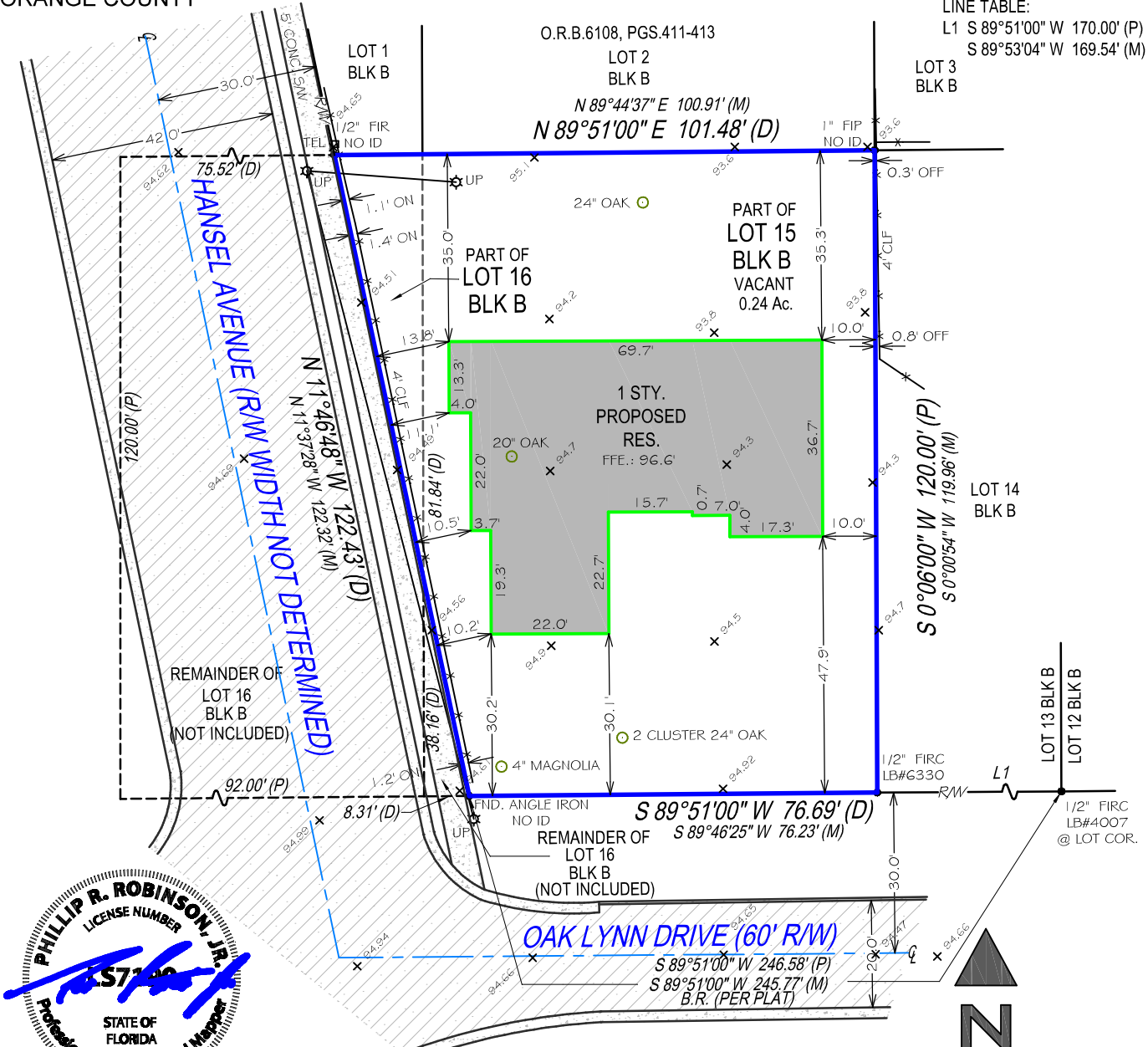
(REV.1 8/31/2023)

2211.0022-01  
SITE PLAN  
ORANGE COUNTY

SURVEYOR'S NOTES:  
FENCE OWNERSHIP NOT DETERMINED.

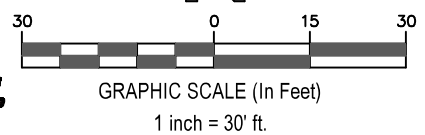
LINE TABLE:

L1 S 89°51'00" W 170.00' (P)  
S 89°53'04" W 169.54' (M)



**PHILLIP R. ROBINSON**  
STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 7190

*I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.*



BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF EDGEWOOD, COMMUNITY NUMBER 120183, DATED 9/25/2009.

08/31/23

LITO VALDIVIA

**ALL ELEVATIONS ARE BASED ON SEMINOLE COUNTY BENCHMARK DESIGNATION S444008 WITH AN ELEVATION OF 94.38' (NAVD 88 DATUM). ZONED R1-AA SINGLE FAMILY SETBACKS: FRONT 30' REAR 35' SIDE 10'**

LITO VALDIVIA .

## LEGAL DESCRIPTION:

LOTS 15 AND 16, BLOCK B, OAK LYNN, SECOND PLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; LESS THAT PORTION LYING IN THE ROAD RIGHT OF WAY, MORE PARTICULARLY DESCRIBED IN THE DEED TO THE STATE OF FLORIDA RECORDED IN O.R. BOOK 786, PAGE 306.

## JOB SPECIFIC NOTES:

THE BEARING REFERENCE OF SOUTH 89 DEGREES 51 MINUTES 00 SECONDS WEST IS BASED ON THE NORTHERLY RIGHT OF WAY LINE OF STREET OAK LYNN DRIVE LOCATED WITHIN OAK LYNN, SECOND PLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; LESS THAT PORTION LYING IN THE ROAD RIGHT OF WAY, MORE PARTICULARLY DESCRIBED IN THE DEED TO THE STATE OF FLORIDA RECORDED IN O.R. BOOK 786, PAGE 306.

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Robinson Surveying by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at [www.fema.gov](http://www.fema.gov).
9. All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB#8260.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signatures are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in contact with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Robinson Surveying. Additional logo or references to third parties are for informational purposes only.
16. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
17. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.



**TO:** Planning and Zoning Board  
**XC:** Sandy Riffle, City Clerk  
Brett Sollazzo, Administrative Assistant  
Drew Smith, City Attorney  
Allen C. Lane, Jr., P.E., CPH Engineering  
**FROM:** Ellen Hardgrove, AICP, City Planning Consultant  
**DATE:** September 25, 2023  
**SUBJECT:** Variance for fence construction at 307 Oak Lynn Drive

**REQUEST DESCRIPTION/BACKGROUND**

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

The first variance is to allow the construction of a fence on the property line in lieu of the required setback of seven (7) feet as per Code Section 134.517(c)(1)b.4.

The second variance is requested to allow the fence to be board on board wood in lieu of the decorative materials as required by Code Section 134.517(c)(1)b.1: wrought iron or powder-coated aluminum in a style of wrought iron. The decorative fence is required since the west side of the lot abuts a FDOT functionally classified arterial; i.e., Hansel Avenue. The fence is also required to have brick, stone and/or cultured stone columns where the fence starts/ends (Code Section 134.517(c)(1)b.3)

The third variance requested is the location of required trees. Code Section 134.517(c)(1)b.5. requires trees to be planted along the fence on the street side. For the subject property, the required trees will be understory trees, spaced every 20 feet on center, since overhead utilities exist along the Hansel Avenue side of the lot. Whereas the applicant is proposing to plant the required trees, the trees are proposed to be planted on the lot side of the fence due to the requested variance to put the fence on the property line.

The intention of the fence requirements along a FDOT functionally classified arterial (Code Section 134.517(c)(1)b.) is for aesthetic purposes given this is the view most people traveling through the city see.

To note, there are five residential lots of this subdivision that have frontage on Hansel Avenue. As shown on Exhibit 1, one is vacant without a fence; two are developed with vinyl fences located on the property line; two, including the subject property, have a 4 feet high chain link fence. These fences were constructed prior to the change in the City’s fence regulations. Whereas these fences are nonconforming, if replaced, compliance with the fence regulation would be required. The goal is to have the decorative type of fence along all these lots similar to the fence along Hansel to the south of the subdivision as shown in Exhibit 1.



## **CRITERIA FOR VARIANCE APPROVAL**

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

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

## **STAFF RECOMMENDATION**

The applicant has submitted the justification for approval (see attached).

### Related to the variance request to construct the fence on the property line in lieu of 7 feet:

Whereas the property has been impacted in the past by FDOT acquisition and other variances are needed to meet the minimum R1AA standards for constructing a house on the lot, the zero setback for a fence is not the minimum variance that will make possible the reasonable use of the land. There is adequate space to offset the fence to some extent. Staff would recommend the fence be setback 5 feet from the west property line, which is consistent with the minimum side setbacks elsewhere in the City. A 5 feet setback will provide the ability to have a gate and maneuver lawn equipment in the side yard.

### Related to the variance to have trees planted on the street side of the fence:

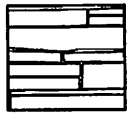
With the recommended five feet setback, the trees can be planted on the street side of the fence and the variance to locate the trees on the lot side will no longer necessary. As a note, the trees will be required to be understory trees with the ground to canopy clearance at least 6 feet at planting to avoid branch conflicts with sidewalk users; the preference is an understory tree with green year-round (evergreen).

### Related to the variance to allow a non-decorative fence and no columns:

The criteria for approving a variance to allow a non-decorative fence has not been documented. Existing non-conforming fences is not one of the criteria for variance approval, staff recommends denial.

Exhibit 1 – Existing Fences in the Subdivision





September 14, 2023

RE: Letter of explanation regarding fence variance request for 307 Oak Lynn Dr., Orlando, FL 32809.

To whom it may concern,

We are requesting a fence variance for the above-referenced project. There is an existing chain link fence along the West property line. We are asking to replace this fence with a 6' high board on board wood fence (due to privacy concerns from Orange Avenue) in the same location as the existing fence.

Current code requires the following:

- 1. Fences shall be of decorative materials such as wrought iron or powder-coated aluminum in a style of wrought iron.*
- 3. Brick, stone and/or cultured stone columns shall be constructed when using either a fence or a wall, and such columns shall, at a minimum, be placed where the fence/wall ends at the property lines and at driveways. If the lot's road frontage is in excess of 100 feet, additional columns shall be required to be spaced evenly along the frontage, with the wall/fence segment not exceeding 40 feet in length. The columns may extend up to 12 inches above the fence height.*
- 4. The fence/wall shall be constructed a minimum of seven feet from the road right-of-way line.*
- 5. Shade trees shall be planted along the fence/wall at a rate of one per 40 linear feet of road frontage. Trees shall be evenly spaced along the pervious area of the frontage. Each tree shall be a minimum caliper of five inches (as measured one-foot above grade) and minimum 14 feet in height at planting with six-foot minimum vertical clearance to the limbs. If overhead utilities exist along the right-of-way, the required shade trees shall be understory trees spaced every 20 feet on center, with said understory trees a minimum of nine feet in height and at least a three-inch caliper (measured six inches above grade) at planting if single stem; for multi-stem understory trees, at least three stems are required with each stem at least of one-inch caliper (measured six inches above grade).*

We are requesting relief from these criteria and believe that we are justified to receive a variance due to the following:

- 1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.*

This particular lot was subject to DOT and a regulation change at some point in its history affecting the size. Placing the West fence 7' from the property line would even further diminish the usable size. The home across the street, which has a similar lot condition, has a 6' tall white PVC fence on the West



property line with no decorative columns. We are merely asking to replace an existing chain link fence with a wood privacy fence. We are happy to install the understory trees as required by the code, but request that they be installed on the property side of the fence since the fence would be on the property line.

- 2. That the special conditions and circumstances do not result from the actions of the applicant.*

The special conditions do not result from the actions of the applicant/owner. The unique shape and size of the lot are due to the DOT work done in the past.

- 3. That approval of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same zoning district.*

Most, if not all, of the properties located a couple of blocks North and South of the subject property have privacy fences on or close to their west property lines with no decorative columns. We are just asking to replace an existing fence with a 6' privacy fence. There is no special privilege here.

- 4. That literal interpretation of the provisions contained in this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.*

Most, if not all, of the properties located a couple of blocks North and South of the subject property have privacy fences on or close to their west property lines with no decorative columns or understory trees. We are just asking to replace an existing fence with a 6' privacy fence. There is no special privilege here.


- 5. That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.*

Due to the odd shape/size of the lot, strict adherence to the code will greatly reduce the usable area on this particular lot.

- 6. That approval of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*

The applicants are not asking for anything that doesn't already exist on the same street, so there is no injury or detriment to public welfare.

Please do not hesitate to contact me if you have any questions.



Thank you,  
Ed Valley

# Fence Location

**BUILDING DATA**

- 2020 FLORIDA BUILDING CODE RESIDENTIAL 7<sup>TH</sup> EDITION
- IFPA7(1) DEC. 2017 EDITION
- 2020 FBC RESIDENTIAL 7<sup>TH</sup> EDITION - PLUMBING

**NOTES:**

- MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION AND REVISIONS) AND THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN STANDARDS (LATEST EDITION AND REVISIONS).
- THE CONTRACTOR SHALL CALL (407) 246-2372 1 WEEK PRIOR TO THE START OF ANY PHASE OF WORK TO REQUEST STAKE OR SIDEWALK CLOSURE AUTHORIZATION.
- LOCAL RESIDENTIAL BUSINESS ACCESS SHALL BE MAINTAINED AT ALL TIMES.
- NO LANE CLOSURES WILL OCCUR BETWEEN THE HOURS OF 6 A.M. AND 9 A.M. OR BETWEEN THE HOURS OF 3:30 P.M. AND 6:30 P.M. MONDAY THROUGH FRIDAY.
- THE USE OF TRAFFIC CONES WILL BE RESTRICTED TO ACTIVE WORK PERIODS ONLY. CHANNELIZING DEVICES (TYPE II DRUMS) SHALL BE USED DURING INACTIVE WORK PERIODS UNLESS OTHERWISE SPECIFIED.
- THE CITY OF ORLANDO RESERVES THE RIGHT TO REQUIRE ADDITIONAL DEVICES AND OR CHANGES TO THE TRAFFIC CONTROL PLAN BASED UPON CHANGING TRAFFIC CONDITIONS.
- PEDESTRIAN CONTROL SHALL BE MAINTAINED ON ONE SIDE OF THE ROAD AT ALL TIMES. IF UNABLE TO DO SO, THE CONTRACTOR SHALL PROVIDE TEMPORARY WALKWAYS, BOARDWALKS AND/OR TEMPORARY CONCRETE SIDEWALKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING EACH EMPLOYEE, SUPERVISING THE SELECTION AND PLACEMENT OF MAINTENANCE OF TRAFFIC (MOT) CONTROL DEVICES SHALL BE PROPERLY TRAINED BY ATTENDING AND SUCCESSFULLY COMPLETING A FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) APPROVED MOT COURSE. THE TRAINING SHALL BE AT A LEVEL APPLICABLE TO THE EMPLOYEE'S LEVEL OF INVOLVEMENT. COPIES OF CERTIFICATIONS SHALL BE PROVIDED TO THE CITY TRANSPORTATION ENGINEERING DIVISION PRIOR TO IMPLEMENTING ANY PHASE OF MOT.
- THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL SUPERVISOR (TCS) WHO IS RESPONSIBLE FOR INITIATING, INSTALLING AND MAINTAINING ALL TRAFFIC CONTROL DEVICES.
- THE TCS SHALL BE AVAILABLE ON A 24-HOUR PER DAY BASIS. PARTICIPATE IN ALL CHANGES TO TRAFFIC CONTROL AND REVIEW THE PROJECT ON A DAY-TO-DAY BASIS.
- THE TCS SHALL BE PRESENT DURING THE INITIAL SETUP OF THE TRAFFIC CONTROL PLAN AND ALL SUBSEQUENT PHASES OR CHANGES TO THE TRAFFIC CONTROL.
- THE TCS SHALL IMMEDIATELY CORRECT ALL DEFICIENCIES.
- THE CONTRACTOR SHALL ENSURE THE TCS BE AVAILABLE ON SITE WITHIN 45 MINUTES OF NOTIFICATION OF AN EMERGENCY SITUATION AND IS PREPARED TO RESPOND TO AND CORRECT THE TRAFFIC CONTROL OR PROVIDE ALTERNATE ARRANGEMENTS FOR CORRECTIVE ACTIONS.
- THE TCS SHALL BE RESPONSIBLE FOR PERFORMING WEEKLY, DAYTIME AND NIGHTTIME INSPECTIONS OF ALL TRAFFIC CONTROL DEVICES. TRAFFIC FLOW AND PEDESTRIAN, BICYCLIST MOVEMENT THROUGH THE WORK AREA AND BUSINESS ACCOMMODATIONS.
- THE CITY MAY DISQUALIFY AND REMOVE FROM THE PROJECT A TRAFFIC CONTROL SUPERVISOR THAT FAILS TO COMPLY WITH THESE PROVISIONS. THE CITY MAY ALSO SUSPEND ALL WORK ACTIVITIES UNTIL CORRECTIVE ACTIONS HAVE BEEN COMPLETED.

**SIDEWALK NOTES:**

- SIDEWALK TO BE MIN. 6" THICK AT AFRON 4" THICK ELSE SIDEWALK TO BE CONSTRUCTED WITH 3000 PSI CONCRETE UNO.
- PROVIDE 1/2" EXP. JOINTS OR SCORED CONTROL JOINTS @ 8'-0" O.C. MAX.

**NOTE:** SITE PLAN CREATED FROM OWNER PROVIDED SURVEY. DBSS, INC IS NOT RESPONSIBLE FOR SURVEY ERRORS UNO.

DRIVEWAY APPROACH PER EIM DRIVEWAY DTL SHEET.

**LEGEND**

XXXX = EXISTING GRADE  
 XXXX.X = NEW GRADE

~ ~ ~ ~ ~ = ARROWS INDICATE FLOW DIRECTION

**SQ. FT. CALC'S**

TOTAL LIVING	2,079 SQ. FT.
GARAGE	451 SQ. FT.
REAR LANAI	24 SQ. FT.
FRONT ENTRY	37 SQ. FT.
TOTAL UNDER ROOF	2,788 SQ. FT.

**LEGAL DESCRIPTION:**

LOTS 16 AND 18, BLOCK 8, OAK LYNN, SECOND PLAT, ACCORDING TO THE MAP OR PLAN THEREOF AS RECORDED IN PLAT BOOK W. PAGE 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THAT PORTION THEREIN IN THE ROAD RIGHT BY WHATEVER NAME PARTICULARLY DESCRIBED IN THE DEED TO THE STATE OF FLORIDA RECORDED IN O. B. BOOK 176, PAGE 304.

