



CITY COUNCIL REGULAR MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Tuesday, May 17, 2022 at 6:30 PM

AGENDA

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

A. CALL TO ORDER

B. INVOCATION & PLEDGE OF ALLEGIANCE

C. ROLL CALL & DETERMINATION OF QUORUM

D. PRESENTATION AND PROCLAMATIONS

E. APPROVAL OF MINUTES

- [1.](#) April 19 2022 Meeting Minutes

F. ORDINANCES 1ST READING

- [1.](#) Ordinance 2022-03 - Comp Plan Amendment

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

- [1.](#) Ordinance 2022-01 - County Zoning to City Zoning

H. UNFINISHED BUSINESS

I. NEW BUSINESS

- [1.](#) Resolution 2022-04 2nd Quarter Budget Amendment

J. GENERAL INFORMATION

K. CITIZEN COMMENTS

L. BOARDS & COMMITTEES

- [1.](#) Boards and Committees - Planning and Zoning Report

[2.](#) Special Exception 2022-02 - 169 Jamaica Ln. - Art Stone Granite

[3.](#) Holden Avenue PD/Haven Oaks Development Plan/Preliminary Subdivision Plan

M. STAFF REPORTS

City Planner Hardgrove

City Attorney Smith

Police Chief Freeburg

[1.](#) Chief Freeburg April 2022 Report

Interim City Clerk Riffle

N. MAYOR AND CITY COUNCIL REPORTS

Mayor Dowless

Council Member Chotas

Council Member Pierce

Council Member Rader

Council Member Lomas

Council President Horn

O. ADJOURNMENT

UPCOMING MEETINGS

Monday, June 13, 2022.....Planning & Zoning Meeting

Tuesday, June 21, 2022.....City Council Meeting

Meeting Records Request

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

Americans with Disabilities Act

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



CITY COUNCIL REGULAR MEETING
City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Tuesday, April 19, 2022 at 6:30 PM

DRAFT MEETING MINUTES

CALL TO ORDER

Council President Pro-Tem Pierce called the meeting to order at 6:30 pm. He asked for a moment of silence, followed by leading everyone in the Pledge of Allegiance.

ROLL CALL & DETERMINATION OF QUORUM

Council President Horn and Councilmember Chotas requested excused absences as they could not attend the meeting.

Councilmember Rader made the motion to excuse Council President Horn and Councilmember Chotas; second by Councilmember Lomas. Approved (3/0).

PRESENT

Councilmember Ben Pierce
Councilmember Chris Rader
Councilmember Susan Lomas

ABSENT

Councilmember Lee Chotas
Council President Richard Horn

STAFF

Sandra Riffle, Interim City Clerk
John Freeburg, Police Chief
Shannon Patterson, Police Chief of Staff
City Attorney, Drew Smith
Ellen Hardgrove, AICP City Planner
Allen Lane, P.E. CPH City Engineer

Consultants - Carr Riggs & Ingram CPAs and Advisors

Yvonne M. Clayborne, CPA, CAM, CITP
Jennifer Polk, Senior Accountant

APPLICANTS

John Mezzina 506 and 512
Eric and Tina Baker – 535 Mandalay Rd

ORGANIZATIONAL MEETING

1. Election of Council President and Council President Pro Tem

A brief discussion was held regarding the election of a Council President and Council President Pro Tem.

Councilmember Lomas made a motion for Council President Horn to continue as Council President; seconded by Council President Pro Tem Pierce. Approved (3/0).

Councilmember Rader made a motion for Council President Pro Tem to continue as Council President Pro Tem; seconded by Councilmember Lomas. Approved (3/0).

2. Designation of Council Assignments

After a brief discussion, it was decided that each Councilmember would retain their areas of responsibility (not already under the jurisdiction of the Mayor).

Council President Pro Tem Pierce made a motion to keep each Councilmember's assignment the same; second by Councilmember Rader. Approved (3/0).

The areas of responsibility are the following:

Finance	Ben Pierce
Code Compliance	Councilmember Chotas
HAINC Liaison	Council President Horn
Cypress Grove Liaison	
Land Development/Master Plan	Councilmember Rader
Public Works	Councilmember Lomas
Police Department	Mayor Dowless
City Hall	
Contract Staff	
MetroPlan	

3. Review and appointment of consultants per City Charter

Interim City Clerk Riffle provided the current billing costs and terms for each consultant. There were no rate changes in the 2021/2022 fiscal year budget. She said staff maintains a positive view of each of the consultants.

It was the recommendation of Mayor Dowless and the consensus of the City Council to maintain the agreements with CPH, McDirmit-Davis, CRI, Ellen Hardgrove, Shepard, Smith, Kohlmyer & Hand, P.A., and Garganese, Weiss, D'Agresta & Salzman, P.A.

Councilmember Rader made a motion to accept the appointment of consultants with no changes; seconded by Councilmember Lomas. Approved (3/0).

PRESENTATIONS AND PROCLAMATIONS

1. Fiscal Year 2020/2021 Audit Report

Auditor Clayborne, Auditing and Consulting partner with Carr, Riggs and Ingram, LLC. (CRI), presented the annual audit for the 2020/2021 fiscal year. She summarized the reports and analyses related to the City's accounting and reporting via a PowerPoint that is attached to the minutes.

CRI audited the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the City's basic financial statements.

Primary features of the audit review included that the City is relatively debt-free and has a positive net position with a healthy positive unassigned fund balance. Auditor Clayborne pointed out the City needs a process to dispose of capital assets. CRI recommended designating an asset custodian and formalizing the policies and procedures.

Auditor Clayborne said Chief Freeburg has been the de facto custodian for the Police Department's assets. She suggested that City Hall formalize a process to be brought before Council for the record.

In response to Councilmember Pierce, she said the capital asset threshold is at \$1,000. Many cities have raised their thresholds, and the Department of Financial Services has the threshold for tangible property at \$5,000. The City has to track the items that are below the threshold.

Auditor Clayborne said the City needs to update the accounting policies and establish the new threshold, naming the person delegated to be the asset custodian.

McDermitt Davis will watch for items coded as capital outlay but do not meet the threshold, and they will move the item back into repair and maintenance. CRI will maintain the depreciation schedule on their software.

There was no public comment.

Councilmember Rader made a motion to accept the fiscal year 2020/2021 audit report; seconded by Councilmember Lomas. Approved (3/0).

APPROVAL OF MINUTES

1. March 15, 2022 City Council Draft Minutes

Mayor Dowless requested a change to page five of the minutes under the Mayor's report. Change to "will go" to the Governor for signature, in place of

Councilmember Lomas made a motion to approve the minutes with the requested changes; seconded by Council President Pro Tem Pierce. Approved (3/0).

ORDINANCES 1ST READING

1. Ordinance 2022-01 - County Zoning to City Zoning

Attorney Smith read Ordinance 2022-01 in title only.

This agenda item relates to the creating new zoning districts for land annexed into Edgewood from Orange County. Planner Hardgrove explained that when properties were annexed into Edgewood, excepting the Legacy at Lake Jessamine PD and the ECD, the City did not establish city zoning for the annexed land. She said that according to Code Section 134-172, all annexed areas retain their original zoning classification unless the City changes it. The lack of establishing a city zoning district has created confusion amongst staff regarding development application standards.

The notation for the new districts would be "CA", meaning County annexed. New zoning districts would largely keep the same standards as the county where the properties were originally zoned to avoid nonconforming situations. The permitted uses, though, would track the City zoning districts. Rezoning to the new districts will give the City more control over uses.

Planner Hardgrove said that P&Z recommended keeping the City's standard maximum Impervious Surface Ratio (ISR) of 45% in lieu of the County's open space requirements. In response to Councilmember Lomas, Attorney Smith said that by keeping the County site standards, the new zoning districts would allow the avoidance of nonconforming structures instead of rezoning the annexed land to an existing City zoning district.