**IMPERVIOUS AREA CALC. 'S**

IMPERVIOUS AREA	3,943 SQ. FT.
TOTAL LOT AREA	10,172 SQ. FT.
IMPERVIOUS %	38.8 %

**DRAWING INDEX**

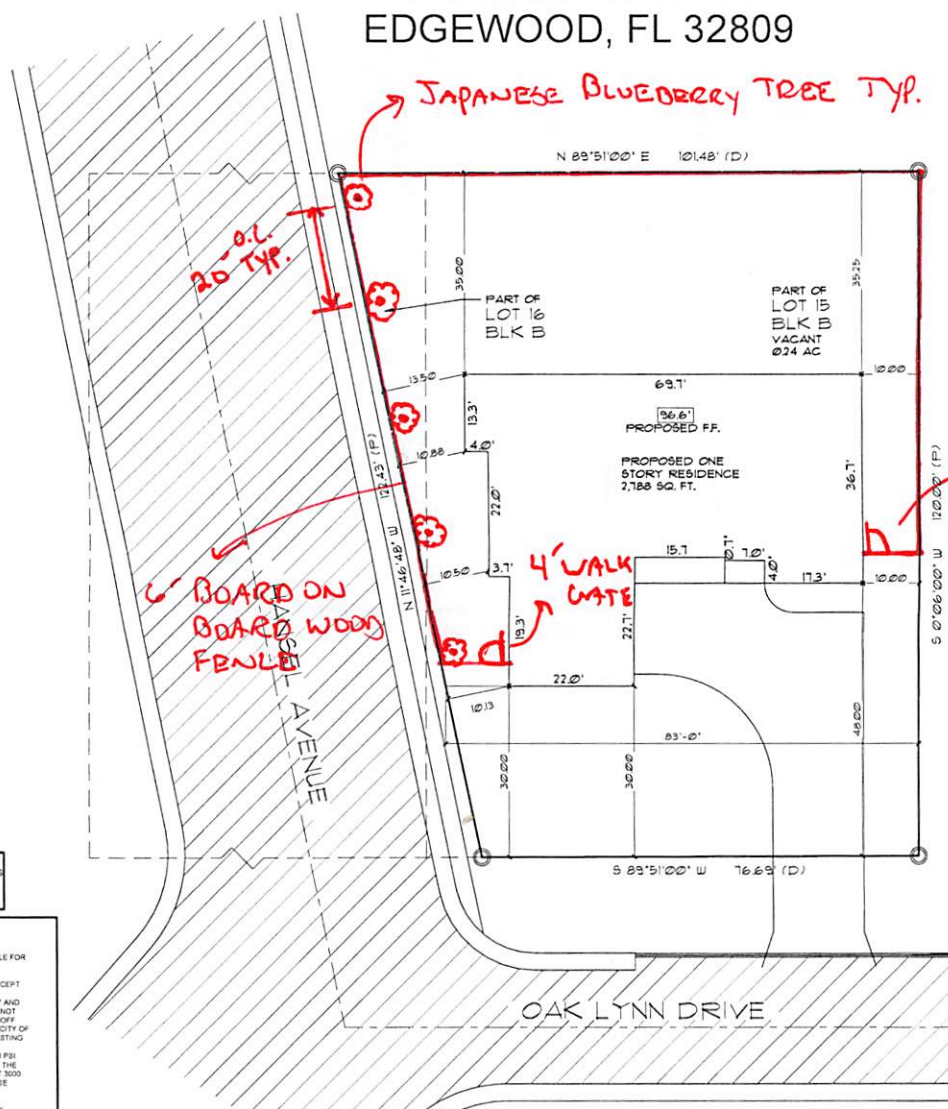
C	COVER SHEET & SITE/ DRAINAGE PLAN
GN	GENERAL NOTES
01	FLOOR PLAN
01.1	FLOOR DIMENSION PLAN
02	EXTERIOR ELEVATIONS
03	EXTERIOR ELEVATIONS
04	FLOOR ELECTRICAL PLAN
S1	FOUNDATION PLAN
S2	ROOF FRAMING PLAN
S3	LINTEL PLAN
SD1	DETAIL SHEET
SD2	DETAIL SHEET
SD3	DETAIL SHEET

THIS SITE PLAN HAS BEEN DESIGNED SO THAT THE RUN-OFF FROM THIS SITE DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

**SITE NOTES:**

- THIS SITE PLAN HAS BEEN CREATED FROM OWNER SUPPLIED SURVEY. DBSS, INC IS NOT RESPONSIBLE FOR SURVEY ERRORS.
- ALL AREAS WITHIN 10 FEET OF STRUCTURE TO BE SLOPED MINIMUM 1% AWAY FROM STRUCTURE, EXCEPT AT SIDES.
- ENGINEER OF RECORD HAS INSPECTED PROPERTY AND PROPOSED DEVELOPMENT AS DESIGNED DOES NOT ADVERSELY AFFECT EXISTING STORM WATER RUNOFF AND IS COMPLIANT WITH SECTION 7.01 A OF THE CITY OF ORLANDO ENGINEERING STANDARDS MANUAL. EXISTING DRAINAGE PATTERN IS NOT BEING ALTERED.
- DRIVEWAY APPROACH TO BE MIN. 6" THICK OF 3000 PSI CONCRETE WITH A BREAK AND EXPOSED JOINT AT THE PROPERTY LINE. CURBS SHALL BE AT LEAST 3000 PSI CONCRETE. THE DRIVEWAY APPROACH MAY USE BRICK PAVERS THAT MEET THE INSTALLATION REQUIREMENTS OF SECTION 6.08 OF THE CITY OF ORLANDO ENGINEERING STANDARDS MANUAL. ANY SIDEWALK SECTION THROUGH THE DRIVEWAY WILL STILL BE REQUIRED TO BE MIN. 6" THICK OF 3000 PSI CONCRETE.
- PROVIDE EROSION SEDIMENT CONTROL MEASURES PER THE CITY OF ORLANDO GUIDELINES FOR EROSION SEDIMENT CONTROL (COMMONLY KNOWN AS THE BLUE SHEET).

307 OAK LYNN DR.  
 EDGEWOOD, FL 32809



**SITE/ DRAINAGE PLAN**  
 1"=10'-0"

DATE	
DESCRIPTION	
REV.	
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND VERIFIED BY SCOTT A. SANTIAGO, P.E. ON 07/20/23 2:10 PM. THE PRINTED COPIES OF THIS DOCUMENT ARE NOT AUTHORIZED UNLESS THEY BE VERIFIED ON ANY ELECTRONIC COPY.	
SCOTT A. SANTIAGO, P.E., P.L. FLORIDA REG. #66513	
PROFESSIONAL ENGINEER STATE OF FLORIDA No. 66513	
PROJECT: 307 OAK LYNN DRIVE, EDGEWOOD, FL 32809 SHEET TITLE: COVER SHEET & SITE PLAN DRAWN BY: JACOB M. GARCIA CHECKED BY: SPP JOB: 307 OAK LYNN SCALE: AS NOTED DATE: 08 23 2023	
DBSS INC. Engineering and Design Services PHONE: 321.251.6006 3962 AVENUE OF THE PALMS BLVD. SUITE 200 WEST ORLANDO, FL 32828	
SH1 1 OF 7	



September 27, 2023

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

**RE: 75 Holden Ave – Boise Cascade Plan Review  
CPH project number E7601**

Dear Ms. Riffle;

We are in receipt of the revised civil and landscape plans and response letter, received September 27, 2023, for the above listed project. We reviewed the plans for civil and landscape completeness and to verify all our previous comments have been addressed.

We had specific comments for the civil plans, sheets C1.0 to C4.0. Specifically, our concerns are with the ADA parking, signage and striping. We reviewed the response letter and the updated plan sheet, C4.0, to verify if all our comments have been addressed. It appears all our past comments have been addressed.

The plan sheet now has spot elevations on each end of the proposed ADA parking spaces. Per ADA requirements, no parking space may be allowed to slope greater than 2.0 percent in any direction, linear or horizontal. The elevations provided on the plans indicate the slope is equal or less than the required 2.0 percent slope. We do not have any objections to the grades provided. The final construction will be measured and a level use to verify the slopes after construction to verify if the spaces meet ADA requirements.

“Do Not Enter” signs have been added to the plans, on both sides of the exit drive. We do not have any objections.

Informational comment - Orange County Fire Department (OCFD) will need to review and comment on the existing layout for emergency access. They may require access along the front of the building. If so, the parking will need to be restriped to accommodate OCFD. At a minimum, the City will require a letter from OCFD approving the layout. This can be a condition of approval.

Notes have been added to the plans stating to meet minimum separation per DEP specifications. This will need to be as-built and shown on the record drawings once constructed.

All landscape comments have been addressed.

Based on our review, all the civil and landscape comments have been addressed and we do not have any objection to the City approving this set of plans. Please be reminded, approval of this application by the City of Edgewood does not grant authority to alter other portions of this property, nor does it waive any permits that may be required by Federal, State, or County



agencies which may have jurisdiction. Applicant needs to verify if this project does not require an additional roof permit from the County.

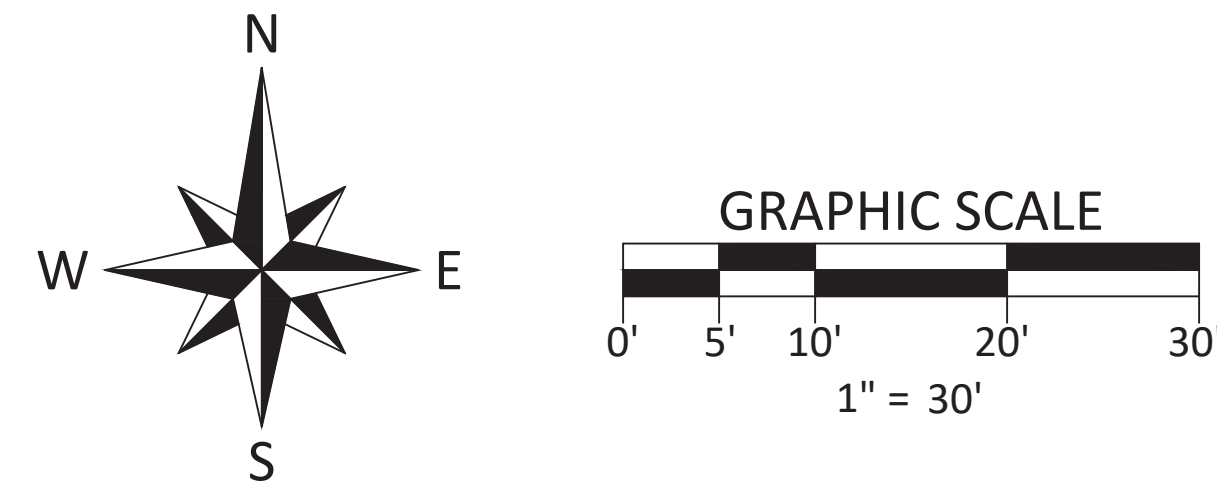
Sincerely,  
**CPH, LLC**

*Allen C. Lane, Jr.*

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

CC: Galen Pugh, PLA, AICP, CPH  
file

J:\E7601\Civil\City Plans-Application Review\75 Holden Ave - Boise Cascade\letter\75 Holden Ave - Plan Review 9-27-23.docx



**RECEIVED**  
**9/27/2023**  
**CITY OF EDGEWOOD**

**GENERAL NOTES:**

1. ALL CONSTRUCTION SHALL CONFORM TO CITY/COUNTY STANDARDS & SPECIFICATIONS.
2. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY ALL EXISTING TIE-IN LOCATIONS AND ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THESE PLANS AND THE FIELD CONDITIONS.
4. LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY.
5. THE CONTRACTOR MUST NOTIFY CITY/COUNTY (5) BUSINESS DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. DIMENSIONS, LOCATIONS, AND ELEVATIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER APPURTENANT FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND FEATURES THAT COULD AFFECT THE CONTRACTOR'S CONSTRUCTION.
7. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNERS.
8. CONTRACTOR IS RESPONSIBLE FOR CALLING "SUNSHINE" AT 1-800-432-4770. AND ALSO FOR CONTACTING ALL UTILITIES AT LEAST 2 FULL BUSINESS DAYS (48 HOURS) IN ADVANCE OF CONSTRUCTION IN ORDER TO PERMIT FIELD LOCATING OF THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL EXERCISE DILIGENT CAUTION IN AREAS OF BURIED UTILITIES INCLUDING THOSE NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
9. ALL UNDERGROUND UTILITIES MUST BE IN PLACE, BACKFILLED AND COMPACTED WITH SUB-BASE AND BASE PRIOR TO BEING TESTED.
10. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER OF RECORD FOR APPROVAL FOR ALL MATERIALS SPECIFIED IN THE CIVIL DRAWINGS.
11. CHAPTER 77-153 OF THE FL STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. MAPS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS AND DO NOT SHOW SERVICE LINES. SERVICE LINES MUST BE LOCATED BY AN ON-SITE INSPECTION BY THE RESPECTIVE GAS PERSONNEL.
12. ALL PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS. ADDITIONAL COSTS ARE INCIDENTAL TO CONSTRUCTION NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
13. THE CONTRACTOR SHALL MAINTAIN A COPY OF SITE PERMITS AND APPROVED PLANS ON-SITE.
14. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPED AREAS DURING CONSTRUCTION UNTIL PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE UTILIZED WITH THE NEW FACILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH OWNER & ENGINEER OF RECORD REGARDING ANY DEMOLITION CLARIFICATIONS PRIOR TO DEMOLITION.
16. SEE ARCHITECTURAL PLANS FOR DEMO PLAN.

**SITE NOTES:**

PROJECT AREA WAREHOUSE EXPANSION = 26,400SF (0.606058 ACRES) NOTE: CONSTRUCTED OVER EXIST'G IMPERVIOUS  
 PROJECT AREA LEAN-TO A EXPANSION = 8,800SF (0.202019 ACRES) NOTE: CONSTRUCTED OVER EXIST'G IMPERVIOUS  
 PROJECT AREA LEAN-TO B EXPANSION = 2,200SF (0.050505 ACRES) NOTE: CONSTRUCTED OVER EXIST'G IMPERVIOUS  
 SINCE PROJECT AREAS ABOVE ARE BEING CONSTRUCTED OVER EXISTING IMPERVIOUS AREAS AND DO NOT RESULT IN ANY ADDITIONAL IMPERVIOUS AREA, THIS PROJECT DOES NOT REACH ST. JOHNS THRESHOLD OF 4,000SF THUS THIS PROJECT DOES "NOT" REQUIRE A ST. JOHNS WATER MANAGEMENT PERMIT.

**REQUIRED PARKING**

PER VARIANCE 2023-02, ONLY ONE ADDITIONAL ADA COMPLIANT SPACE IS TO BE PROVIDED FOR THE PROPOSED 26,400 SQUARE FOOT BUILDING. SEE LANDSCAPING PLANS FOR LOCATION OF ADDITIONAL ADA SPACE.

**UTILITY NOTES:**

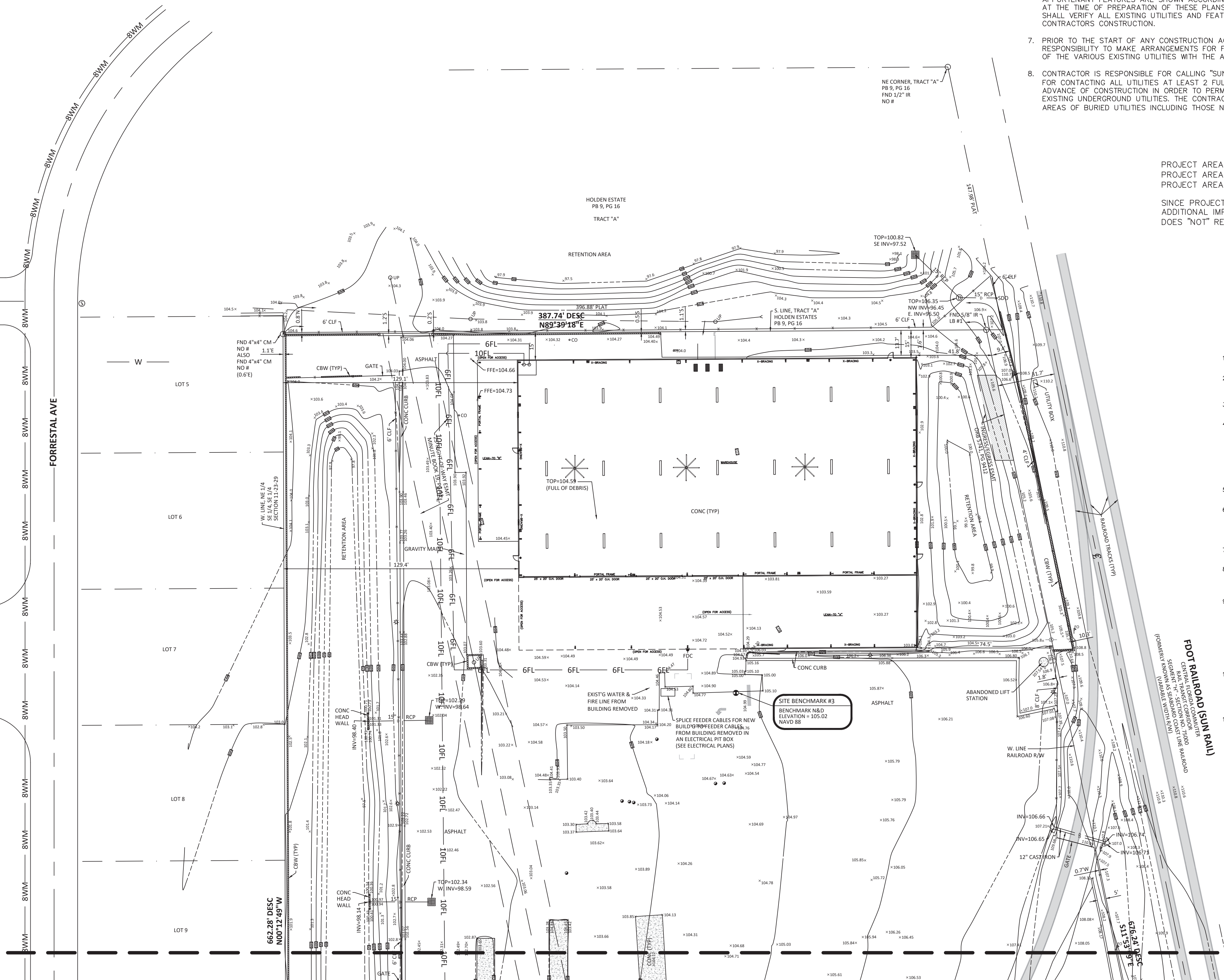
1. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
2. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AS ADOPTED IN RULE 62-555.335, F.A.C. OR OTHER APPLICABLE STANDARDS, REGULATIONS, OR REQUIREMENTS REFERENCED IN PARAGRAPH 62-555.320(3)(9), F.A.C.
3. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD.
4. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, AND UNDERGROUND DUCTILE IRON PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)
5. NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES.
6. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE, AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
7. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT WILL BE PROVIDED WITH RESTRAINED JOINTS TO PREVENT MOVEMENT.
8. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 OR C605, RESPECTIVELY, AS INCORPORATED INTO RULE 62-555.330, F.A.C., AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 AS INCORPORATED INTO RULE 62-555.330.
9. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
10. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE, AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
11. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

**TESTING:**  
 HYDROSTATIC TESTING SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS AS SET FORTH IN SECTION 13, AWWA STANDARD C600 FOR DUCTILE IRON PIPE, M23 FOR PVC PIPE, AND ALL LOCAL CODES.  
**DISINFECTING:**  
 FOLLOWING THE PRESSURE TESTING, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM. DISINFECTING SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF AWWA STANDARD C651, "DISINFECTING WATER MAINS", AND ALL APPROPRIATE AGENCY APPROVALS.