Attorney Smith agreed with Planner Hardgrove for rezoning in stages rather than at one time.

There was no public comment.

Councilmember Rader made a motion to approve Ordinance 2022-01; seconded by Council President Pro Tem Pierce. Approved (3/0).

The motion was approved with a roll call vote

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

3. Ordinance 2022-03 – Comprehensive Plan Amendment

Attorney Smith read Ordinance 2022-03 in title only.

Planner Hardgrove said this is the beginning of the comprehensive plan amendment process and is specific to Future Land Use Policy 1.1.6. It will then go to the State for review and return to Council for second reading.

She said that this amendment would create a new designation on the Future Land Use Map (FLUM) called a Site-Specific Pan. Applicants wishing to develop under this designation would have to get a comprehensive plan amendment and rezone to a new district that would be created specifically for this new future land use designation.

The Site-Specific Plan would be used for parcels requiring a more detailed review level to ensure land use and or environmental compatibility. As written, the designation would allow any use permitted in the City conditioned on the demonstration of adjacent land use and environmental compatibility. The maximum permitted density is set at 15 units per acre, and for nonresidential, the maximum allowed Floor Area Ratio is set at 1.0.

Planner Hardgrove said that if the future land use becomes Site-Specific Plan, the applicant must rezone their property to the new zoning district. They also would have to amend the comprehensive plan for a text amendment outlining the proposed development details.

Councilmember Rader asked if all properties in the City could benefit from this comprehensive plan amendment. Planner Hardgrove responded that this would primarily be for redevelopment and could have been used for the Holden PD.

Councilmember Rader said he does not like legislating to a particular use. It appears this designation is being created for the Randall property south of Holden adjacent to Orange Blossom Trail. This property is next to residential neighborhoods.

He thinks the concept of the designation is sound, but he doesn't think there is enough land on the Randall property to take advantage of it but said he recognized that a positive element is the ability to negotiate.

Mayor Dowless said the benefit was to control what could go there.

Further discussion ensued regarding the new zoning district.

Planner Hardgrove also discussed the other part of the proposed amendment, which is to add language to the policy related to all future land use designations. The new language stipulates that the maximum densities/intensities in the policy are not entitlements. Other factors may limit the ability to achieve the maximums allowed.

She asked if Council wanted to transmit this to the State for their consideration. There was no public comment.

Councilmember Lomas made a motion to approve the transmittal of Ordinance 2022-03 to the State; seconded by Council President Pro Tem Pierce. Motion failed (2/1).

A roll call vote was taken.

Councilmember Lomas	Favor
Councilmember Rader	Oppose
Council President Pro Tem Pierce	Favor
Council President Horn	Absent
Councilmember Chotas	Absent

Attorney Smith said all three votes are required for the motion to pass.

Council President Pro-Tem Pierce made a Motion to table the transmittal until the May 17, 2022 City Council meeting; seconded by Councilmember Lomas. Approved (3/0).

A roll call vote was taken.

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

It was agreed upon that Planner Hardgrove would prepare a presentation of the proposed new zoning district for the next meeting to provide a more comprehensive understanding of the amendment.

4. Ordinance 2022-02 - Window Sign Change First Reading

Attorney Smith read Ordinance 2022-02 in title only

Planner Hardgrove said the purpose of the proposed change in the sign code is the trend of building design with a lot of windows, and under the current sign standards, a window sign can be on 25% of each window on each floor, resulting in clutter. What is being proposed is that a window sign would be permitted only on ground floor windows. Only one window sign would be allowed not to exceed five square feet or on two windows if symmetrically designed up to seven square feet.

Councilmember Rader commented that all sized buildings would have the same signage entitlements. Planner Hardgrove agreed but added that larger buildings are allocated more copy area that can be used on ground signs and wall signs.

Attorney Smith said that existing signs could remain.

In response to a question by Councilmember Rader, Attorney Smith said a sign survey will need to be made if the ordinance passes to document legal signs.

A brief discussion ensued regarding regulating content and what should be permitted compared to the scale of a building.

Mayor Dowless said that he thought allowing 25% of a window for signage is a large amount, and Planner Hardgrove noted that the City’s signage allowance is very generous.

Councilmember Rader said he agrees that five square feet is easier to administer and enforce than 25%, but there is an administrative burden to inventory the existing signage.

Interim City Clerk Riffle confirmed to Mayor Dowless that the NOVO Solutions application could store signage photos, which could help code enforcement. Chief Freeburg likes having the window sign permit tied to the BTR process.

Interim City Clerk Riffle said a letter from John Moccio representing the Edgewood Business and Property Owners Association was included in the agenda stating that they do not support the proposed sign regulation changes.

There was no additional public comment.

Council President Pro Tem Pierce made a motion to approve the first reading of Ordinance 2022-03 window signage; seconded by Councilmember Lomas. Approved (3/0)

The motion was approved by roll call vote.

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

PUBLIC HEARINGS (ORDINANCES – SECOND READINGS & RELATED ACTION) - None

UNFINISHED BUSINESS - None

NEW BUSINESS - None

GENERAL INFORMATION - None

CITIZEN COMMENTS - None

BOARDS & COMMITTEES

- Proposed Replat and Variance 2022-01 - 506 & 512 Linson Ct.**

The requested replat is a lot line adjustment for two lots in the Oak Lynn subdivision proposing that both lots have lakefront access. Planner Hardgrove said her recommendation is for approval conditioned on the existing house on Lot 15 to be demolished before the plat is recorded to ensure that the use of both lots meets R-1AA zoning district standards.

The applicant would like City Council to determine the rear lot line of new Lot 2 to be the south property line. They have a sufficient building envelope that would be a buildable lot using that line as a rear lot line.

Planner Hardgrove said that the applicant has also requested a variance for the front yard setback on new Lot 2 to be 30 feet, which is the R-1AA standard. The variance is needed due to the irregularly shaped lot. A front setback of 30 feet on this lot would be consistent with other houses on irregularly shaped lots on the street.

Planner Hardgrove noted that minor changes are needed to be submitted for the plat before recording as addressed in the CPH report and recommended that staff be able to ensure the changes are complete without the need to return to City Council.

In response to Councilmember Lomas related to the potential construction of docks on each of the lots, Engineer Lane said that docks are measured from the side lot lines. For dock construction, the designated rear lot line would be considered to be a side lot line because of the two lot lines tying into the lake.

Councilmember Rader asked the recourse if the demolition of the house does not occur. Attorney Smith said there would be an issue during permitting and Planner Hardgrove said the City has to sign off on the plat. Councilmember Rader noted that it seemed strange for there to be a physical condition to record a plat.

Property owner John Mezzina said he doesn't object to the demolition of the house as long as the replat is approved.

Councilmember Rader made a motion to approve the plat, dated received March 30, 2022, conditioned that before recording the plat that the minor changes noted by CPH to the survey and the plat be corrected, a note added to the plat to provide for allowance of the drainage and utilities on Lot 1, the house on Lot 2 shall be demolished, and the new south lot line on Lot 2 be considered as the rear lot line for new construction on the lot; second by Council President Pro Tem Pierce. Approved (3/0).

There was no public comment.

The motion was approved with a roll call vote.

Councilmember Rader	Favor
Council President Pro-Tem Pierce	Favor
Councilmember Lomas	Favor
Council President Horn	Favor
Councilmember Lomas	Favor

Councilmember Rader made a motion to approve Variance 2022-01, allowing the front setback for Lot 2 to be measured as a standard R1AA lot; i.e., the setback would be measured at 30 feet from the front property line; second by Councilmember Lomas. Approved (3/0).

There was no public comment.

The motion was approved with a roll call vote.

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

2. Variance 2022-02 - 535 Mandalay Rd. Home Addition

Engineer Allen Lane with CPH explained that the property owners at 535 Mandalay Road request a variance to allow a proposed addition to their single-family residence to encroach into the side yard setback by 1'-1" leaving 8'-11" from the corner of the addition to the side lot line. He noted that Planning and Zoning reviewed the application and recommended approval.

In response to Councilmember Lomas, Engineer Lane confirmed the dimensions of the addition.

Property owner Eric Baker explained the conditions of the lot. He said the need for the addition is due to the need to work from home and that Tina Baker had been working from a walk-in closet located in the garage.

Councilmember Lomas noted that most Covid-19 restrictions were over. Mr. Baker explained that initially, his wife worked from home due to Covid-19. Since then, she was given a choice to move to Connecticut or work from home.

The City did not receive any objections resulting from the public notice. There was no public comment.

Councilmember Lomas made the motion to approve Variance 2022-02 to allow the building addition to encroach into the side setback by 1'-1" leaving 8'-11" from the corner of the addition to the side lot line; second by Council President Pro Tem Pierce. Approved (3/0).

The motion was approved with a roll call vote.

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

STAFF REPORTS

City Attorney Smith

Attorney Smith said Planning and Zoning asked permission to review the City's tree and landscaping code. A landscape engineer serves on the Board and has some suggestions. There was no objection from the Council.

Police Chief Freeburg – March 2022 Report

- Chief Freeburg said the accreditors would be at the Police Department the following week.
- The Police Department secured two slots at the Academy in September if they are needed. The State will pay for this under certain circumstances.

- There has been an increase in traffic accidents. There have been a lot of lane shifts on Orange Avenue due to construction. He met with FDOT, put out some promotions, and the department did some enforcement.
- He met with Engineer Lane, Attorney Smith, Code Enforcement Officer Salemi, and Interim City Clerk Riffle to discuss ways to approach some code enforcement conditions.
- CrimeLine brought insulated bags which he offered to Council and Staff.

Interim City Clerk Riffle

- Interim Clerk Riffle reviewed the proposed TRIM calendar and asked Council to let her know if they had any conflicts.
- She said that City Hall made a hire, and Ashley Pagan is the new part-time Administrative Assistant. Ms. Pagan is fitting in very well.

MAYOR AND CITY COUNCIL REPORTS

- Mayor Dowless
 - Mayor Dowless said that Interim Clerk Riffle is doing well in the transition.
 - He complimented Chief and Shannon who have taken on additional responsibilities.
 - Rules for ARPA money have changed for those receiving under ten million dollars and the money does not have to be allocated towards a particular project or prove the loss. Chief said the decision needs to be made on how the money will be spent by the first annual report. The money needs to be allocated by 2024 and spent by 2026. He recommends a group to make decisions on how the money is spent.
- Council Member Chotas - Absent
- Council Member Pierce - No report
- Council Member Rader - No report
- Council Member Lomas
 - Councilmember Lomas discussed Community Action Board finance information. She said it does not go very far.
- Council President Horn - Absent

ADJOURNMENT

Council President Pro Tem Pierce made a motion to adjourn the meeting at 8:40 pm.

Richard A Horn
Council President

Attest:

Sandra Riffle, CMC, CBTO
Interim City Clerk

Approved in the _____ Council Meeting.

ORDINANCE NO. 2022-03

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

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WHEREAS, the City Council of the City of Edgewood adopted the City of Edgewood Comprehensive Plan by Ordinance No. 91-378 on December 17, 1991, pursuant to Chapter 163.3184, Florida Statutes; and

WHEREAS, the City Council of the City of Edgewood amended the City of Edgewood Comprehensive Plan by Ordinance No. 2013-04 on November 19, 2013, pursuant to Chapter 163.3184, Florida Statutes; and

WHEREAS, the City Council of the City of Edgewood amended the City of Edgewood Comprehensive Plan by Ordinance No. 2021-02 on December 21, 2021 pursuant to Chapter 163.3184, Florida Statutes; and

WHEREAS, the City of Edgewood Comprehensive Plan, is the product of an ongoing planning process; and

WHEREAS, an updated and current City of Edgewood Comprehensive Plan is essential to direct the City’s future planning programs; and

WHEREAS, in some circumstances, certain future land uses require a more detailed level of review to ensure adjacent land use compatibility, environmental compatibility, and/or coordination with the limited availability public infrastructure; and

WHEREAS, the Local Planning Agency for the City of Edgewood received input and advice from its planners and staff; and

WHEREAS, the City Council of the City of Edgewood deems it necessary to make such revisions to the City of Edgewood Comprehensive Plan, as contained in this Ordinance; and

WHEREAS, all required public notices and public hearings for such amendment to the City of Edgewood Comprehensive Plan have been properly given and held; and

WHEREAS, amendments to the Comprehensive Plan as contained in this Ordinance are identified by underlined text.

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

SECTION 1. LEGISLATIVE FINDINGS. The Recitals set forth above are hereby adopted as legislative findings of the City Council of the City of Edgewood.

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SECTION 2. COMPREHENSIVE PLAN AMENDMENT TEXT. .

Policy 1.1.6 Development orders shall only be approved consistent with the adopted Future Land Use Map. The Future Land Use Map classifications are defined below:

Commercial: Activities within land areas that are predominantly connected with the sale, rental and distribution of products, or performance of services. Commercial uses will be at a relatively low to moderate intensity, consistent with existing uses. Maximum commercial intensity shall be 0.50 F.A.R. (floor area ratio), unless as set forth below.

Properties with a Commercial Future Land Use designation that have frontage on a roadway designated as "principal arterial", may have a mixed-use development pattern not exceeding 3.0 F.A.R. and up to 80 dwelling units per acre, when adequate public facilities and services are demonstrated to be available and land use compatibility demonstrated. This mixed-use pattern will promote infill and redevelopment, while also promoting a reduction in vehicle trips and promoting mobility. Properties developing under the mixed- use concept may develop meeting the following design components, implemented through the land development regulations:

1. Massing and scale building heights shall be permitted by land development regulations; however, floors over the first may be required to be stepped back to provide massing relief from adjacent properties with a residential designation.
2. All sides of mixed use buildings shall incorporate architectural detail and design elements so that there are no blank walls on the exterior, incorporating a variety of rooflines, windows, and visual relief through changes in building material, as well as horizontal and vertical changes in the building facades.
3. Active uses within mixed-use buildings, including parking areas, recreational facilities, and mechanical equipment shall be appropriately buffered to reduce impact on existing residential uses.
4. Lighting and signage shall be appropriately designed, scaled and shielded to reduce impact on surrounding residential areas.
5. Other compatibility measures and development standards as may be defined through the Planned Development and site plan review process.
6. Any site with a property line adjacent to a street that provides access to a residential neighborhood shall have no curb cuts onto the residential street, so as to minimize impact to the residential neighborhood, unless approved by

82 City Council in a public hearing as part of a Planned Development Zoning or
83 a conditional use process.

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85 Low Density Residential: Low density residential land uses shall be at a density
86 not exceeding 4 dwelling units per acre.

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88 Medium Density Residential: Medium density residential land uses shall be at a
89 density greater than 4 dwellings units per acre and not exceeding 7 dwelling units
90 per acre.

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92 High Density Residential: High density residential land uses shall be at a density
93 exceeding 7 dwelling units per acre but not greater than 16 units per acre.

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95 Institutional: Activities within land areas that are predominantly connected with
96 government, schools, hospitals, and medically related facilities. Institutional land
97 uses will be at a relatively low to moderate intensity, consistent with existing
98 uses. Maximum institutional intensity will be 0.50 F.A.R. (floor area ratio).