Digitally signed by  
**Mitchell T. Van Beek**  
 Date: 2023.09.26  
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**MATCH LINE**



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 WWW.STEELWORXUSA.COM



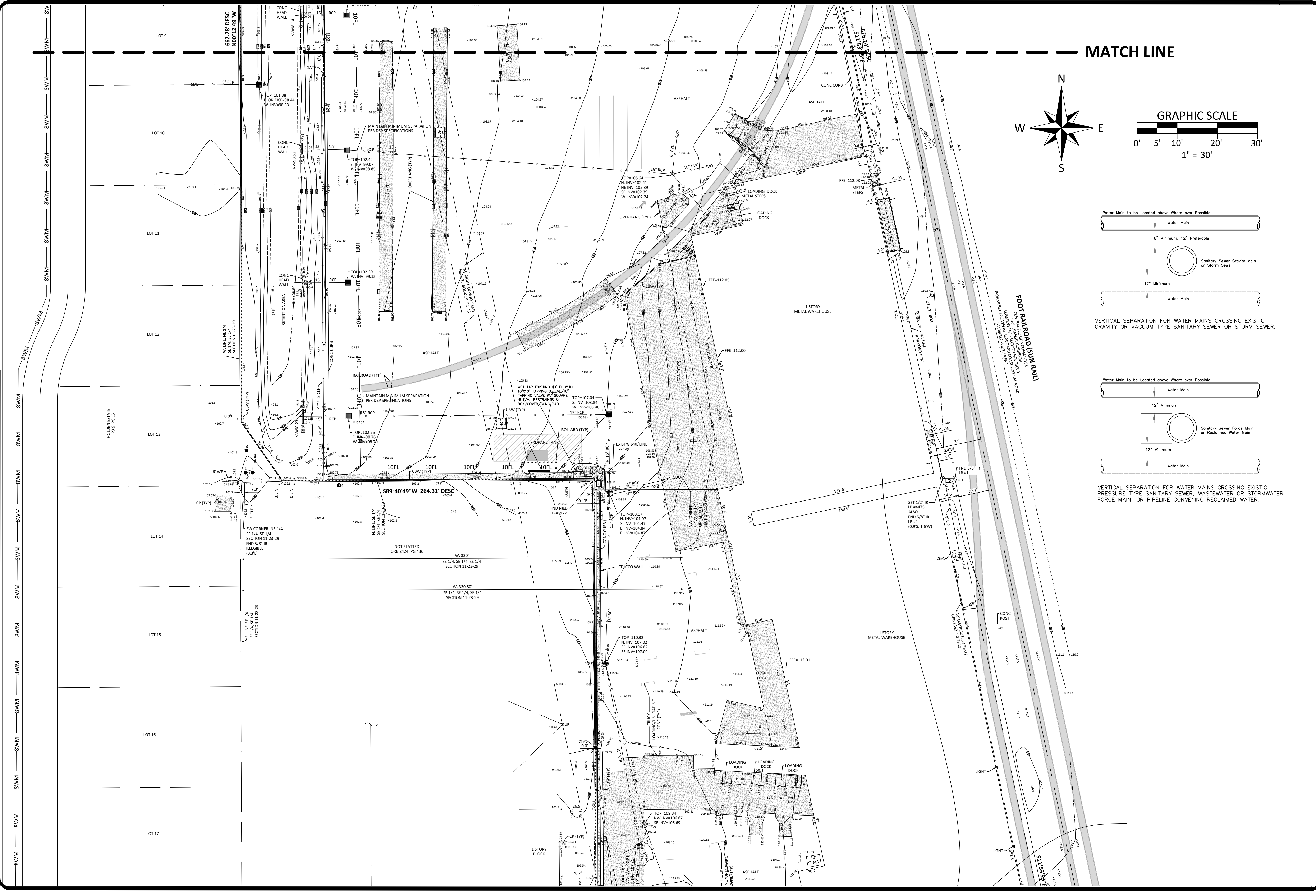
REV #5	REV #4 Made corrections per Building Review received 9/1/2023
REV #4	REV #3 Made corrections per Building Review received 7/27/23
REV #3	REV #2 Made corrections to new warehouse
REV #2	REV #1 Updated Notes

DRAWN: MVB	CHECKED: MVB
SCALE: AS NOTED	DATE: 8/24/2023
PROJECT NO.	

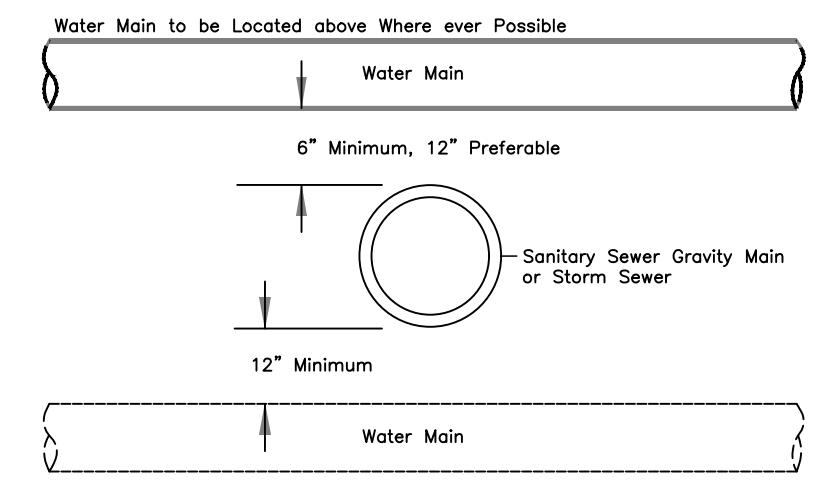
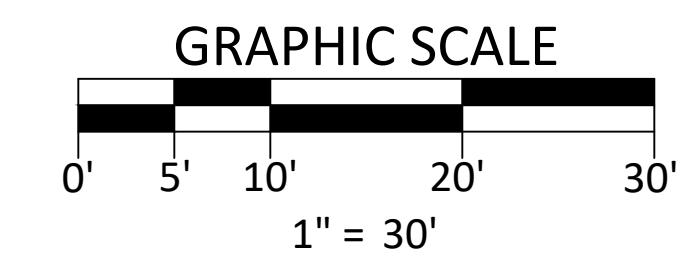
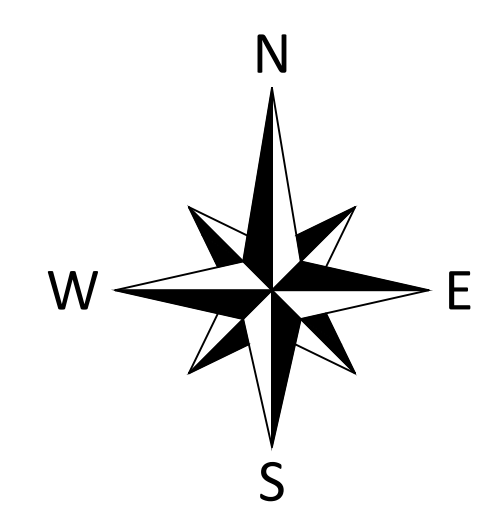
**BOISE WAREHOUSE EXTENSION**  
 75 HOLDER AVENUE AND 100 KELSY ST.  
 ORLANDO, FLORIDA 32839

SHT NO.  
**C1.0**

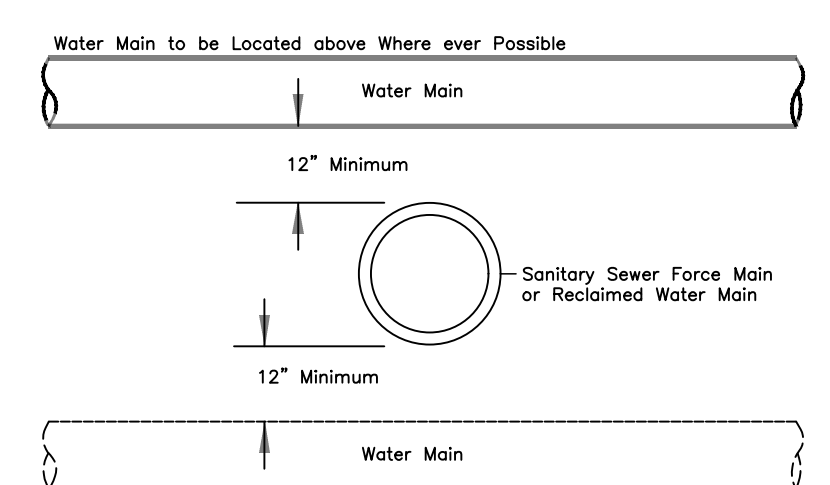




MATCH LINE



VERTICAL SEPARATION FOR WATER MAINS CROSSING EXIST'G GRAVITY OR VACUUM TYPE SANITARY SEWER OR STORM SEWER.



VERTICAL SEPARATION FOR WATER MAINS CROSSING EXIST'G PRESSURE TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER.

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REV #5	
REV #4	
REV #3	
REV #2	Made corrections per Building Review 9/1/2023
REV #1	Made corrections per Building Review.

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SCALE:	AS NOTED
DATE:	08/24/2023
PROJECT NO.	

**BOISE WAREHOUSE EXTENSION**  
 75 HOLDER AVENUE AND 100 KELSY ST.  
 ORLANDO, FLORIDA 32839  
**SITE PLAN**

SHT NO.  
**C2.0**

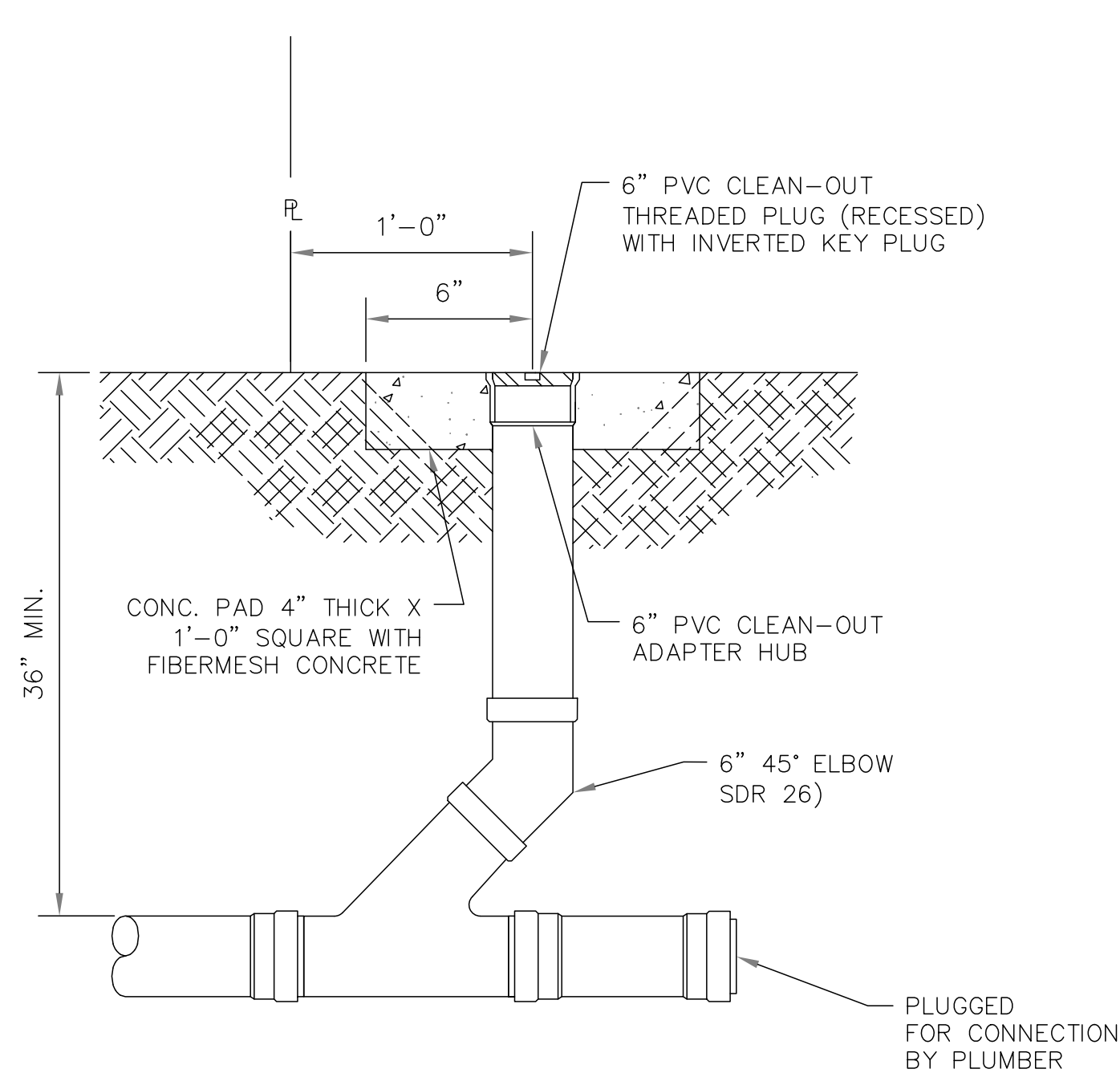
**NOTES:**

- ALL WATER LINE WORK SHALL BE IN ACCORDANCE WITH FAC 62-555, "PERMITTING AND CONSTRUCTION OF PUBLIC WATER SYSTEMS". ALL PRODUCTS SHALL BE CERTIFIED AS SUITABLE FOR CONTACT WITH DRINKING WATER BY AN ACCREDITED CERTIFICATION ORGANIZATION IN ACCORDANCE WITH ANS/NSF STANDARD 61. DRINKING WATER SYSTEMS COMPONENTS HEALTH EFFECTS, AND SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS AND/OR THE MANUFACTURERS' RECOMMENDATIONS. PVC PIPING SHALL BE INSTALLED IN ACCORDANCE WITH AWWA C605; DUCTILE IRON PIPING SHALL BE INSTALLED IN ACCORDANCE WITH AWWA C600.
- ALL PIPING SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C651 AND SHALL NOT BE PLACED INTO SERVICE UNTIL REGULATORY CLEARANCE IS RECEIVED.
- MAINTAIN SEPARATION BETWEEN UTILITIES IN ACCORDANCE WITH RULE 62-555.314 FAC.
- ALL COMMERCIAL WATER SERVICES SHALL HAVE AN O.U.C. (ORLANDO UTILITIES COMMISSION) APPROVED BACKFLOW DEVICE ASSEMBLY AT EACH CONNECTION POINT TO THE O.U.C. WATER DISTRIBUTION SYSTEM. BACKFLOW DEVICES SHALL MEET THE REQUIREMENTS OF FAC 62 555.360 AND AWWA MANUAL M14, "RECOMMENDED PRACTICE FOR BACKFLOW PREVENTION AND CROSS CONNECTION CONTROL". IF REPAIRS TO NEW WATER LINES ARE REQUIRED IN ORDER TO PASS A SPECIFIED PRESSURE TEST, THE NUMBER OF ALLOWED JOINT REPAIRS SHALL NOT EXCEED 10% OF THE TOTAL NUMBER OF JOINT CONNECTIONS. NEW LINES THAT FAIL TO PASS THE PRESSURE TEST AFTER THE 10% JOINT REPAIRS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL MAINS AND SERVICE PIPING SHALL BE HYDROSTATICALLY TESTED AT 150 PSI FOR A TWO HOUR PERIOD. NO INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE IS GREATER THAN THAT ALLOWED BY AWWA C605, OR BY AWWA C600, WHICHEVER IS APPLICABLE, OR IF THERE IS ANY VISIBLE LEAK REGARDLESS OF AMOUNT.
- A FIRE HYDRANT METER IS REQUIRED FOR ANY WATER USAGE IN A PROJECT. O.U.C. WILL PROVIDE THE HYDRANT METER FOR A NON REFUNDABLE CHARGE OF \$25.00 PLUS A \$1,000.00 REFUNDABLE SECURITY DEPOSIT. BILLING FOR WATER CONSUMPTION SHALL BE ON A MONTHLY BASIS.
- ONLY O.U.C. EMPLOYEES ARE PERMITTED TO OPEN OR CLOSE ANY VALVES OR FIRE HYDRANTS OWNED BY OR CONNECTED TO THE O.U.C. WATER SYSTEM.
- THRUST BLOCKS ARE NOT ALLOWED. O.U.C. APPROVED RESTRAINING DEVICES SHALL BE USED FOR PIPE RESTRAINT.
- VALVES AND FIRE HYDRANTS SHALL BE SPACED NO MORE THAN 500' APART IN COMMERCIAL AND HIGH-DENSITY AREAS, AND 800' APART IN OTHER AREA. ON DISTRIBUTIONS SYSTEMS, FOR TRANSMISSION MAINS VALVES SHALL BE SPACED A MAXIMUM OF 1,200'.
- PROVIDE GATE VALVES AT ALL TEES AND CROSSINGS. A VALVE SHALL BE PROVIDED ON EACH BRANCH OF A CROSS OR TEE.
- WATER MAIN DEPTH SHALL BE A MINIMUM OF 36" BELOW FINAL GRADE.
- DEPTH OF CURB STOPS, IN METER BOXES, SHALL BE 8" BELOW FINISHED GRADES.
- WARNING TAPE SIZE 2" LABELED "WATER LINE BELOW", SHALL BE PLACED 8" TO 12" BELOW FINISHED GRADES ABOVE ALL WATER MAINS, LATERALS AND HEADER TEES.
- NUMBER 10 GAUGE INSULATED COPPER CLAD TRACER WIRE SHALL BE ATTACHED TO TOPS OF NON-METALLIC PIPE WITH DUCT TAPE, ON EACH PIPE LENGTH AT ALL BELLS AND AT LEAST FOUR ADDITIONAL EQUALLY SPACED LOCATIONS. THE TRACER WIRE SHALL BE ATTACHED TO ALL LATERALS AND EXTENDED TO THE TOP OF EACH VALVE BOX ON THE INSIDE SO THAT PIPE LOCATOR CAN BE ATTACHED.

- ALL SERVICE LATERALS SHALL BE A UNIFORM DISTANCE BETWEEN CURB AND SIDEWALK, AND SHALL BE LOCATED ON PROPERTY LOT LINE.
- NO SPLICES IN SERVICE PIPING WILL BE ALLOWED BETWEEN THE WATER MAIN AND THE CURB STOP.
- ALL WATER MAINS UNDER PAVEMENT SHALL BE DUCTILE IRON, EXCEPT DIRECTIONAL BORES, WHICH MAY BE SDR-11 HOPE.
- A CONTINUITY TEST SHALL BE SUCCESSFULLY COMPLETED BY THE CONTRACTOR PRIOR TO FINAL ACCEPTANCE OF NON-METALLIC PIPES BY O.U.C.
- WATER LINES 8" AND GREATER IN DIAMETER SHALL BE CLEANED BY "PIGGING".
- ALL FIELD CHANGES TO THE APPROVED DRAWINGS SHALL BE RECORDED AND ADDED TO THE RECORD DRAWING ("AS-BUILT") PLANS AND BE SUBMITTED TO THE CITY OF EDGEWOOD FOR REVIEW PRIOR TO SUBMITTING TO THE COUNTY FOR APPROVAL. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL FURNISH RECORD DRAWINGS ON DISK USING AUTOCAD FILES AS WELL AS ON A SET OF REPRODUCIBLE DRAWINGS AND THREE BLUE-LINE COPIES.
- RECORD DRAWINGS SHALL BE PREPARED BY A STATE OF FLORIDA LICENSED SURVEYOR AND SHALL BE REVIEWED, SIGN AND SEALED BY THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE CITY (5) FULL BUSINESS DAYS NOTICE BEFORE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
- THE CITY ENGINEER MUST APPROVE ANY ITEM OR CHANGE NOT MENTIONED OR COVERED IN THE CITY STANDARD SPECIFICATIONS OR DETAILS. ANY CHANGES WILL NEED TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO MAKING THE CHANGES TO THE WORK OR PLANS.
- ANY PROPOSED TAPS TO EXISTING O.U.C. MAINS SHALL BE SCHEDULED AND COORDINATED WITH THE PUBLIC WORKS DIRECTOR. A MINIMUM OF (2) FULL BUSINESS DAYS NOTICE MUST BE PROVIDED.