99
100 Site Specific Plan: The Site Specific Plan designation is used for parcels that, due
101 to the proposed use, residential and/or nonresidential, require a more detailed
102 level of review to ensure land use and/or environmental compatibility. To be
103 compatible means, a development, building and/or land use is designed to be able
104 to exist or occur without conflict with its surroundings in terms of its uses, scale,
105 height, massing, and location on its site, *as well as to avoid negative impacts to*
106 *public services and facilities, and to provide environmental sustainability.* The
107 permitted uses on property with a Site Specific Plan designation shall be those
108 allowed in any of the other City future land use designations; however, the ability
109 to develop any use on the property shall be conditioned on demonstration of
110 adjacent land use and environmental compatibility. The maximum density
111 allowed shall be 16 units per acre for residential and 1.0 floor area ratio for
112 nonresidential. Simultaneously with establishing this designation on the Future
113 Land Use Map, a policy amendment shall be approved that details the
114 development program for the property including, at a minimum, specific
115 permitted uses and maximum density/intensity. Any change to such policy
116 directives shall require a comprehensive plan amendment. Development on
117 properties with this designation shall be required to be rezoned to the Site Specific
118 Plan District to ensure a well-planned development program compatible with
119 adjacent uses through consistency with site specific design standards and
120 architectural controls.

121 The density/intensity maximums listed in this policy are not an entitlement and are
122 not achievable in all situations. Many factors may limit the permitted use and/or

123 density and/or intensity including, but not necessarily limited to, physical limitations
124 imposed by property dimensions and onsite natural resources and environmental
125 systems; necessary land use compatibility design standards; *compliance with smart*
126 *growth development design including, but not limited to, the need to accommodate*
127 *innovative technology for the provision of infrastructure needs such as electric*
128 *charging stations and alternative energy sources, and green building design; the need*
129 *to provide recreation space in employment as well as residential areas; as well as*
130 compliance with applicable code requirements such as, but not limited to parking,
131 open space, setbacks, and impervious surface maximums.

132 **SECTION 3.** All ordinances or parts of ordinances in conflict with this Ordinance are
133 hereby repealed.

134
135 **SECTION 4.** After the first public hearing, this amendment was transmitted to the
136 Department of Economic Opportunity, and a copy was submitted to each of: the East Central
137 Florida Regional Planning Council, the St. Johns River Water Management District, the
138 Department of Environmental Protection, the Department of State, the Department of
139 Transportation, Orange County, and any other unit of local government or governmental agency
140 in the State of Florida that has filed a written request with the Clerk of the City of Edgewood,
141 Florida.

142
143 **SECTION 5.** This Ordinance shall become effective 31 days after the Department of
144 Economic Opportunity notifies the City that the Plan Amendment package is complete, or on the
145 date a final order is issued by the Department of Economic Opportunity or Administration
146 Commission finding the amendment in compliance, whichever occurs sooner. No development
147 permits or land uses dependent on this amendment may be issued or commence before it has
148 become effective.

149
150 **FIRST READING** on the ____ day of _____, 2022.

151 **ADOPTED** by the City Council of the City of Edgewood, Florida, this ____ day of
152 _____, 2022.

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154 _____
155 Richard A. Horn, Council President

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158 *ATTEST:*
159 _____
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161 Sandra Riffle, City Clerk



Date: April 13, 2022
To: City Council
From: Ellen Hardgrove, City Planning Consultant
XC: Sandy Riffle, Interim City Clerk
Brett Sollazzo, Administrative Assistant
Drew Smith, City Attorney
Re: Proposed Comprehensive Plan Amendment – Site Specific Future Land Use Designation

This agenda item is a proposed comprehensive plan amendment to add a new future land use designation for uses that require site specific development standards to ensure land use and environmental compatibility. The proposed amendment adds a sixth future land use designation, Site Specific Plan, to Future Land Use Policy 1.1.6. to help the city plan for future growth and development.

As proposed, the uses that are allowed in the new future land use designation are any of the uses allowed in the City’s existing future land use designations. As also proposed, a request to designate a parcel as Site Specific Plan will require a simultaneous text amendment detailing, at a minimum, the specific allowable uses and densities/intensities.

The proposed policy also requires that development on property with this designation be rezoned to a new zoning district. The intent of the new zoning district is to ensure a well-planned development program that is compatible with adjacent land use, the environment, and public infrastructure through site specific design/development standards and architectural controls.

General language is also proposed to be added to this policy, applicable to all future land use designations, to provide an understanding that the listed densities/intensities are not an entitlement.

The Planning and Zoning Board (P&Z) discussed the proposed amendment at their April 4th board meeting. P&Z recommended transmittal of the proposed text amendment to the Department of Economic Opportunity (DEO), which is the initial step for eventual adoption. In addition, there was a consensus that the development needs to include smart growth development design, provide recreation space in employment as well as residential areas, and accommodate future infrastructure needs such as alternative energy sources. This discussion prompted a staff recommended change, which is included in the proposed ordinance as italicized text.

Suggested motion: Approval to transmit the proposed amendment to the DEO as proposed in the draft Ordinance No. 2022-03 included in the Council’s packet.

ORDINANCE NO. 2022-01

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING CHAPTER 134 OF THE CODE OF ORDINANCES TO CREATE NEW ZONING DISTRICTS; PROVIDING FOR PERMITTED, AND PROHIBITED USES WITHIN THE NEW ZONING DISTRICTS; PROVIDING FOR DEVELOPMENT STANDARDS AND REGULATIONS WITHIN THE NEW ZONING DISTRICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City has annexed land into the jurisdictional boundaries of the City; and

WHEREAS, some of the lands annexed have not been assigned City zoning districts and have retained their Orange County zoning designations; and

WHEREAS, properties that retain Orange County zoning designations create multiple inefficiencies for the property owners and the City; and

WHEREAS, the City Council is also mindful of not creating nonconformities upon developed properties as a result of changing from Orange County to City zoning designations; and

WHEREAS, creation of new zoning districts are needed to allow property owners of developed land to continue to use site standards of the County zoning that existed prior to annexation while allowing the City to properly assess and advise as to future use and development activities; and

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

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

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

40 SECTION TWO. Chapter 134, "Zoning," Article IV, "District Regulations," is hereby
41 amended as follows:

42

43 **Sec. 134-221. R-1AA-CA and R-1A-CA Intent and purpose.**

44

45 The R-1-AA-CA and R-1-A-CA single-family dwelling districts are exclusively for land
46 that has been annexed from the County and developed under County site standards.

47

48 **Sec. 134-222. R-1AA-CA and R-1A-CA Uses permitted.**

49

50 The permitted uses within the R1AA-CA and R1A-CA districts shall be the same as the
51 permitted uses set forth for R-1-AA and R-1-A zoning districts in Section 134-219.

52

53 **Sec. 134-223. R-1AA-CA and R-1A-CA Special exceptions.**

54

55 The special exception uses within the R1AA-CA and R1A-CA districts shall be the same
56 as the special exception uses set forth for R-1-AA and R-1-A zoning districts in Section 134-220.

57

58 **Sec. 134-224 – R-1AA-CA and R-1A-CA Site Standards.**

59

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

60

61 * * *

62 **Sec. 134-284. –R-3-CA Intent and purpose.**

63

64 The R-3-CA district is exclusively for land zoned R-3 at the time of annexation into the
65 City.

66

67 **Sec. 134-285. R-3-CA Uses permitted.**

68

69 Only the following uses shall be permitted within any R-3-CA district:

- (1) Any use permitted in the R-2 district, pursuant to Section 134-255, provided the density does not exceed that allowed by the property’s comprehensive plan future land use designation.
- (2) Multiple-family dwellings, provided the density does not exceed that allowed by the property’s comprehensive plan future land use designation.
- (3) Kindergarten and day nurseries.

Sec. 134-286. R-3-CA Special exceptions.