MATERIAL	MANUFACTURER
PIPE	4-INCHES THRU 12-INCHES: PVC - AWWA C900-97, DR 18 DI - AWWA C151-02, PRESSURE CLASS 350 CEMENT MORTAR LINED 14-INCHES AND LARGER: PVC - AWWA C900, CAST-IRON-PIPE-EQUIPMENT OUTSIDE DIAMETER, PRESSURE RATING 165 PSI DI - AWWA C151-02, PRESSURE CLASS 150 OR GREATER, CEMENT MORTAR LINED
TUBING	AWWA C901-02, PE 4710, DR 9, PRESSURE CLASS 250 PSI 3/4-INCH THRU 1 1/2-INCH NOMINAL SIZE, WITH STAINLESS STEEL INSERTS, ENRON OR ENDOT Endopure
GATE VALVES	2-INCHES AND SMALLER: MUELLER A-2360-8, OR AMERICAN AVK, THREADED ENDS 4-INCHES AND LARGER: MECHANICAL JOINT ENDS, AWWA C509-01, MUELLER A-2360 OR AMERICAN AVK, OR AWWA C515-01, AMERICAN FLOW CONTROL SERIES 2500
BUTTERFLY VALVES	LARGER THAN 12" AWWA C504, RESILIENT SEATED MUELLER LINESAL 111 M.J. KENNEDY BFV, FIG. 30
VALVE BOXES	TYLER 461-S 18" - 24" TYLER 562-S 24" - 36"
CHECK VALVE	CAST IRON, RESILIENT SEAT, AWWA C508 AMERICAN FLOW 505C MUELLER MA-2602-6-01-LW
FIRE HYDRANT	SIZE C502, DRY-BARREL, 5/4" MAIN VALVE MUELLER A-423 KENNEDY K-81-A AMERICAN FLOW B-84-B
FITTINGS	4-INCHES AND LARGER: AWWA C153-00 OR C110-03, MECHANICAL JOINT TYPE, CEMENT-MORTAR LINED
RESTRAINING DEVICES	PVC PIPE EBAA IRON MEGA-LUG 2000PV, 1600, 2800 FORD UNIFLANGE 1500, 1300, 1350, 1390 DUCTILE IRON EBAA IRON MEGA-LUG 1100, 1700, 1100SD FORD UNIFLANGE 1400
2" AIR RELEASE VALVE	A.R.I. MODEL D-0405S OR VENT-O-MAT RBX A.R.I. FLOW CONTROL, MODEL D-025 STST OR VENT-O-MAT RGXII-WASTEWATER, SHORT VERSION-WASTEWATER ONLY

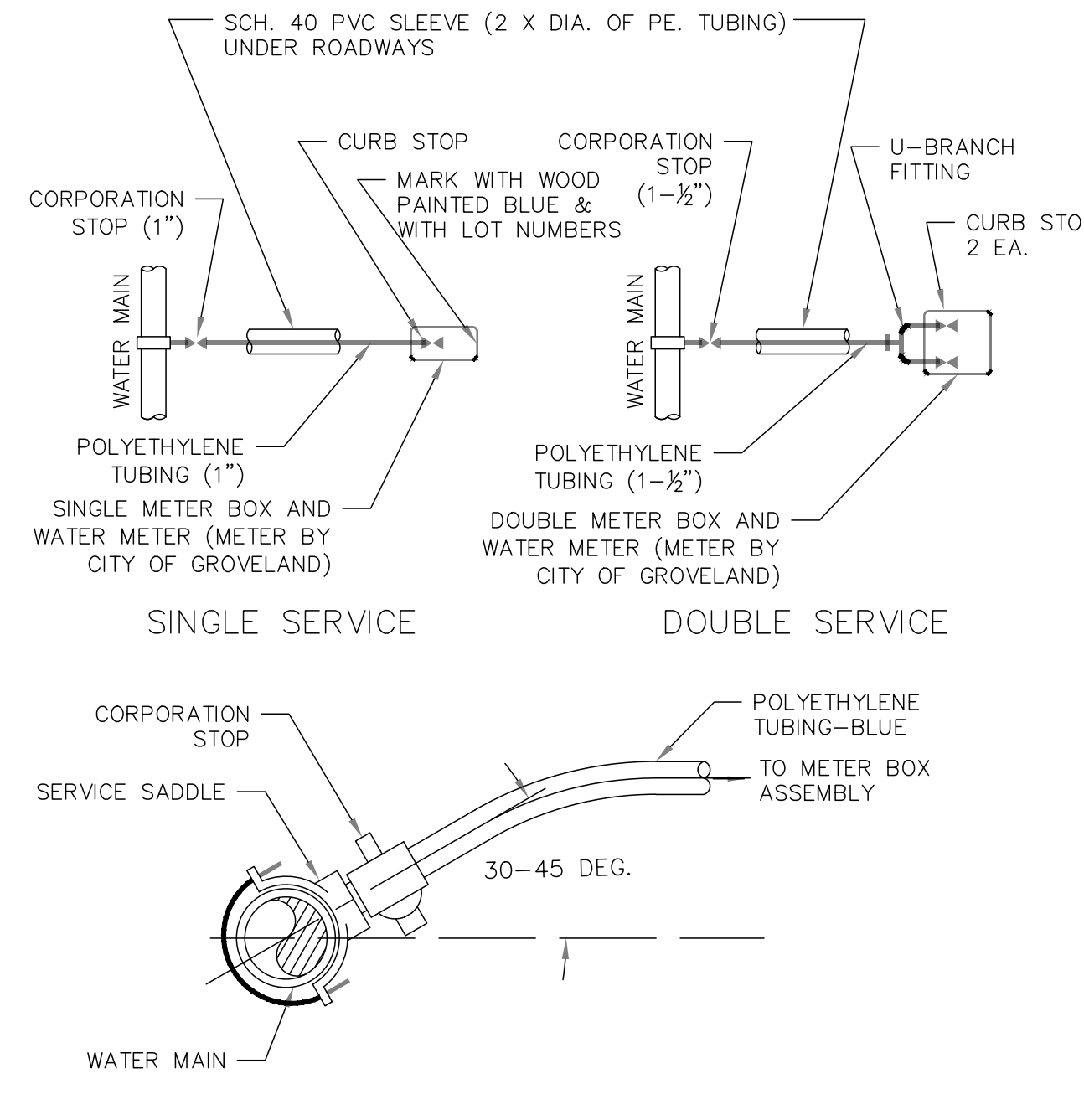
MATERIAL	MANUFACTURER
TAPPING VALVE	MUELLER T-2360 AMERICAN FLOW CONTROL SERIES 2500
TAPPING SLEEVE	AWWA C223-02, TYPE 304 STAINLESS STEEL PER ASTM A240 WITH OUTLET FLANGE PER MSS SP-60; STAINLESS STEEL BOLTING WITH ANTISEIZE COMPOUND. ROMAC SST, FORD FAST, OR JCM 432, MUELLER H-304
SERVICE SADDLES	OUTLET TAPPED WITH I.P. THREAD (F.I.P.T.), DOUBLE STRAP, DUCTILE IRON BODY, MUELLER DR25, JCM 402, OR FORD F202.
CORPORATION STOP	AWWA C800, INLET WITH MALE IRON PIPE THREAD, OUTLET FOR CONNECTION TO COPPER TUBE SIZE O.D. POLYETHYLENE TUBING; MUELLER H-1502S OR FORD F1100-4, 1-INCH SIZE FOR SINGLE SERVICE; MUELLER H-15023 OR FORD FB1100-6, 1 1/2-INCH SIZE FOR DOUBLE SERVICE
CURB STOP (METER VALVE)	FOR SINGLE SERVICE: 1-INCH INLET FOR COPPER TUBE SIZE POLYETHYLENE TUBING BY METER SWIVEL NUT OUTLET FOR EITHER 3/4" X 3/4" INCH OR 3/4" INCH METER; MUELLER B-24258 OR B-24350 OR FORD B43-342W OR KV43-342W  U BRANCH FOR DOUBLE SERVICE: 1 1/2" INLET FOR COPPER TUBE SIZE POLYETHYLENE TUBING WITH 3/4" INCH MALE IRON PIPE THREAD OUTLETS; MUELLER H-153631234712 WITH B-24265 ANGLE METER VALVES HAVING 3/4" INCH FEMALE IRON PIPE INLET AND METER SWIVEL NUT OUTLETS OR FORD UV43-62W
SINGLE METER BOX	DFW PLASTICS DFW37F-12-1C, 21" X 14" X 12" BLACK POLYMER FLARED BOX W/ BLACK POLYMER LID W/ SINGLE TOUCH READ HOLE GLASMASTERS 11" X 18" X 12" BOX W/ SOLID BLUE COVER AND 1 AMR HOLE
DOUBLE METER BOX	DFW PLASTICS DFW39F-12-1C, 19" X 18" X 14" BLACK POLYMER FLARED BOX W/ BLACK POLYMER LID W/ DUAL TOUCH READ HOLES GLASMASTERS 15" X 17" X 12" BOX W/ SOLID BLUE COVER W/ 2 AMR HOLES



**NOTES:**

- ALL PIPING AND FITTINGS TO BE PVC DR 26.

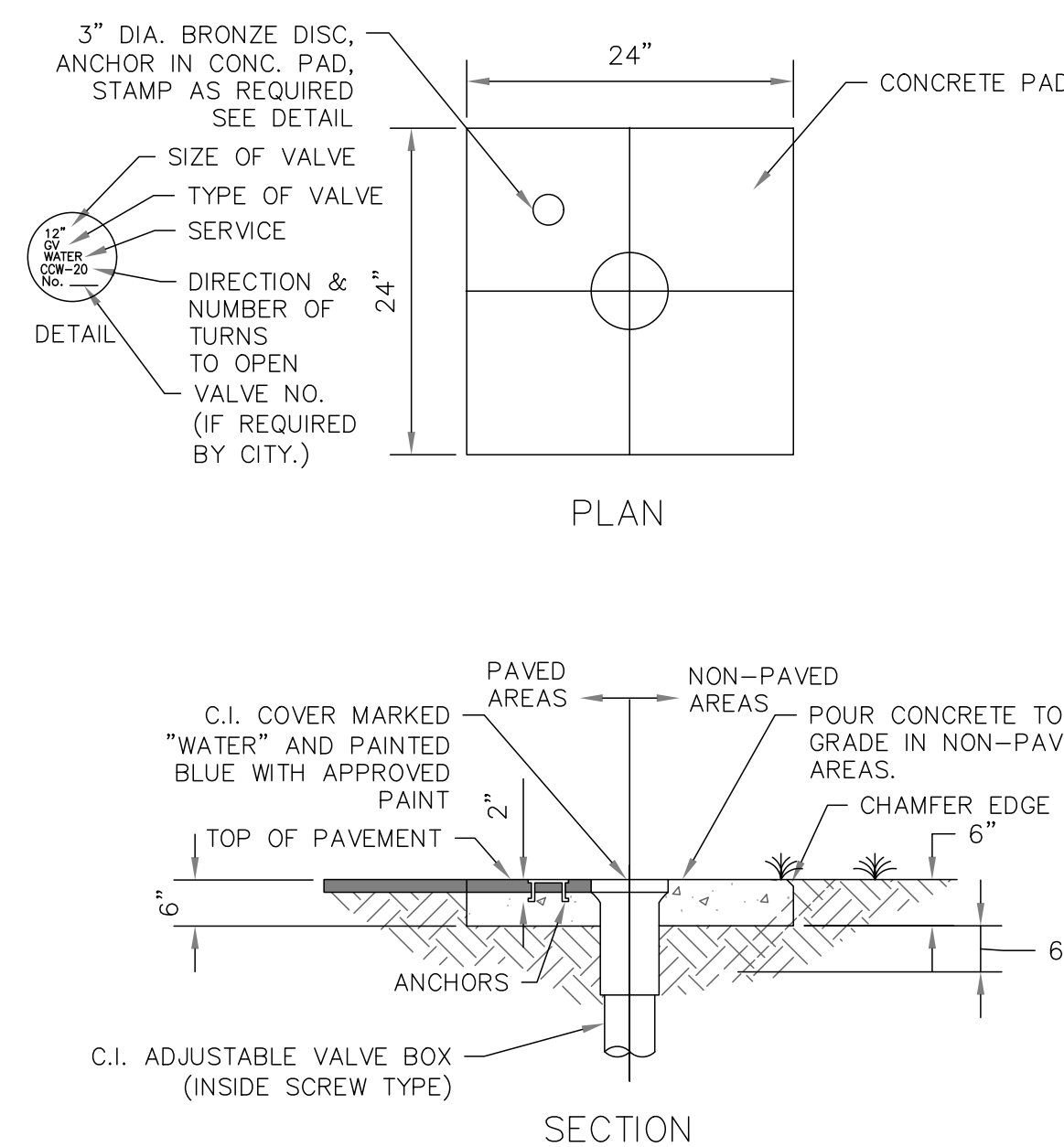
**CLEAN-OUT DETAIL**



**NOTES:**

- EXTEND TRACING WIRE INTO METER BOXES TO CURB STOP AND ATTACH TO PIPING FOR DOUBLE SERVICES, CONNECT TO ONE CURB STOP ONLY.

**WATER SERVICE CONNECTION DETAIL**



**VALVE PAD DETAIL 2" THRU 12"**

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REV #4	
REV #3	
REV #2	Made corrections per Building Review 9/1/2023
REV #1	Made corrections per Building Review.

DRAWN: MVB	CHECKED: MVB	SCALE: AS NOTED	DATE: 08/24/2023	PROJECT NO.
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**BOISE WAREHOUSE EXTENSION**  
75 HOLDER AVENUE AND 100 KELSY ST.  
ORLANDO, FLORIDA 32839  
**SITE DETAILS**

SHT NO.  
**C3.0**



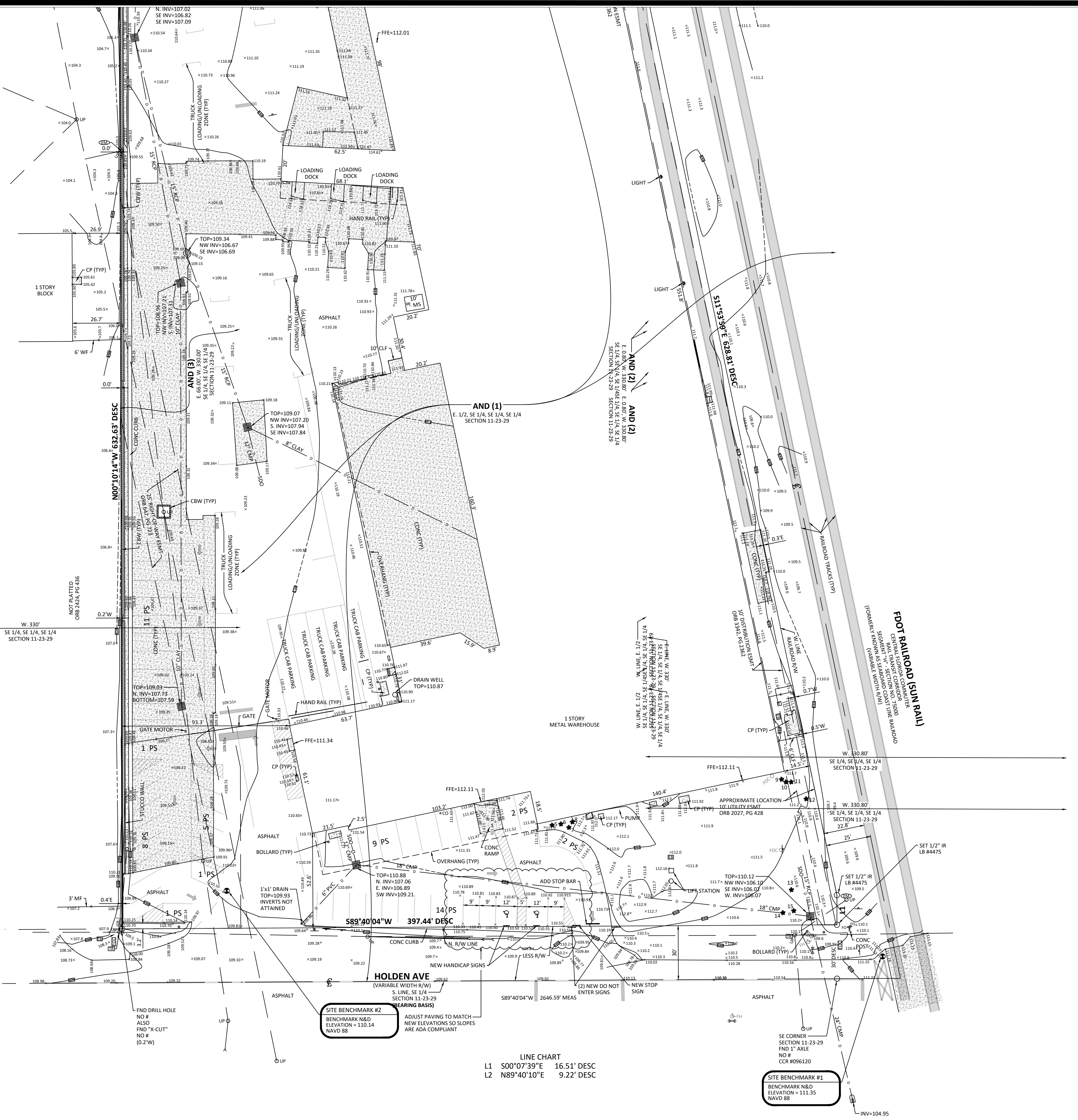
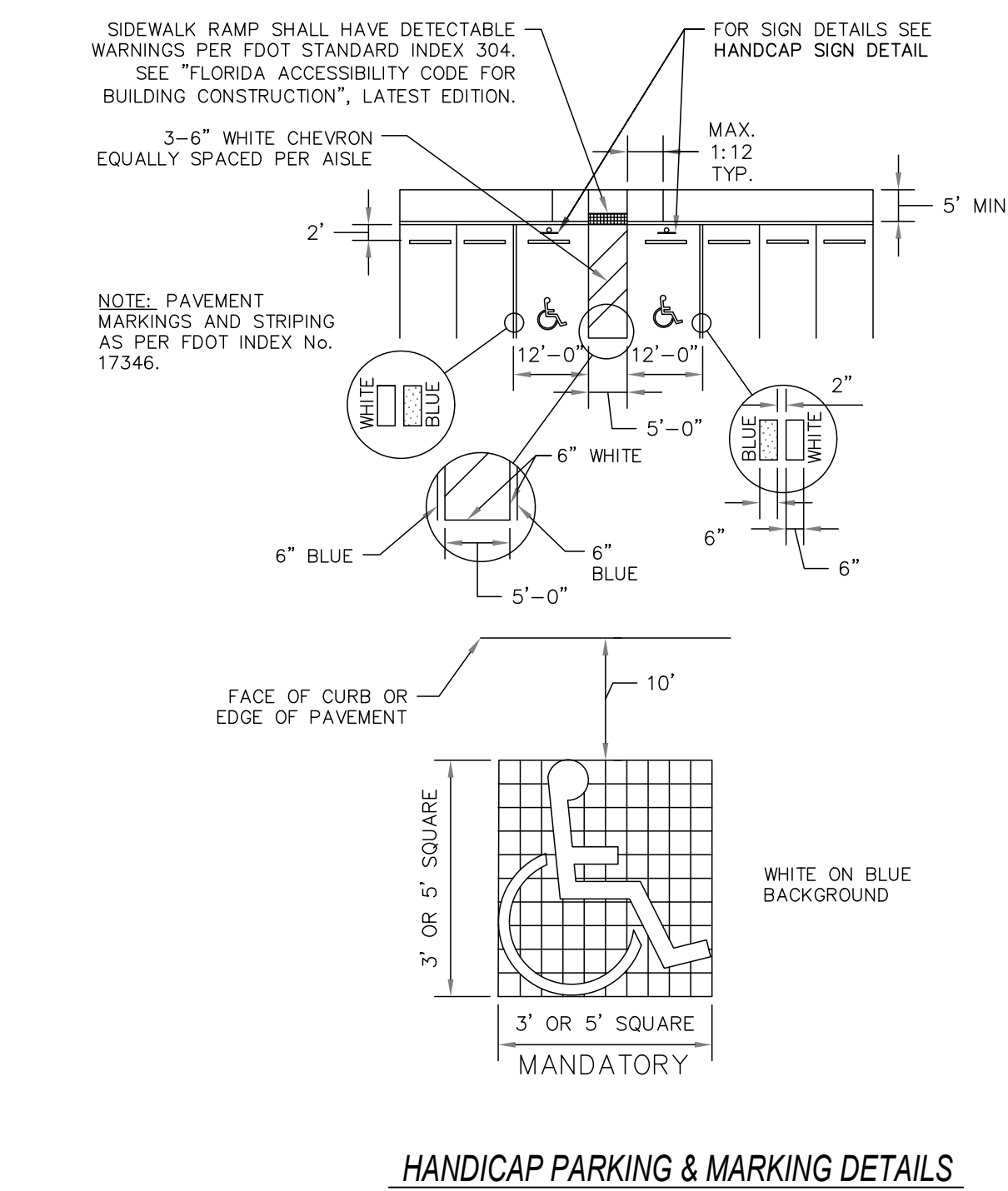
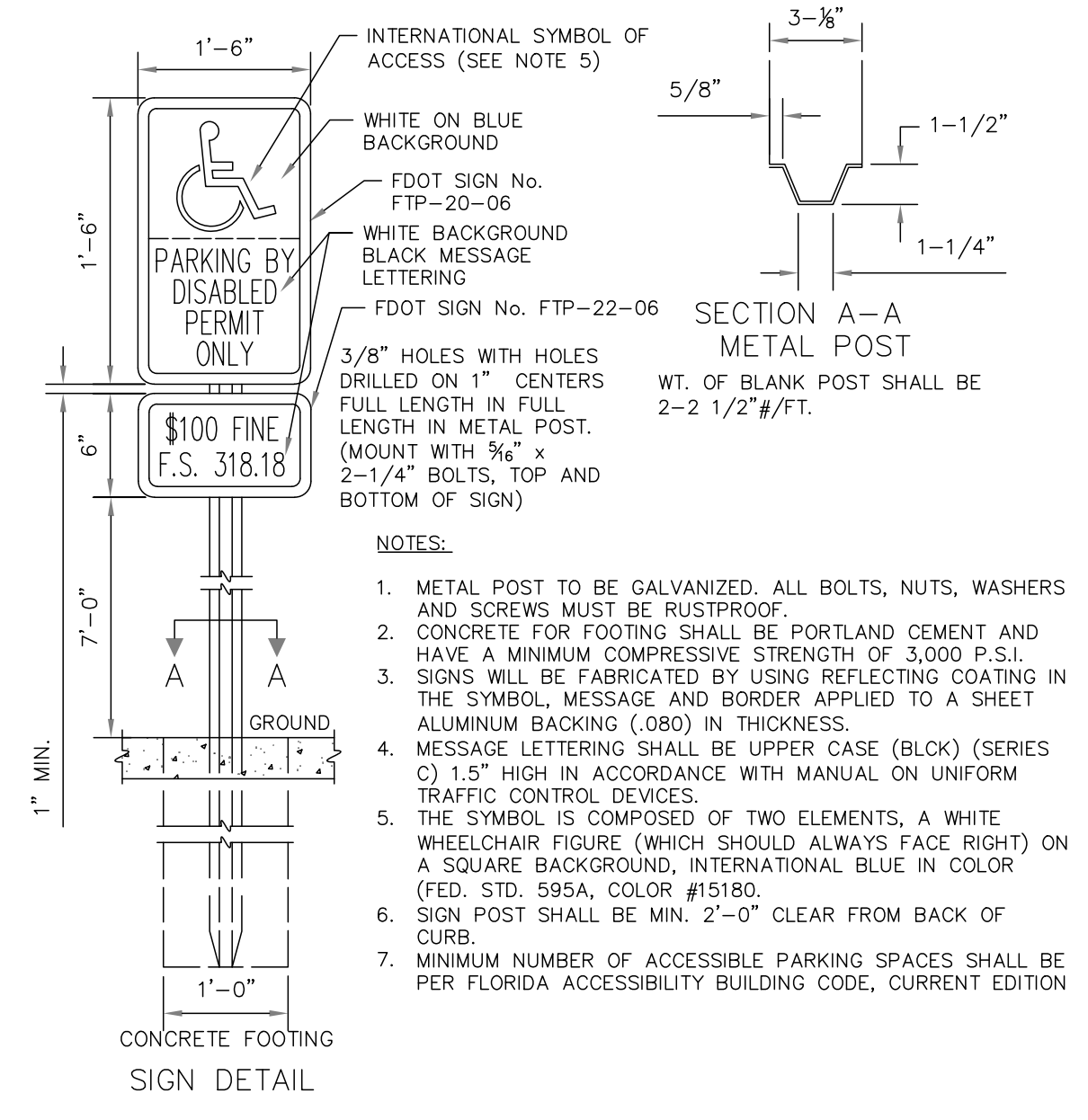
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REV #1	CORRECTIONS PER BUILDING REVIEW 9/2/23

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**BOISE WAREHOUSE EXTENSION**  
 75 HOLDER AVENUE AND 100 KELSY ST.  
 ORLANDO, FLORIDA 32839

SHT NO.  
**C4.0**

SITE PLAN



LANDSCAPE MATERIAL LIST

SHADE TREES

15	GL	GORDONIA LAGANTHUS	LOBLOLLY OAK	48 GAL, 4" CAL, 12' TALL, SINGLE LEADER, FULL CANOPY
7	MS	MANGROVIA GRANDIFLORA	SOUTHERN MAGNOLIA	48 GAL, 4" CAL, 14' TALL, 5' GT, FULL CANOPY
8	QV	QUERCUS VIRGINIANA	LIVE OAK	48 GAL, 5" CAL, 12' TALL, SINGLE LEADER, FULL CANOPY

UNDERSTORY TREES

3	LI	LAGERSTROEMIA INDICA	GRAPE MYRTLE	48 GAL, 4.5" CAL, 8' TALL, MULTI-TRUNK, 4' CANOPY SPREAD
4	LTT	LIGUSTRUM JAPONICA 'TREE-TYPE'	PRIVET TREE	48 GAL, 4.5" CAL, 8' TALL, MULTI-TRUNK, 4' CANOPY SPREAD

SHRUBS

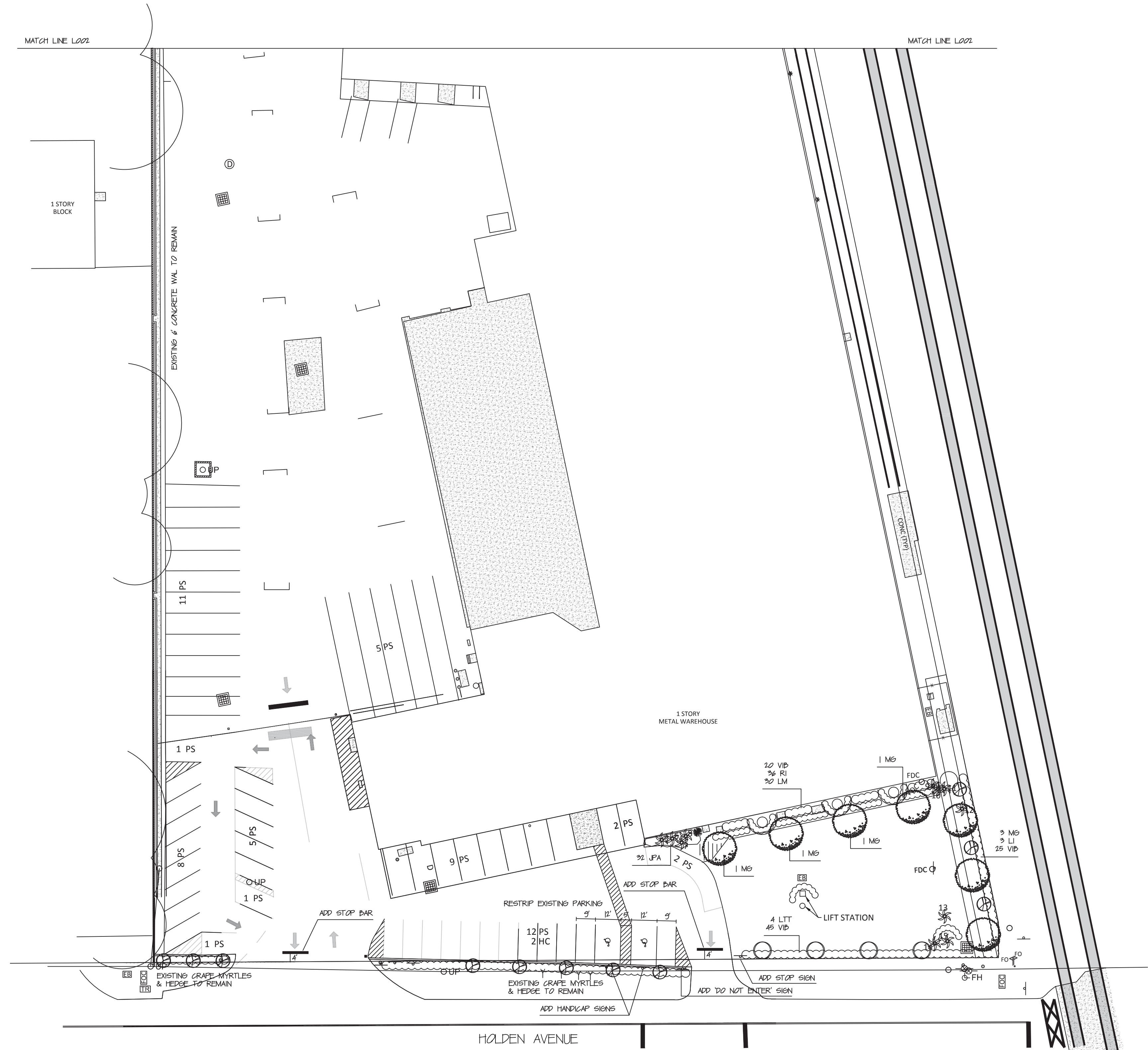
1	CH	CHAMEROPS HUMILIS	EUROPEAN FAN PALM	12 GAL, 30" TALL, FULL SPECIMEN
32	JPA	JUNIPERUS PARSONI	DWARF JUNIPER	3 GAL, 15" - 18", MIN 3 BRANCHES, FULL
30	LM	LIRIOPE MUSCARI	BORDER GRASS	1 GAL, MIN 7 - 9 PIPS, FULL SET 18" o.c.
34	RI	RHIZOLEPIS INDICA	INDIAN HAWTHORN	3 GAL, 15" - 18", WELL-SHAPED, FULL
220	VB	VIURNUM ODORATISSIMUM	SWEET VIURNUM	3 GAL, 30" TALL, FULL SET 3' o.c.

NOTE: ALL UNDERSTORY TREES SHALL HAVE A MINIMUM OF THREE (3) STEMS, EACH WITH A MINIMUM 1 1/2" CALIPER AND 4' CANOPY SPREAD

LANDSCAPE NOTES

- ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER
- ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 2" - 3" OF PINE DARK MULCH
- MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES
- ALL MATERIAL INSTALLED SHALL MEET THE 2015 GRADES AND STANDARDS FOR LANDSCAPE INSTALLATION
- CERTIFICATION IS REQUIRED FROM THE NURSERY AND/OR THE LANDSCAPE CONTRACTOR THAT THE TREE ROOT BALL HAS BEEN SHAVED PER GRADES AND STANDARDS
- ALL TREES MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE
- ALL NEW TREES MUST BE GUYED OR STAKED AS DETAILED
- EXISTING LANDSCAPING SHALL REMAIN AS IS AND BE PROTECTED THROUGHOUT CONSTRUCTION
- THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT IS TO BE DONE AND SHALL IDENTIFY THE SCOPE OF WORK
- PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT
- ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND SLOW-RELEASE NITROGEN FERTILIZER
- ALL MATERIAL SHALL BE GUARANTEED FOR 90 DAYS FROM THE DATE OF ACCEPTANCE
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN ALL TREES AND REMOVING AIR-POCKETS
- DURING THE ESTABLISHMENT PERIOD (FIRST 90 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 60 - 80 EPD TO ALL NEW TREES
- LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION
- NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 2' VEGETAR OVERHANG AREA
- ALL DISTURBED AREAS IN FRONT SHALL BE SODED WITH ST. AUGUSTINE FLORATAM
- ALL SOD EDGES SHALL BE SHOVEL-CUT WITH ROUNDED BED-LINES FOR MAINTENANCE
- ALL DISTURBED AREAS IN BACK SHALL BE SODED WITH ARGENTINE-PALMA SOD
- SOD SHALL BE INSTALLED WITH NO GAPS OR OVERLAPS AND JOINTS TO BE SANDED AS DIRECTED
- ALL WIRE / MESH PACKING MUST BE COMPLETELY REMOVED PRIOR TO ANY ACCEPTANCE
- PLANTING SOIL USED FOR THE BUILDING PLANTERS AND BACKFILLING OF THE LANDSCAPE ISLANDS, ETC. MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. ALL SOIL SHALL BE WEED-FREE, CONTAIN NO STICKS, ROCKS, OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 50% LOAM, AND 10% TOP-SOIL
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE
- THE LANDSCAPE CONTRACTOR MUST PROVIDE AN AS-BUILT OF THE IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING ANY INSPECTIONS AND/OR APPROVALS
- THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, SEDIMENT, DIRT, ETC., AND ENSURE THAT THAT DRAINAGE SYSTEM REMAINS CLEAR AND THAT PEDESTRIAN WAYS ARE NOT BLOCKED
- DO NOT PLANT NEW TREES TOO DEEP. UNCOVER THE TRUNK FLARE AND SET THIS AT OR ABOVE THE SURROUNDING SOIL LEVEL
- REMOVE ANY TREE WRAP FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED
- ALL NEW TREES AND SHRUBS MUST MEET THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ANSI Z601)
- LANDSCAPE ARCHITECT MAY REQUIRE PRUNING OF NEW TREES AFTER INSTALLATION IF IT IS DETERMINED THAT THE TREES NEED A SINGLE DOMINANT LEADER ESTABLISHED OR CLUSTER BRANCHES REMOVED
- ALL PLANT MATERIAL MUST MEET ALL OF THE SIZE SPECIFICATIONS, NOT JUST THE CONTAINER SIZE
- HAVING THE LANDSCAPE ARCHITECT APPROVAL OF PLANT PLACEMENT IS ESSENTIAL FOR ACCEPTANCE
- ALL SIZE SPECIFICATIONS SHOWN ON THE MATERIAL LIST ARE FOR THE HEIGHT OF THE MATERIAL UNLESS OTHERWISE NOTED. MEASUREMENT SHALL BE AS PER THE CURRENT INDUSTRY GRADES AND STANDARDS
- SEE CIVIL PLANS FOR NEW LANDSCAPE ISLANDS
- BACKFILL IN ISLANDS MUST BE A MINIMUM OF 18" DEEP (SEE NOTE 22). REMOVE ALL EXISTING LIMESTONE

NOTE: THERE SHALL BE A MINIMUM 6' SOLID FENCE OR WALL (EXISTING AND/OR NEW) ALONG THE ENTIRE WEST AND NORTH BOUNDARIES OF THE PROJECT  
ALL LANDSCAPING SHALL BE IRRIGATED (SEE SHEETS L204, L205, AND L206)



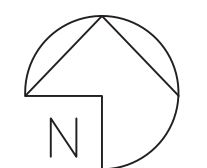
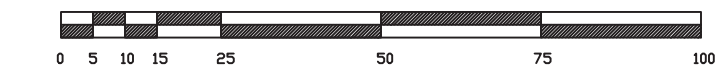
\* VARIANCE REQUESTED FOR LANDSCAPE INSTALLATION BECAUSE OF SPACE LIMITATIONS OF EXISTING IMPROVEMENTS. NEW BUILDING WILL BE CONSTRUCTED OVER EXISTING PAVEMENT SO THERE IS NO NET ADDITIONAL STORMWATER RUNOFF. PROPOSED LANDSCAPING BASED ON DISCUSSIONS WITH STAFF

OPEN SPACE CALCULATIONS

TOTAL PROJECT AREA	=	118 AC	514444 SF
OPEN SPACE REQUIRED	=	171 AC	77167 SF
OPEN SPACE PROVIDED	=	187 AC	84167 SF

- NOTES:
- VIURNUM HEDGE WILL BE 30" AT INSTALLATION AND IS CAPABLE OF A HEIGHT OF 36" WITHIN 18 MONTHS
  - EXISTING AND NEW HEDGES SHALL BE MAINTAINED AT A HEIGHT OF NO LESS THAN 36"

SCALE 1" = 30'



RICHARD A KESSELRING JR., PL.A, ASLA  
LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