The special exception uses within the R-3-CA district shall be the same as the special exception uses set forth for in the R-3 district by Section 134-282.

Sec. 134-287. – R3-CA Site development standards.

Site development standards within the R3-CA district shall be the same as required for the R3 district set forth in Section 134-579. ~~with the exception of impervious surface maximum for lots with a one family building (aka single family dwelling). For a one family building lot, a minimum of 40% private open space shall be provided on each lot. Residential private open space for this section is defined as 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; but recreational structures such as, but not limited to, pools, tennis courts and porches can be included in calculating residential open space.~~

* * *

Sec. 134-439– IND-CA Intent and purpose.

The IND-CA district is exclusively for land that has been annexed from the County and developed under County Ind-3 site standards.

Sec. 134-440. - Uses permitted.

The following uses shall be permitted with the IND-CA district:

- (1) Any use permitted in the C-3 wholesale commercial district as set forth in Section 134-403.
- (2) Any other use when, after a review of an application, the city council finds as a fact that the proposed use is consistent with the general zoning plan and with the public interest. Determination shall be after public notice and public hearing.

Sec. 134-441. - Uses prohibited.

The following uses are expressly prohibited in the IND-CA district:

- (1) Non-medical marijuana sales.
- (2) Cannabis farm.

Sec 134.442. - Performance standards.

All uses in the IND-CA district shall conform to the standards of performances described below in addition to those standards contained in Article VII of this chapter and shall be so constructed, maintained, and operated as not to be injurious or offensive to the occupants of adjacent premises by reason of the emission or creation of noise, vibration, smoke, dust or other particulate matter, toxic or noxious waste materials, odors, fire and explosive hazard or glare.

- (1) Floor area ratio (FAR) shall not exceed 0.75.
- (2) Front yards: Twenty-five (25) feet.
- (3) Side yards: Fifteen (15) feet.
- (4) Rear yards: Ten (10) feet.
- (5) Rear yards and side yards may be reduced to zero when the rear or side property lines abut the boundary of a railroad right-of-way, but only in those cases where an adjacent wall or walls of a building or structure are provided with railroad loading and unloading capabilities; however, no trackage shall be located nearer than three hundred (300) feet from any residential district.
- (6) Setbacks shall be a minimum of fifty (50) feet from the normal high water elevation on every natural surface water body.
- (7) Maximum building height: Fifty (50) feet, except thirty-five (35) feet within one hundred (100) feet of any residential use or district.
- (8) Driveways, streets, and facilities for routing traffic shall be designed in such a manner that entrances and exits to public streets are not hazardous and that traffic congestion is minimized. Furthermore, no entrances or exits shall direct traffic into adjacent residential districts.
- (9) The open storage of equipment, materials or commodities may be permitted, provided such storage shall not be located within any required front or buffer yard; shall be screened from all public streets; and, when located on a lot adjacent to a residential district, shall be screened from such residential district. Such screens may be in the form of walls, fences or landscaping; shall be at least six (6) feet in height; and shall be at least fifty (50) percent opaque as viewed from any point along the public street, right-of-way, or the residential district boundary. When landscaping is used for screening, the height and opacity requirements shall be attained within eighteen (18) months after open storage uses are established.

- 150 (10) The parking of commercial vehicles, such as trucks, cargo trailers and tractors
 151 may be permitted on hard surface lots, provided such lots shall not be located in
 152 any required landscaped area/buffer yard or within the front fifty (50) percent of
 153 any required front yard. Furthermore, such commercial vehicles, when located on
 154 a lot abutting a residential district, shall be screened from the residential district.
 155 Such screen may be in the form of walls, fences or landscaping; shall be at least
 156 six (6) feet in height; and shall be at least fifty (50) percent opaque as viewed
 157 from any point along the residential district boundary. When landscaping is used
 158 for screening, the height and opacity requirements shall be attained within
 159 eighteen (18) months after commercial parking lots are established.
- 160 (11) The parking of passenger vehicles shall be permitted in any required yard except
 161 the front fifty (50) percent of required front yards and portions of the landscaped
 162 areas/buffer yards as otherwise required by Chapter 114.
- 163 (12) An increased setback not less than sixty (60) feet in width shall be provided along
 164 each I-CA industrial district boundary line which abuts any residential zoning
 165 district. Specific landscaping within the setback area shall be in accordance with
 166 Chapter 114 of this Code. That portion of the setback area that is not required to
 167 be landscaped shall not be used for processing activities, buildings or structures
 168 other than fences, walls or off-street parking.
- 169 (13) Within 300 feet of a residential district, all processes and storage, except of
 170 passenger vehicles, shall be in completely closed buildings. Processes and storage
 171 located at a greater distance shall be effectively screened by a solid wall or fence
 172 at least eight feet in height, but in no case lower in height than the enclosed
 173 process or storage.
- 174 (14) Fire and safety hazard. Each use shall be operated so as to minimize the danger
 175 from fire and explosion.
 - 176 a. All uses storing, processing or producing free or active burning material shall
 177 be located entirely within buildings or structures having exterior
 178 incombustible walls, and all such buildings shall be set back at least 250 feet
 179 from all lot lines.
 - 180 b. All materials or products which produce flammable or explosive vapors or
 181 gases under ordinary weather conditions shall not be permitted within 100 feet
 182 of any lot line.
 - 183 c. All buildings and structures containing explosives shall be set back from all
 184 property lines at least 100 feet.
- 185 (15) Electrical disturbance and radioactivity. Each use shall be so operated as to
 186 prevent the emission of quantities of radioactive materials in excess of limits
 187 established as safe by the United States Bureau of Standards.

190 **Sec. 134-443. Other Ind-3-CA requirements.**

- 191
- 192 (1) Landscaping/buffer yards/open space. As set forth in the City Code, Chapter 114
- 193 (Landscape and Buffer Regulations).
- 194 (2) Parking. As set forth in the City Code, Chapter 134, article V (Parking
- 195 Standards).
- 196 (3) Signage. As set forth in the City Code, Chapter 122 (Sign Regulations).
- 197 (4) Development permits. As set forth in the City Code, Chapter 134, Article II,
- 198 Division 4 (Site Plan Review).

200 * * *

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

203
204 **SECTION FOUR.** If any section, sentence, phrase, word or portion of this ordinance
205 is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to
206 invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or
207 portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

208
209 **SECTION FIVE.** All ordinances that are in conflict with this Ordinance are hereby
210 repealed.

211
212 **SECTION SIX.** This Ordinance shall become effective immediately upon its passage
213 and adoption.

214
215 **PASSED AND ADOPTED** this _____ day of _____, 2022, by the City
216 Council of the City of Edgewood, Florida.