**RECEIVED**  
**9/27/2023**  
**CITY OF EDGEWOOD**

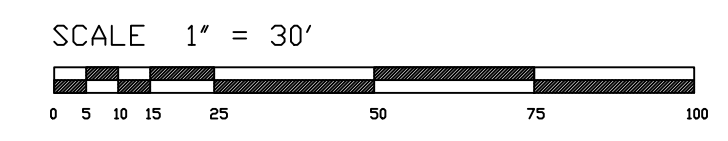
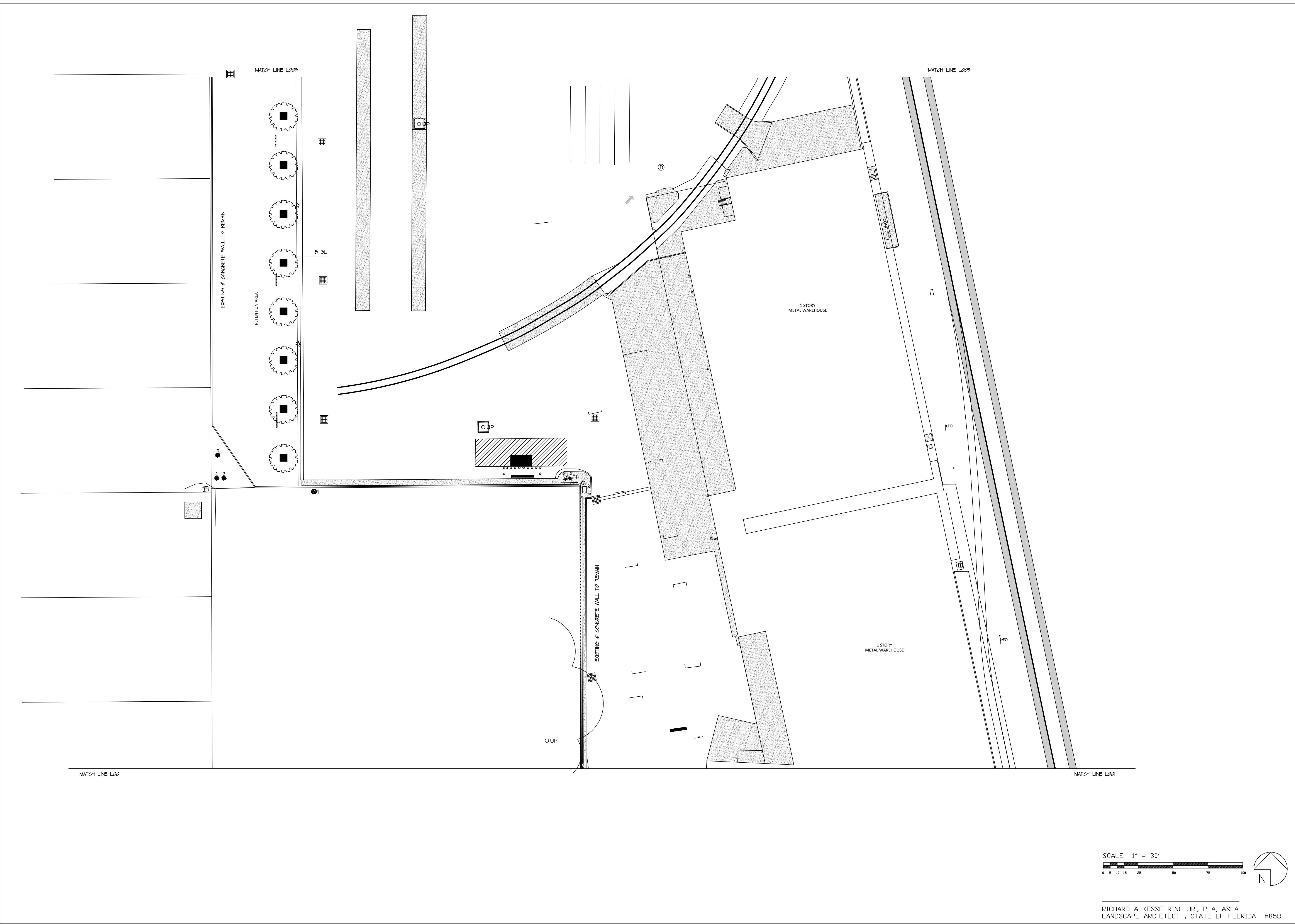
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DRAWN BY	RAK
SCALE	1" = 30'
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DATE	9/25
NO.	2
DESCRIPTION	RESTRIPE FRONT PARKING
DATE	8/23
NO.	1
DESCRIPTION	COMMENT RESPONSES
DATE	4/25
NO.	1
DESCRIPTION	COMMENT RESPONSES
DATE	
NO.	
DESCRIPTION	

DATE	12 / 22
DRAWN BY	RAK
SCALE	1" = 30'
JOB NO.	PC
DATE	9/25
NO.	2
DESCRIPTION	RESTRIPE FRONT PARKING
DATE	8/23
NO.	1
DESCRIPTION	COMMENT RESPONSES
DATE	4/25
NO.	1
DESCRIPTION	COMMENT RESPONSES

ENVIRONMENTAL DESIGN  
ANDY KESSELRING, LANDSCAPE ARCHITECT  
P.O. BOX 5121  
1920 SE 86th STREET  
OCALA, FLORIDA 34478  
(352) 622-5889  
LANDSCAPE ARCHITECTURE, SITE PLANNING,  
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

LANDSCAPE PLAN 1  
BOISE CASCADE  
EDGEWATER  
FLORIDA

SHEET L201 of \_\_\_\_\_



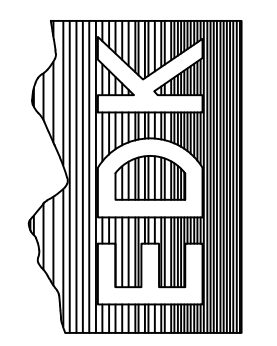
RICHARD A KESSELRING JR., PLA, ASLA  
 LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

NO.	DATE	COMMENT RESPONSES	RAK	BY
1	4/29			

DATE: 12 / 22  
 DRAWING NO.:  
 NEW NAME:

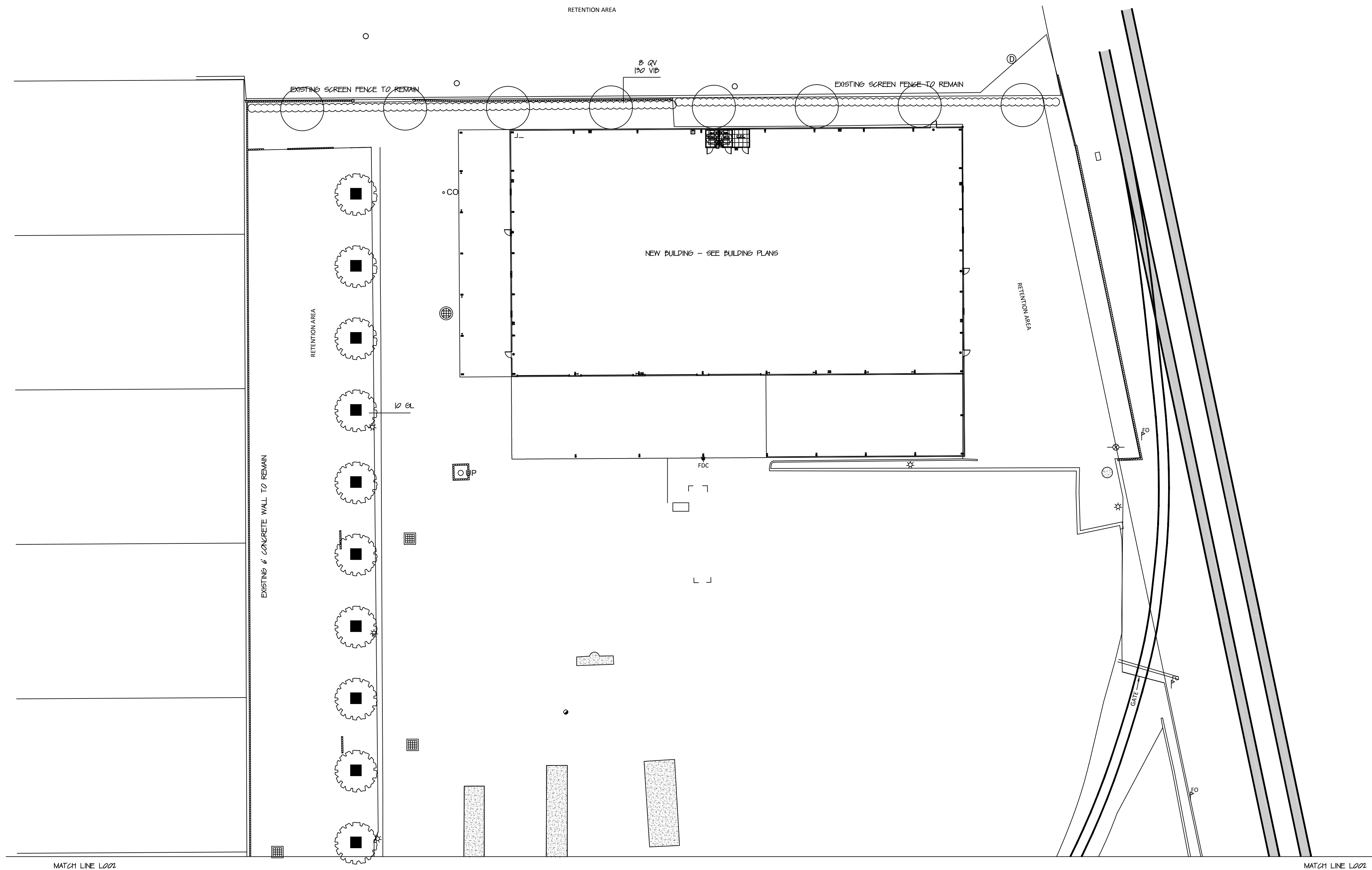
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 FB:  
 PG.

ENVIRONMENTAL DESIGN  
 ANDY KESSELRING, LANDSCAPE ARCHITECT  
 1620 SE 17TH STREET  
 GAINESVILLE, FLORIDA 34478  
 (352) 682-8889  
 LANDSCAPE ARCHITECTURE, SITE PLANNING,  
 GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN



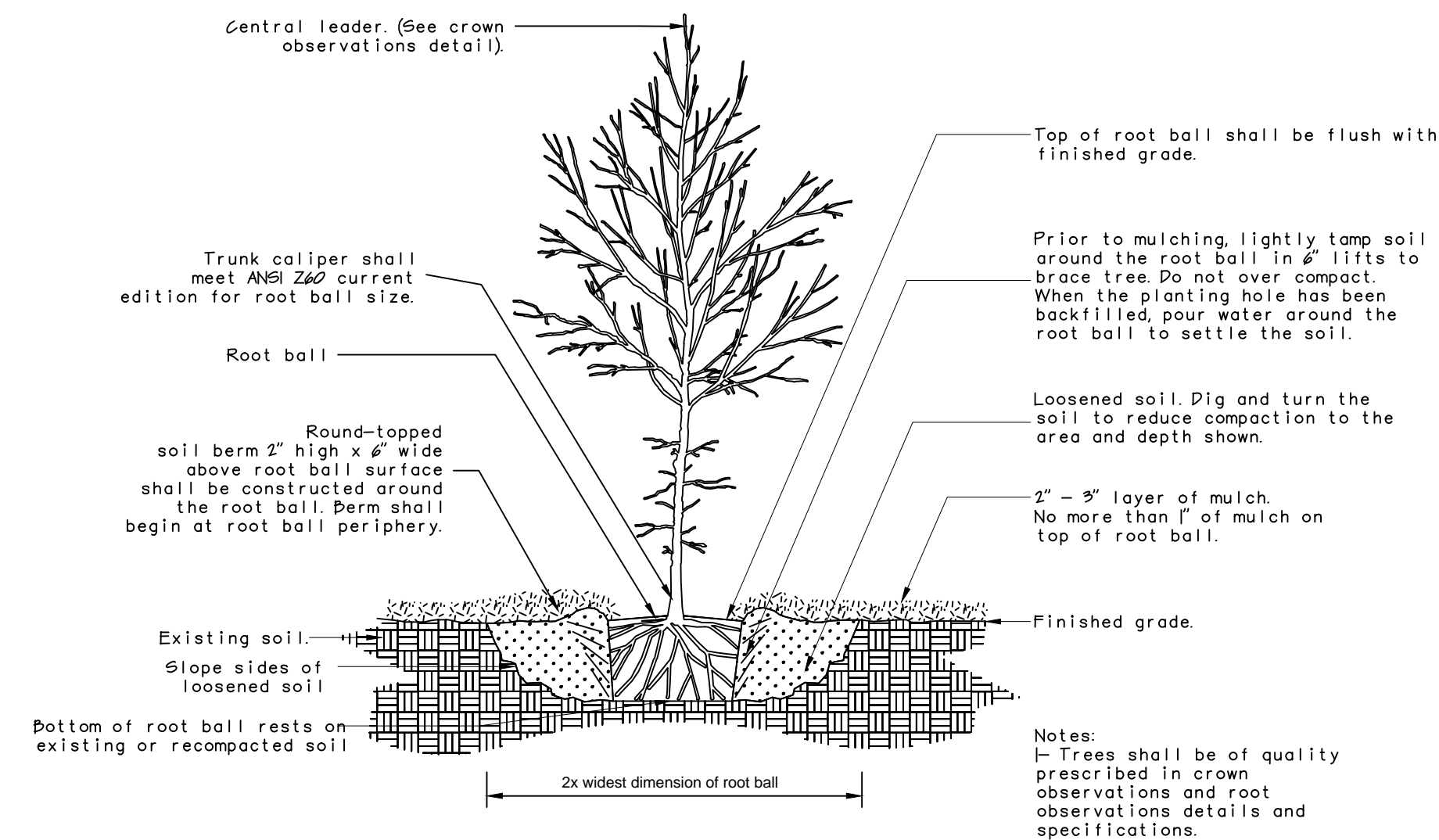
LANDSCAPE PLAN 2  
 POISE CASCADE  
 EDGEWATER FLORIDA

SHEET L002 of

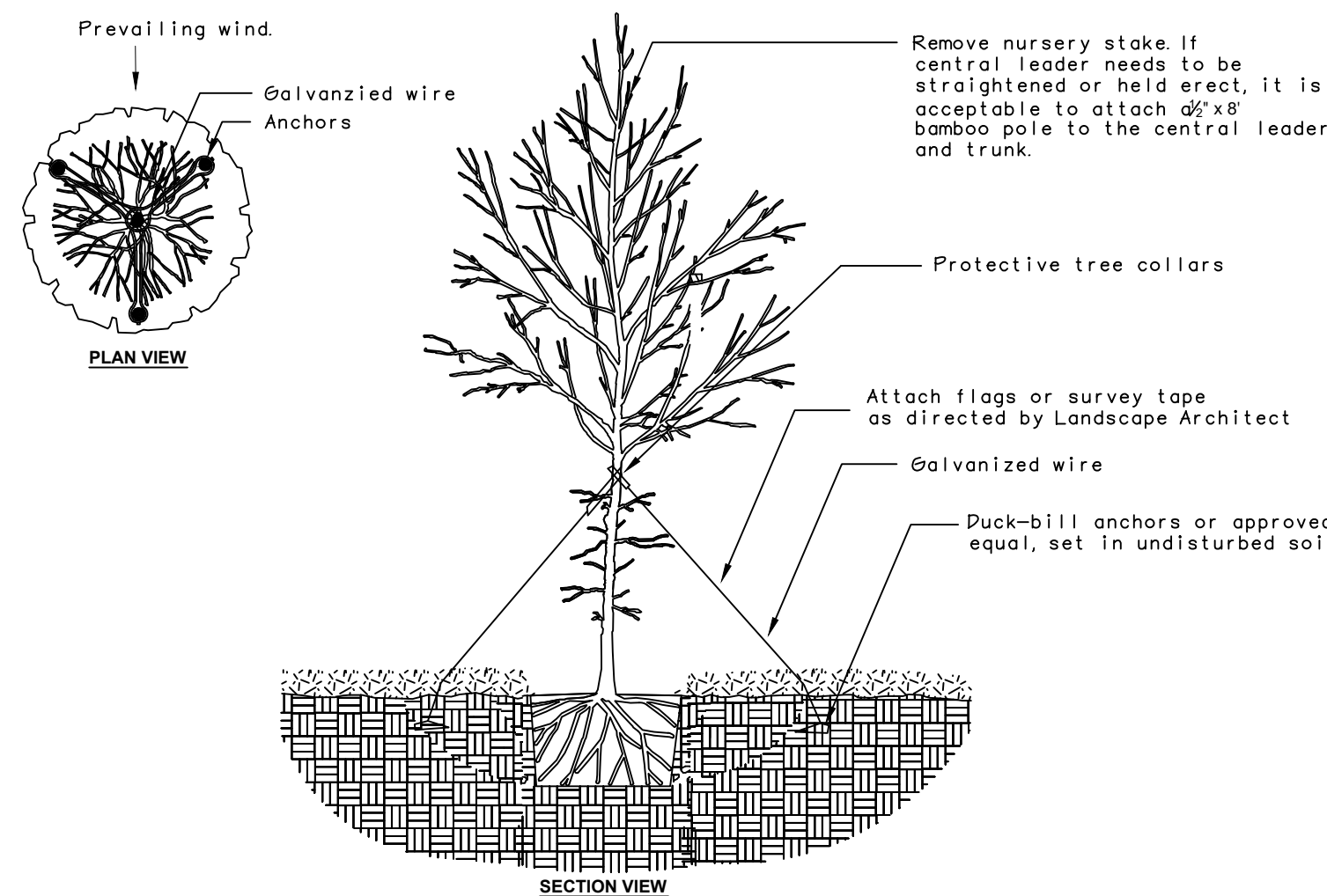


MATCH LINE L002

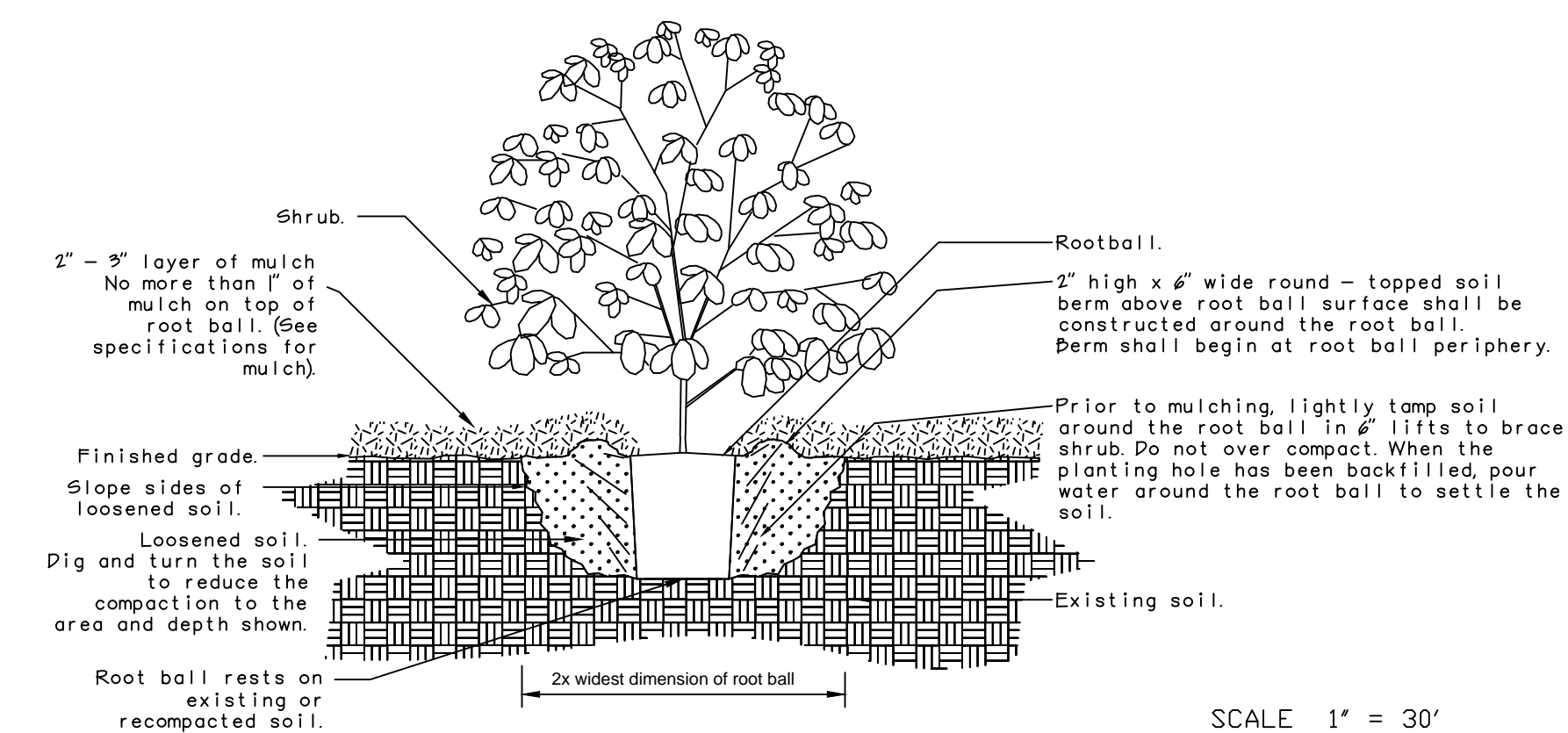
MATCH LINE L002



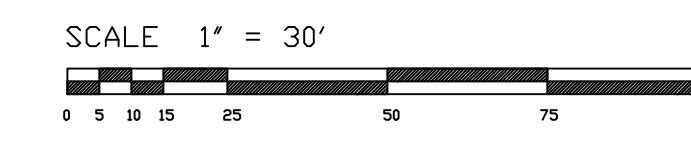
TREE INSTALLATION



TREE STAKING - TREES < 2\"/>



SHRUB INSTALLATION

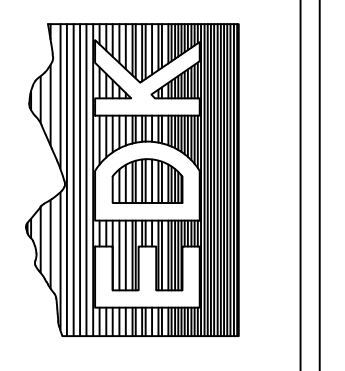


RICHARD A. KESSELING JR., P.L.A., A.S.L.A.  
LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

NO.	DATE	COMMENT / RESPONSES	RAK	BY
1	4/23			

DRAWN BY:	RAK	DATE:	12 / 22
SCALE:	1" = 30'	DRAWING NO.:	
JOB NO.:		VIEW NAME:	
PG.		FB.	