217
218 PASSED ON FIRST READING: _____

219
220 PASSED ON SECOND READING: _____

221
222
223
224 _____
225 Richard A. Horn, Council President

226 *ATTEST:*
227
228 _____
229 Sandy Riffle
230 Interim City Clerk
231

EDGEWOOD ANNEXATIONS

April 19, 2022

*History and
Recommended
Rezoning*

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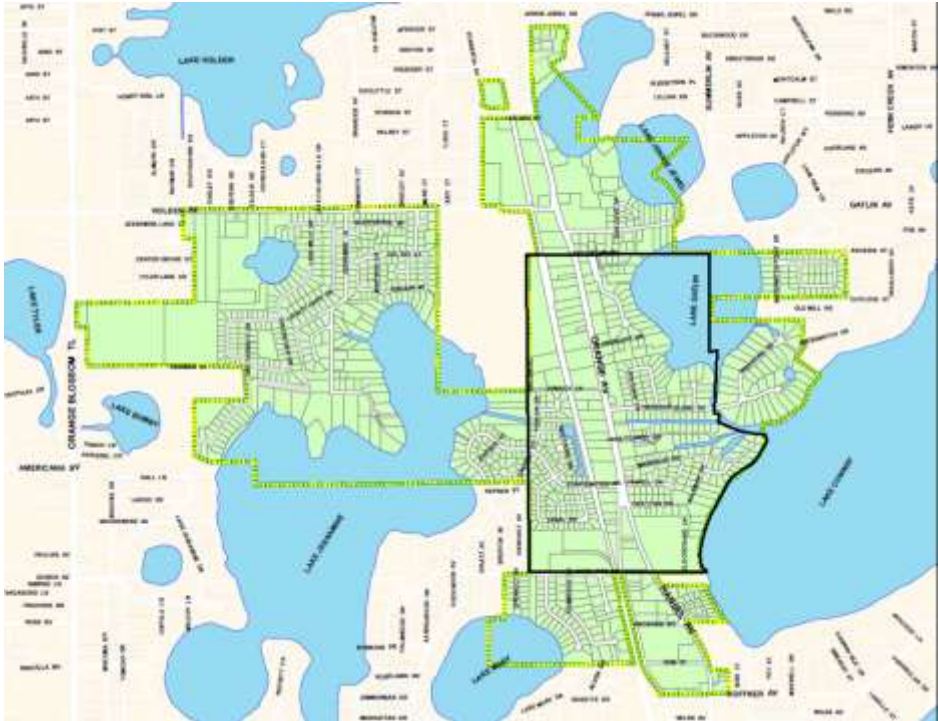
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City Boundary History

The city was officially incorporated November 5, 1965. The original city limits (in black) compared to the current limits are shown in Exhibit 1. As can be seen, the city has grown significantly since 1965.

Exhibit 1 – Original City Limits Compared to Current City Limits



Need for Rezoning

With the exception of establishing ECD along the Orange Avenue corridor, city zoning was not established for the annexed land. Per Code Section 134-172, all territory which is annexed to 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. The lack of establishing a City zoning district has created confusion of development standard application.

Staff recommends rezoning most of the annexed land to newly created zoning districts with the intent of using these new districts to provide the property owner use of the same development standards as allowed in the County, while providing the City the control of the permitted uses. Generally, the new districts would apply to land that was zoned R1AA, R1A, R3, and Ind-3 at the time of annexation. The proposed new districts are R1AA-CA, R1A-CA, R3-CA and Ind-CA; the CA signifies to “County Annexed.” The new districts are detailed in the proposed ordinance included in the appendix of this report.

Nearly all property that was zoned PO, C1 and C3 at the time of annexation is recommended to be rezoned to the same City district as the County and City site standards for these districts are the same.

In one instance, staff is recommending the annexed land retain the County zoning. The County zoning conflicts with the City’s comprehensive plan and the property is undeveloped. Prior to any development on the property either a rezoning must occur that is consistent with the future land use designation, or a future land use map amendment must be proposed and approved. If the latter is chosen, the appropriate type of land use can be debated during the future land use amendment process.

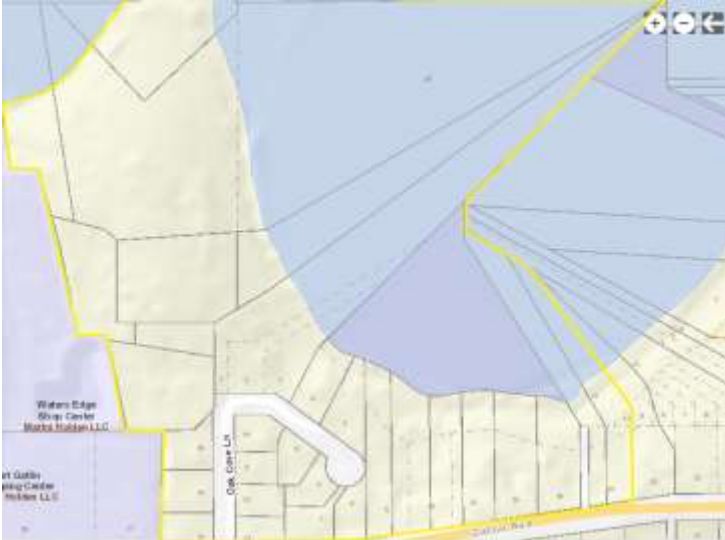
The following report sections summarize the annexed land and the recommended zoning.

Rezoning to New Districts

R1AA-CA and R1A-CA

The areas where the R1AA-CA district would be established are identified in Exhibit 2.

Exhibit 2 – Proposed R1AA-CA Areas



Annexed by Ordinance 8-7-70; 86-321; 86-322; and 91-377



Annexed by Ordinances 8-1-69 and 8-12-71



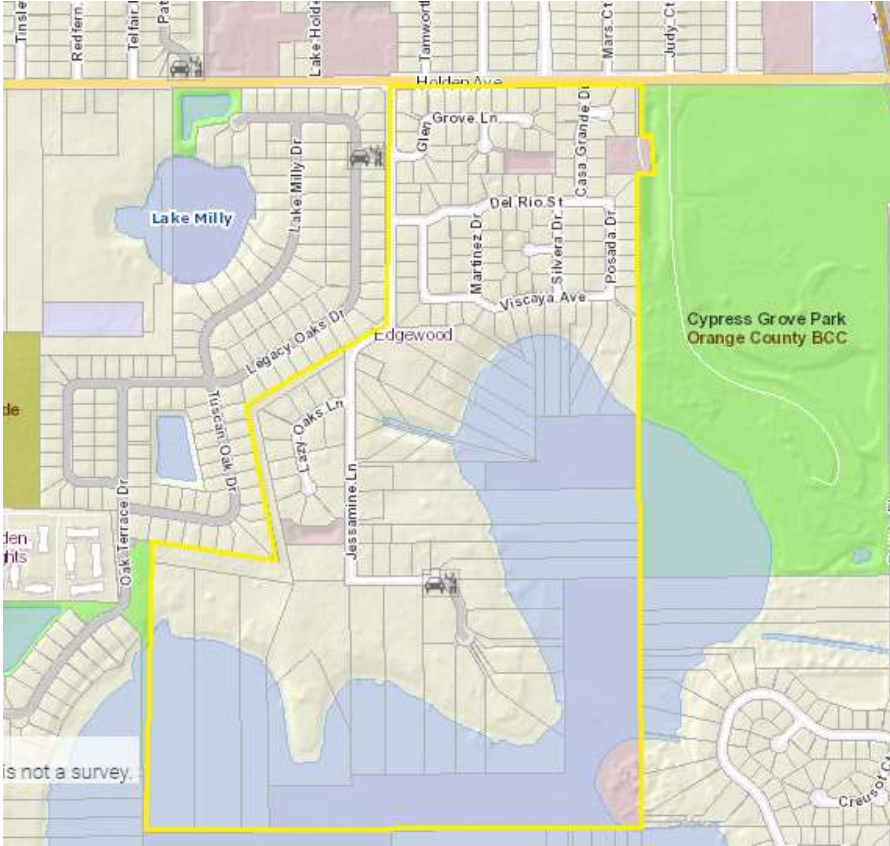
Annexed by Ordinance 93-388



Annexed by Ordinances 2-12-76 and 95-408



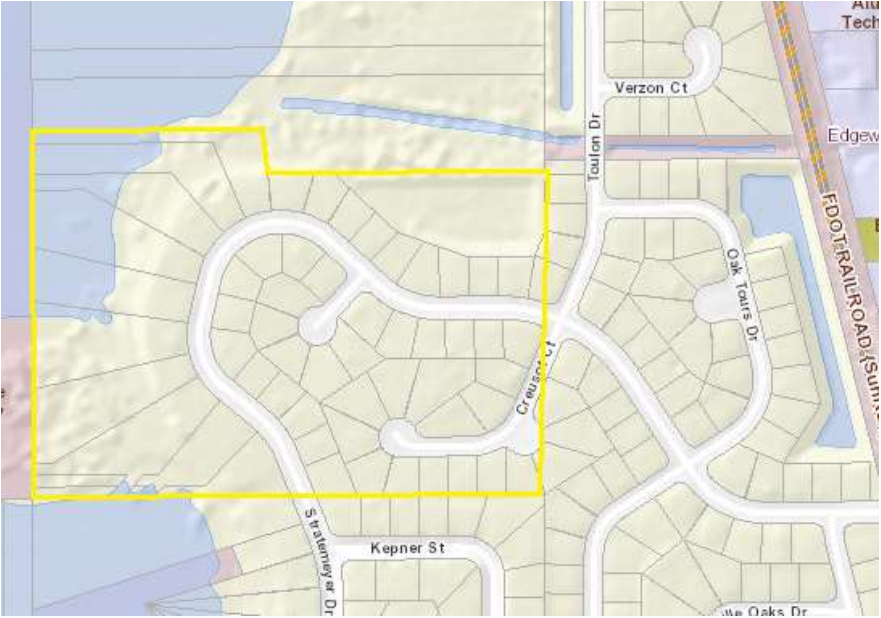
Annexed by Ordinances 1990-355 and 91-373



Annexed with Ordinance 95-415 and 2010-03

The areas where R1A-CA district would be established are identified in the Exhibit 3.

Exhibit 3 – Proposed R1A-CA Areas



Annexed with Ordinance 85-264

As can be seen in the proposed ordinance, the R1AA-CA and R1A-CA uses mirror the City’s R1AA and R1A districts, respectively, while retaining the County’s site standards. Exhibits 4 and 5 provide a comparison of the proposed site standards and the City standards.

Exhibit 4 – Site Standards Comparison Proposed R1AA-CA and Existing City R1AA

	R1AA-CA	City R1AA
Minimum Lot Area	10,000 square feet	10,890 square feet
Minimum Living Area	1,200 square feet	2,200 square feet
Minimum Lot Width	85 feet	90 feet
Minimum Building Setback		
Front Yard	30 feet	30 feet
Rear Yard	35 feet	35 feet
Side Yard	7.5 feet	10 feet
Maximum Height	35 feet	35 feet
Maximum Impervious Surface	45%*	45%

*P&Z recommended to use City Standard vs the County standard, which is minimum of 40% private open space required on each lot which 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.

Exhibit 5 – Site Standards Comparison Proposed R1A-CA and Existing City R1A

	R1A-CA	City R1A
Minimum Lot Area	7,500 square feet	9,000 square feet
Minimum Living Area	1,200 square feet	1,800 square feet
Minimum Lot Width	75 feet	85 feet
Minimum Building Setback		
Front Yard	25 feet	30 feet
Rear Yard	30 feet	35 feet
Side Yard	7.5 feet	10 feet
Maximum Height	35 feet	35 feet
Maximum Impervious Surface	45%*	45%

*P&Z recommended to use City Standard vs the County standard, which is minimum of 40% private open space required on each lot which 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.

R3-CA

There are two areas of the City zoned County R3 as shown in Exhibit 6; one east of Hansel Avenue the other on the west side of the city. Development under this district would be significantly restricted due to the properties' future land use designations, which by state statute takes precedent over zoning.

The area east of Hansel Avenue has a future land use designation of Low Density Residential, where, by policy, density cannot exceed four (4) dwelling units per acre. The area on the west side of the city has a future land use designation of Medium Density Residential, where, by policy, density is to be greater than 4 dwellings units per acre and not exceed 7 dwelling units per acre. The proposed R3-CA district stipulates that the permitted use must be consistent with the property's city future land use designation.

Exhibit 6 – County Zoned R3 Areas



Annexed by Ordinances 87-330 and 91-374 (lakefront lot)

Exhibit 6 – County Zoned R3 Areas Continued



Annexed by Ordinance 95-415

The area east of Hansel includes the Edgewood Village on Lake Conway subdivision plus two parcels on the north side of the subdivision. Both the subdivision and the two parcels are developed consistent with the Low Density Future Land Use designation.

The subdivision was platted after annexation with the lot sizes and widths consistent with the County’s R-3 zoning district for single family detached homes, which are generally identical to the City’s R3 district. The City approved a variance for building setbacks allowing zero on one side, 15 feet on the other and 15 feet front and rear. The only site standard difference between the County and City R3 districts for this subdivision would be maximum impervious surface. Whereas the City restricts impervious surface to a maximum of 45%, the County does not have this restriction. The County, however, requires a minimum of 40% private open space on each single family lot. Residential private open space is defined as 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; but recreational structures such as, but not limited to, pools, tennis courts and porches can be included in calculating residential open space. The Planning and Zoning Board discussed this difference at their March board hearing and recommends requiring the City impervious standard and excluding the County open space requirement. This should not result in negative impacts to the lots of Edgewood Village as all the lots are developed.

The second area with County R3 zoning is owned by Randallmade Corp and is undeveloped. The City future land use designation with the new R3-CA district would result in a subdivision of 5,000 square feet single family lots or multifamily buildings at a density not to exceed 7 dwelling units per acre.

Ind-3-CA

The City’s Industrial district is basic compared to the County Ind-3 district; the City’s Industrial district is essentially the City’s C3 district, requiring the same site standards and allowing the same uses as the City C3 district. Only one area of the City is zoned County Ind-3; i.e., the Force Four Subdivision, which is shown in Exhibit 7.

Exhibit 7 – Existing County Ind-3 within City Limits



Annexed by Ordinance 87-331

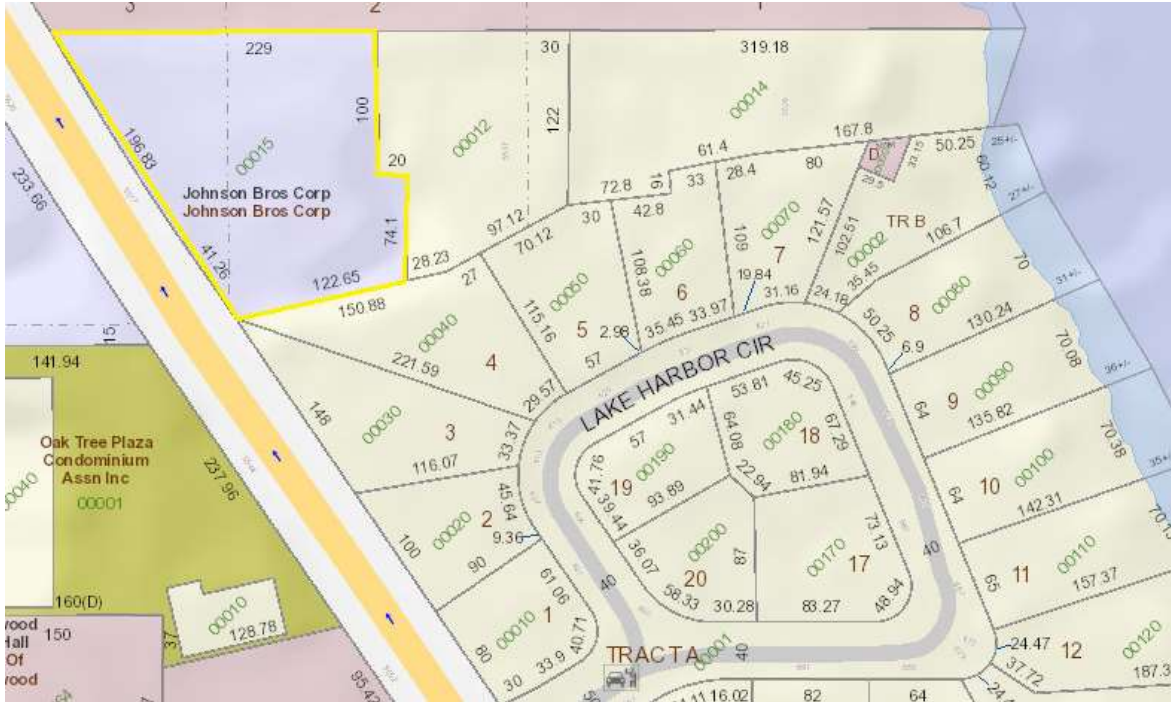
The Force Four subdivision was developed prior to annexation with the exception of the mini-warehouses on Lots 9 and 10, which were developed in the City in 1988. The proposed district requirements are in the proposed ordinance. The district resembles the City’s Ind district with the exception of retaining the County’s Ind-3 performance standards.