ENVIRONMENTAL DESIGN  
ANDY KESSELING, LANDSCAPE ARCHITECT  
100 SE STATE ST. SUITE 100  
OCALA, FLORIDA 34478  
(352) 822-8899  
LANDSCAPE ARCHITECTURE, SITE PLANNING  
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN



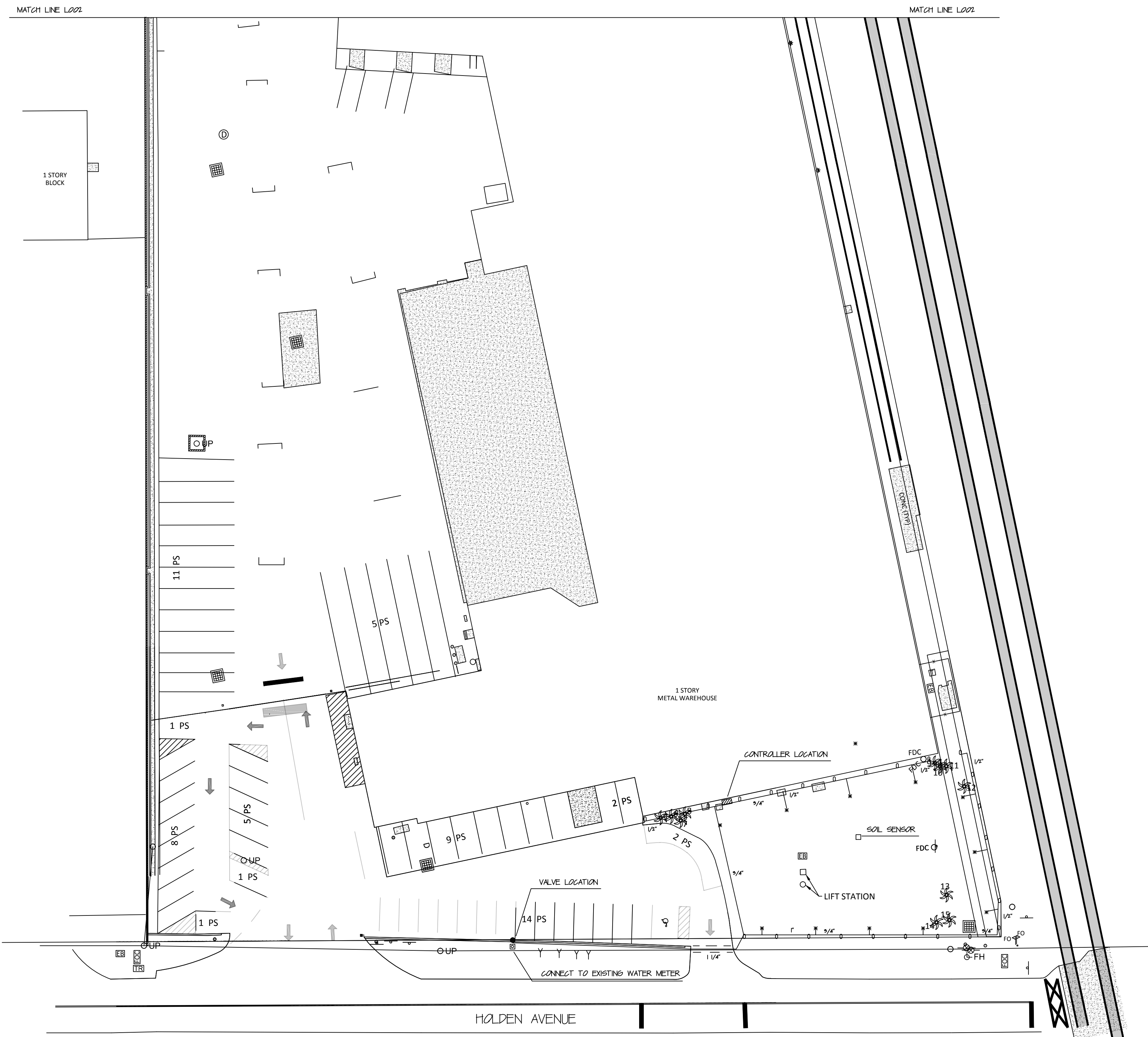
LANDSCAPE PLAN 3  
BOISE CASCADE  
EDGEWATER FLORIDA

**IRRIGATION LEGEND**

- HUNTER MP 1000 SERIES POP-UP SPRAY HEADS
- \* HUNTER PCD SERIES BUBBLER HEADS FOR TREES
- SOL SENSOR LOCATION
- ⊗ CONNECTION TO EXISTING WATER METER
- ▨ HUNTER X-CORE (2 STATION) CONTROLLER
- 2" NELSON VALVES IN WATER-RESISTENT BOXES
- == SLEEVING - SCH. 40 P.V.C.

**IRRIGATION NOTES**

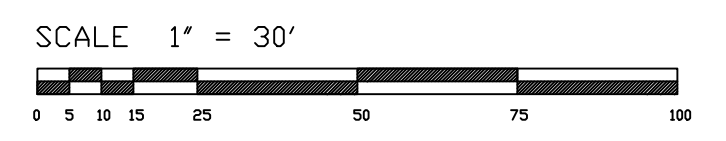
1. MINOR CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT
2. ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
3. HEADS SHALL BE 1/4, 1/2, OR FULL CIRCLE AS EACH LOCATION REQUIRES
4. SPRAYS PATTERNS SHALL BE SET TO MINIMIZE SPRAY ONTO ADJACENT WALKS, DRIVES, AND BUILDINGS
5. IRRIGATION SHALL CONSIST OF TWO SEPARATE SYSTEMS, ONE FOR THE HOLDER AVENUE LANDSCAPING AND TWO FOR THE LANDSCAPING ADJACENT TO THE NEW BUILDING
6. PRIOR TO ANY INSTALLATION, THE IRRIGATION CONTRACTOR SHALL INSPECT THE EXISTING WATER UTILITIES AND CONFIRM THAT CONNECTION CAN BE MADE AS PROPOSED. COORDINATE THE NEW CONNECTIONS WITH THE CIVIL UTILITY PLANS. ANY MODIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
7. IRRIGATION CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED TO CONNECT TO EXISTING WATER METER
8. THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CASE
9. THE OWNER WILL PROVIDE AN ELECTRICAL OUTLET IN THE CONTROLLER AREA
10. ALL VALVES SHALL BE INSTALLED IN WATER-RESISTENT BOXES
11. ALL SLEEVING MUST BE INSTALLED PRIOR TO THE LIMEROCKING OF THE PAVED AREAS
12. ALL SLEEVING SHALL BE SCH. 40 P.V.C. AND INSTALLED A MINIMUM OF 18" DEEP
13. ALL FEEDER LINES SHALL BE INSTALLED A MINIMUM OF 12" DEEP
14. RAINDRO 'RAINCHECK' DEVICE SHALL BE INSTALLED TO MINIMIZE IRRIGATION DURING SUFFICIENT RAINFALL (RSD SERIES). IN ADDITION, AN ACCLIMA TDT SENSOR WITH SOX CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION AMOUNTS
15. THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
16. THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 30 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT
17. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE
18. THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
19. BACKFLOW PREVENTION DEVICES MUST BE INSTALLED AT THE CONNECTION POINTS FOR BOTH SYSTEMS
20. SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT
21. ZONES ARE DESIGNED TO FUNCTION AT 35 GPM AND 40 PSI AT THE VALVE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AT ALL HEADS TO INSURE PROPER PRESSURE AND WATER QUANTITY FOR THE DESIGNED COVERAGE
22. CONTRACTOR SHALL CONSULT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TIMING OF THE SYSTEM, BASED ON CURRENT WATER RESTRICTIONS
23. SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER THE NEW TREE AND SHRUB PLANTINGS AS DIRECTED BY THE LANDSCAPE ARCHITECT
24. ALL LINE LOCATIONS MUST BE ADJUSTED ON-SITE TO INSURE THAT THEY DO NOT IMPACT THE MAJOR ROOT SYSTEMS OF THE TREES TO BE PRESERVED
25. ALL IRRIGATION HEADS SHALL BE LOW-VOLUME, MICRO-IRRIGATION TO MINIMIZE WATER CONSUMPTION
26. SET RUN TIMES FOR THE SYSTEM PER RECOMMENDATIONS BY IAS @ EPIS/PASU/LEPU/AE210
27. ON HEADS LOCATED BELOW THE VALVE LOCATIONS, INSURE CHECK VALVES ARE INSTALLED AT THE HEAD
28. ANY EXISTING IRRIGATION ENCOUNTERED SHALL BE PRESERVED
29. POP-UP HEIGHTS WITHIN SOD AREAS SHALL BE SET AT 6"
30. ALL VALVES SHALL HAVE A FACTORY-INSTALLED FILTER SENTRY AND VERIFIED BY CONTRACTOR
31. VERIFY CONTROLLER SET-UP WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
32. ALL IRRIGATION INSTALLATION SHALL MEET 2015 GRADES AND STANDARDS
33. NO IRRIGATION HEADS SHALL BE INSTALLED ON RISERS UNLESS SPECIFICALLY NOTED AND DETAILED
34. ALL AS-BUILTS, VERIFICATIONS, ETC. MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE
35. BUBBLERS AT ALL TREES AND PALMS SHALL BE STAKED AT THEIR PROPER LOCATIONS



**IRRIGATION ZONE DATA**

414 TOTAL GPM x 15 = 621 GFR x 2 1242 GPM / 7 = 178 GPD

GPM = GALLONS PER MINUTE  
 GFR = GALLONS PER ZONE RUN TIME  
 GPM = GALLONS PER WEEK  
 GPD = GALLONS PER DAY

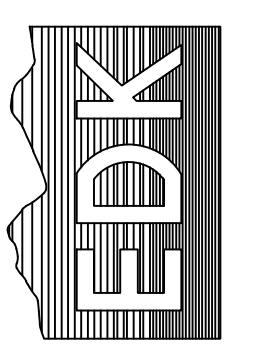


RICHARD A KESSELRING JR., P.L.A. ASLA  
 LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

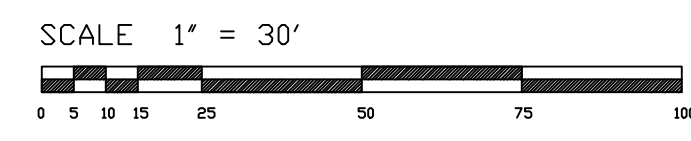
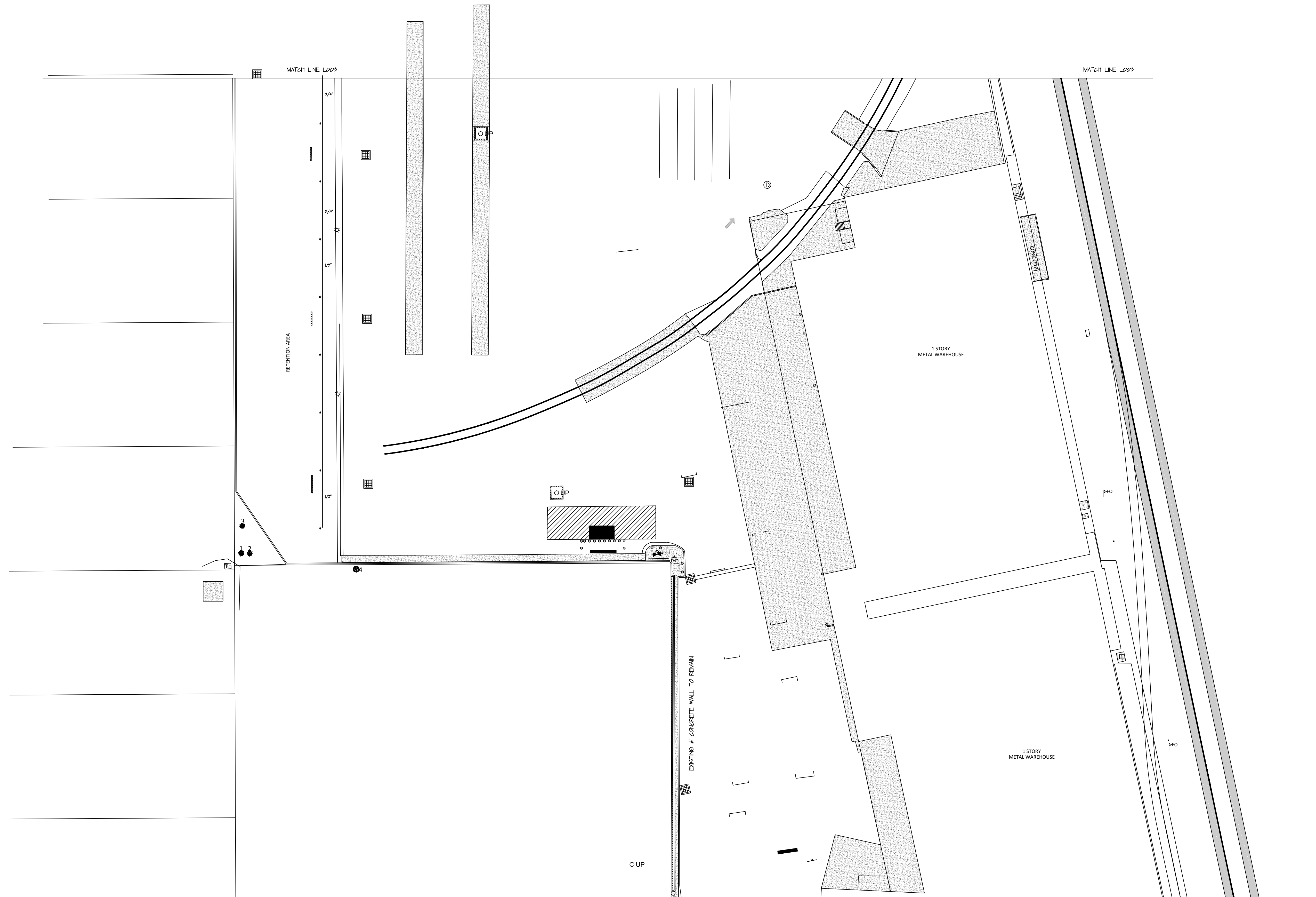
NO.	DATE	DESCRIPTION
2	8/23	COMMENT RESPONSES
1	4/23	COMMENT RESPONSES

DATE:	12 / 22
DRAWING NO.:	
VIEW NAME:	
SCALE:	1" = 30'
JOB NO.:	
FB:	
PC:	

ENVIRONMENTAL DESIGN  
 ANDY KESSELRING, LANDSCAPE ARCHITECT  
 P.O. BOX 5121  
 1920 SE 8th STREET  
 OCALA, FLORIDA 34478  
 (352) 622-8899  
 LANDSCAPE ARCHITECTURE, SITE PLANNING,  
 GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN



IRRIGATION PLAN 1  
 BOISE CASCADE  
 EDGEWATER  
 FLORIDA



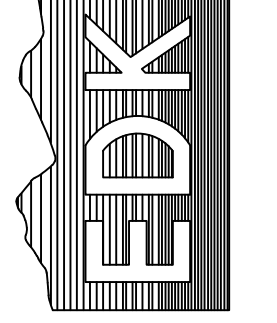
RICHARD A KESSELRING JR., PLA, ASLA  
 LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

NO.	DATE	COMMENT RESPONSES	RAK	BY
1	4/13			

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 DRAWING NO.:  
 VIEW NAME:  
 FB: PG:

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 JOB NO.:

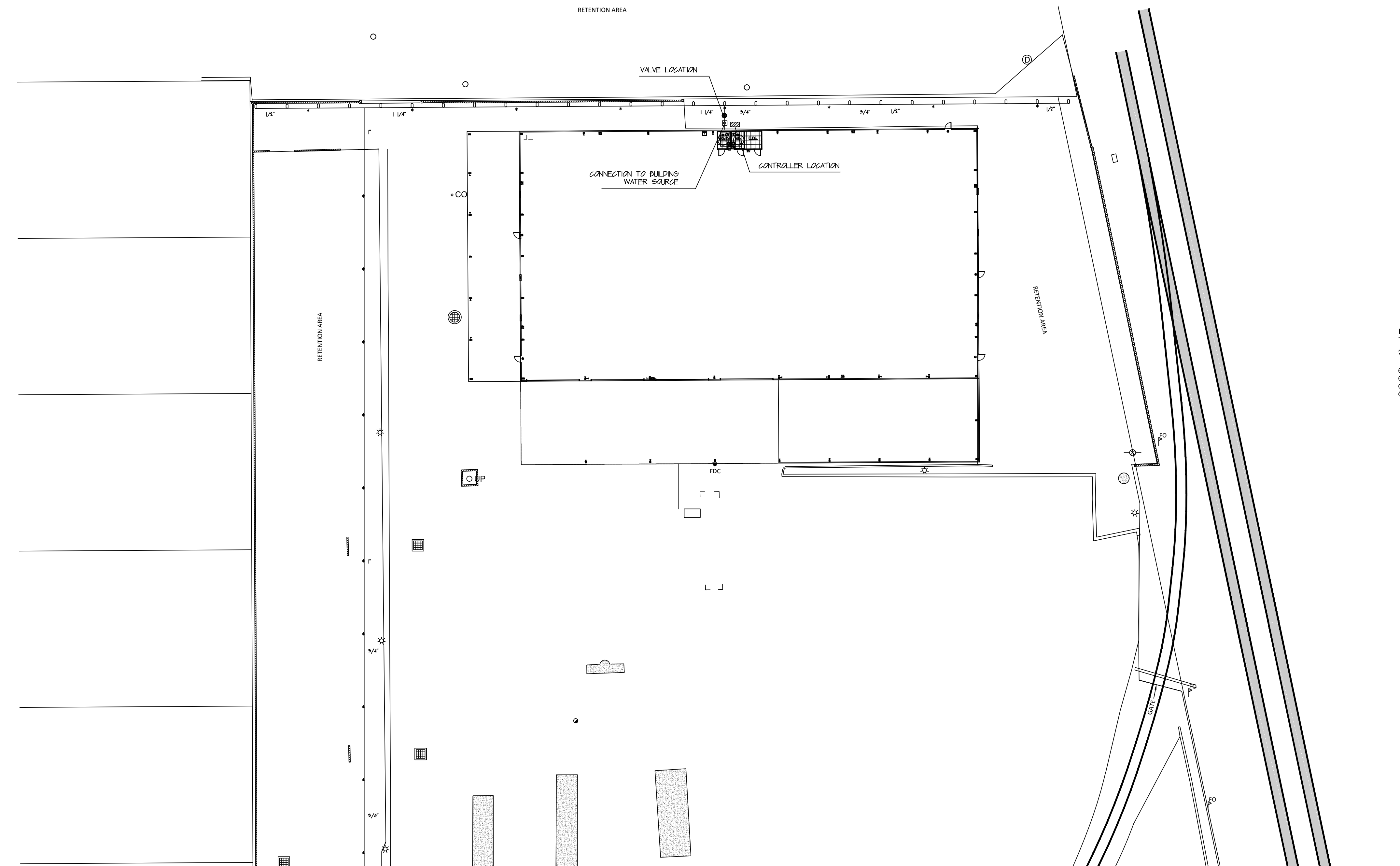
ENVIRONMENTAL DESIGN  
 ANDY KESSELRING, LANDSCAPE ARCHITECT  
 1920 SE. 8th STREET P.O. BOX 5121  
 OCALA, FLORIDA 34478 (352) 622-8899  
 LANDSCAPE ARCHITECTURE, SITE PLANNING,  
 GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN



IRRIGATION PLAN 2  
 POISE CASCADE FLORIDA  
 EDGEWATER

SHEET L002 of





- IRRIGATION LEGEND**
- HUNTER MP 1000 SERIES POP-UP SPRAY HEADS
  - ✱ HUNTER PGB SERIES BUBBLER HEADS FOR TREES
  - SOIL SENSOR LOCATION
  - ⊞ CONNECTION TO EXISTING WATER METER
  - ▣ HUNTER X-CORE (2-STATION) CONTROLLER
  - 1" NELSON VALVES IN WATER-RESISTANT BOXES
  - == SLEEVING - SCH. 40 PVC

**IRRIGATION ZONE DATA**

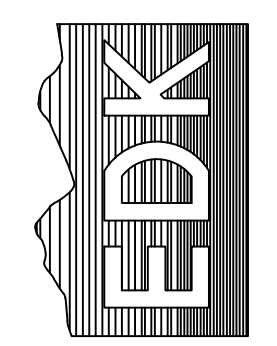
160 TOTAL GPM x 15 = 2400 GPM / 7 = 343 GPD

GPM = GALLONS PER MINUTE  
 GPD = GALLONS PER DAY  
 GFW = GALLONS PER WEEK

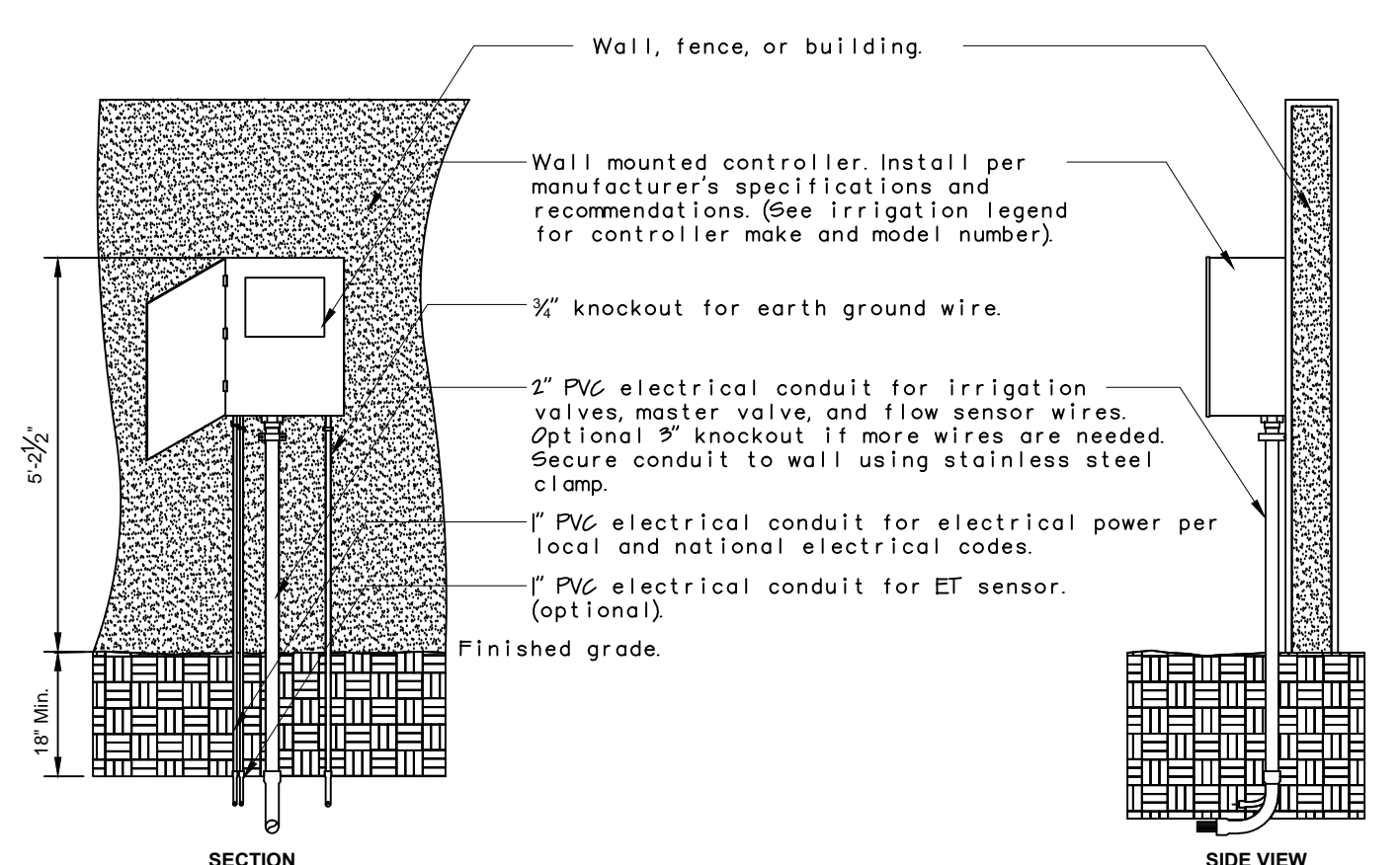
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1	4/23			

DATE:	12 / 22
DRAWING NO.:	
VIEW NAME:	
SCALE:	1" = 30'
JOB NO.:	
FB:	
PG:	

ENVIRONMENTAL DESIGN  
 ANDY KESSELRING, LANDSCAPE ARCHITECT  
 P.O. BOX 5121  
 1920 SE. 8th STREET  
 OCALA, FLORIDA 34478  
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 LANDSCAPE ARCHITECTURE, SITE PLANNING,  
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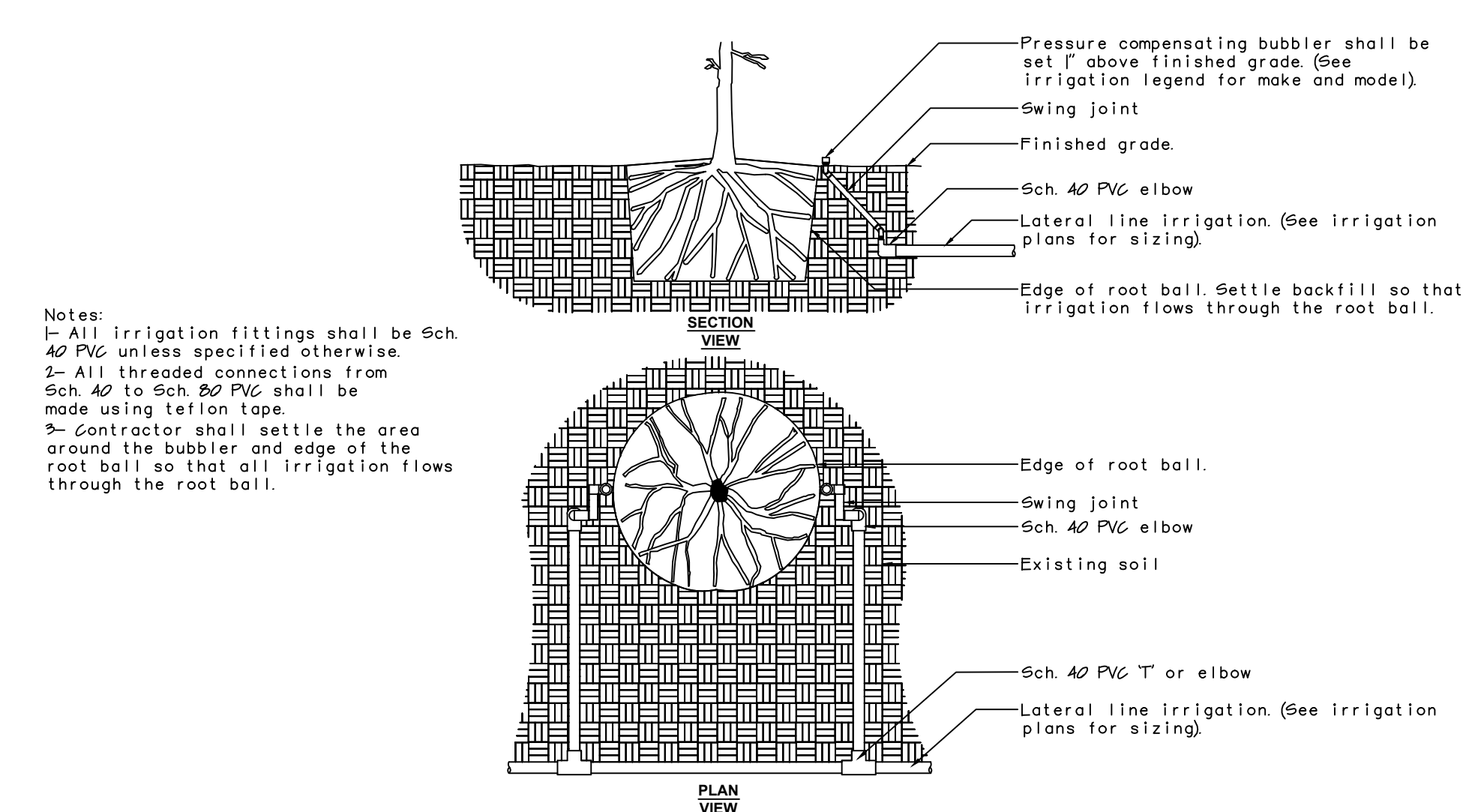
IRRIGATION PLAN 3  
 BOISE CASCADE  
 EDGEWATER FLORIDA



**Notes:**

- Common and controller wire to be bundled using electrical tape at 1/2" on center.
- Grounding rods shall be located between 8" to 12" away from the controller. Grounding rods shall be 6' in length, connect the grounding rod to the controller using 6 gauge bare copper wire per manufacturer's specifications.
- Rain sensor device shall be installed within 30' of the controller, a minimum of 6' high, and out from any overhead obstructions such as building overhangs, trees, or utilities.

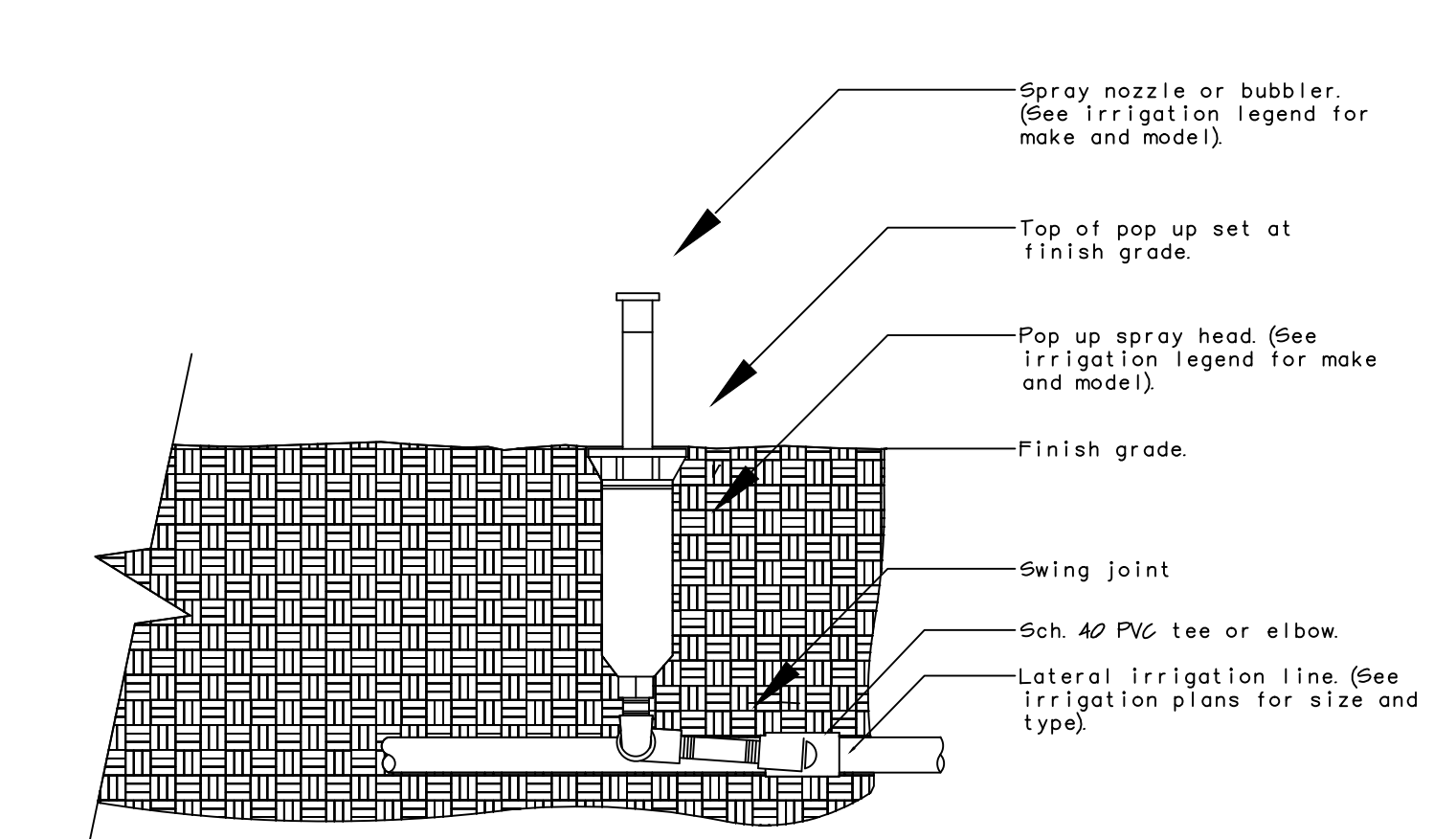
WALL MOUNTED CONTROLLER



**Notes:**

- All irrigation fittings shall be Sch. 40 PVC unless specified otherwise.
- All threaded connections from Sch. 40 to Sch. 80 PVC shall be made using teflon tape.
- Contractor shall settle the area around the bubbler and edge of the root ball so that all irrigation flows through the root ball.

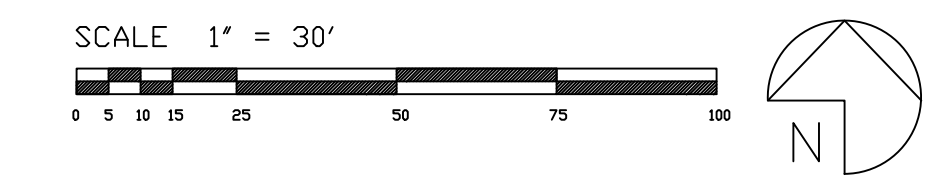
TREE BUBBLER LAYOUT



**Notes:**

- 6" pop ups shall be used in turf areas.
- Contractor shall settle soil around the pop up after installation.
- All pop up spray heads shall have check valves.
- All Sch. 40 PVC to Sch. 80 PVC connections shall be made using teflon tape.

POP UP-SPRAY HEAD



# **STAFF REPORTS**

# City Attorney Smith

# Police Chief DeSchryver

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

	<b>August</b>	<b>September</b>
<b>Residential Burglaries</b>	1	0
<b>Commercial Burglaries</b>	1	0
<b>Auto Burglaries</b>	2	1
<b>Theft</b>	3	0
<b>Assault/Battery</b>	1	2
<b>Sexual Battery</b>	0	0
<b>Homicides</b>	0	0
<b>Robbery</b>	0	0
<b>Traffic Accident</b>	10	12
<b>Traffic Citations</b>	108	73
<b>Traffic Warnings</b>	135	117
<b>Felony Arrests</b>	1	1
<b>Misdemeanor Arrests</b>	6	1
<b>Warrant Arrests</b>	0	0
<b>Traffic Arrests</b>	0	3
<b>DUI Arrests</b>	1	1
<b>Code Compliance Reports</b>	20	25

**Department Highlights:**

- On September 12, 2023 the Edgewood Police Department celebrated National Women’s Day by recognizing Officer Amy Schlopy and Detective Nicolle Crock for everything they have done for the City and its residence.
- On September 13<sup>th</sup>, the Chief of Police Dean DeSchryver attended the National Latino Peace Officers Association Conference.
- From September 17<sup>th</sup> through September 23<sup>rd</sup>, the Edgewood Police Department participated in Child Passenger Safety Week. During this time, we promoted the public to get their children’s car seats check for proper installation. We currently have 4 individuals at the department certified to conduct car seat checks.
- The week of September 18<sup>th</sup> through September 24<sup>th</sup> the Officers participated in Rail Safety Week. During this week, there was extra patrolling of the rail road tracks to educate the public on the dangers of stopping on the tracks.
- From September 25<sup>th</sup> through September 19<sup>th</sup>, Stacey Salemi attended a course on the Legal Issues of Code Enforcement.

Reporting Dates: September 1<sup>st</sup> – 30<sup>th</sup>

# City Clerk Riffle

# **MAYOR & CITY COUNCIL REPORTS**

# Mayor Dowless



# Council Member Chotas

# Council Member Pierce

# Council Member Rader

# Council Member Lomas

# Council President Horn

# ADJOURN