Rezoning to Existing City Districts

County PO to City PO

There is only one parcel with County PO in the city, which is shown in Exhibit 8. The County and the City PO districts are identical with the exception of the city’s increased side setback for buildings that are more than two stories (two feet for each additional story). Since the development on the PO zoned property meets the City’s standards, staff recommends a new district not be created and to formerly rezone the subject property to City PO.

Exhibit 8 County PO to City PO



Annexed by Ordinance 87-330

County C1 to City C1

Similarly, rezoning from County C1 to City C1 is appropriate since the City's and County's C1 site standards are nearly identical. This would apply to the Oakwater Professional Center as shown in Exhibit 9.

Exhibit 9 County C1 to City C1



Annexed 2020

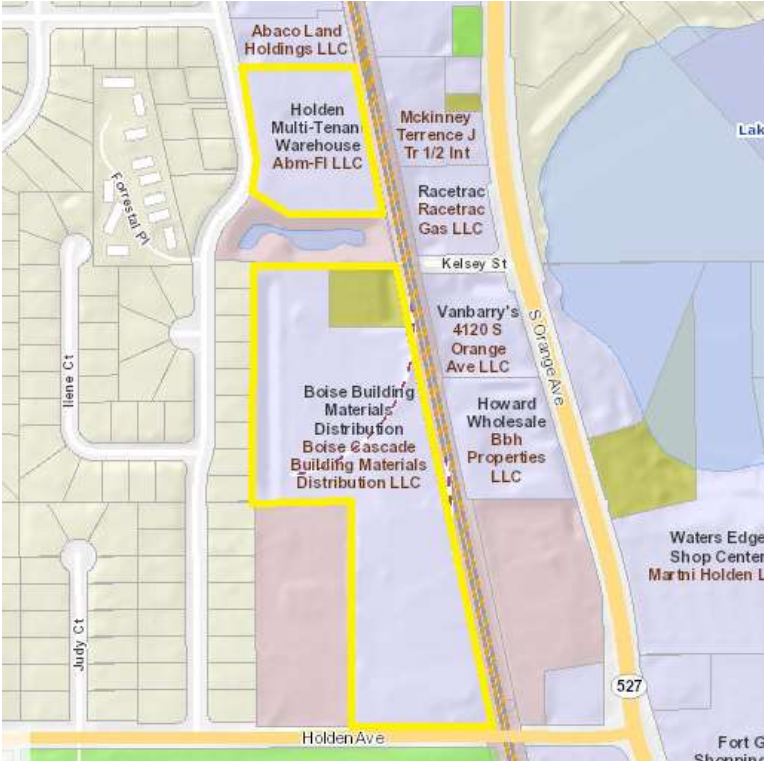
County C3 to City C3

Likewise, rezoning from County C3 to City C3 for the land in Exhibit 10 is appropriate since the City's and County's C-3 site standards are nearly identical. The minor differences include location of outdoor storage and maximum impervious surface. Related to outdoor storage, the County's C3 district prohibits open storage in the required front yard (25 feet). The City's allows outdoor storage within the back 10 feet of the front 25 feet setback.

Exhibit 10 County C3 Zoning within City Limits



Annexed by Ordinance 97-85



Boise area annexed 8-6-1973, and by Ordinances 1980-219 (strip), 82-234 and 94-403. Forrestral Warehouse was annexed by Ordinance 85-299.

County R1AA to City R1AA

There are two areas, as shown on Exhibit 11, where a rezoning from County R1AA to the new R1AA-CA district is not recommended. Instead a rezoning to the City R1AA is recommended. The land use on these relatively large parcels is either undeveloped or contains development that is consistent with the City R1AA site standards, thus, a rezoning to the City R1AA district causes no disadvantage to the property owner.

Exhibit 11 County R1AA to City R1AA



Annexed with Ordinance 95-415



Annexed by Ordinance 95-415

County R1A to City R1A

Similarly, a rezoning from County R1A to City R1A is recommended for the parcels of Exhibit 12.

Exhibit 12 County R1A to City R1A



Annexed with Ordinance 95-415



Annexed with Ordinance 2002-15

Recommendation for No Change

There is one area where zoning to a City district is not recommended, which is shown in Exhibit 13. The property, owned by Randallmade Corp, is undeveloped and currently zoned County C-1 – Retail Commercial. This district is inconsistent with the City’s Future Land Use Map, which shows the majority of the property designated for Medium Density Residential. Prior to any development on the property either a rezoning must occur that is consistent with the future land use designation, or a future land use map amendment must be proposed and approved. If the latter is chosen, the appropriate type of land use can be debated during the future land use amendment process.

Exhibit 13



Annexed by Ordinance 2002-03

Appendix

Proposed Ordinance for Chapter 134 – Zoning Amendment

ORDINANCE NO. 2022-01

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING CHAPTER 134 OF THE CODE OF ORDINANCES TO CREATE NEW ZONING DISTRICTS; PROVIDING FOR PERMITTED, AND PROHIBITED USES WITHIN THE NEW ZONING DISTRICTS; PROVIDING FOR DEVELOPMENT STANDARDS AND REGULATIONS WITHIN THE NEW ZONING DISTRICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City has annexed land into the jurisdictional boundaries of the City; and

WHEREAS, some of the lands annexed have not been assigned City zoning districts and have retained their Orange County zoning designations; and

WHEREAS, properties that retain Orange County zoning designations create multiple inefficiencies for the property owners and the City; and

WHEREAS, the City Council is also mindful of not creating nonconformities upon developed properties as a result of changing from Orange County to City zoning designations; and

WHEREAS, creation of new zoning districts are needed to allow property owners of developed land to continue to use site standards of the County zoning that existed prior to annexation while allowing the City to properly assess and advise as to future use and development activities; and

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

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

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

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

Sec. 134-221. R-1AA-CA and R-1A-CA Intent and purpose.

The R-1-AA-CA and R-1-A-CA single-family dwelling districts are exclusively for land that has been annexed from the County and developed under County site standards.

Sec. 134-222. R-1AA-CA and R-1A-CA Uses permitted.

The permitted uses within the R1AA-CA and R1A-CA districts shall be the same as the permitted uses set forth for R-1-AA and R-1-A zoning districts in Section 134-219.

Sec. 134-223. R-1AA-CA and R-1A-CA Special exceptions.

The special exception uses within the R1AA-CA and R1A-CA districts shall be the same as the special exception uses set forth for R-1-AA and R-1-A zoning districts in Section 134-220.

Sec. 134-224 – R-1AA-CA and R-1A-CA Site Standards.

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

* * *

Sec. 134-284. –R-3-CA Intent and purpose.

The R-3-CA district is exclusively for land zoned R-3 at the time of annexation into the City.

Sec. 134-285. R-3-CA Uses permitted.

Only the following uses shall be permitted within any R-3-CA district:

- (1) Any use permitted in the R-2 district, pursuant to Section 134-255, provided the density does not exceed that allowed by the property’s comprehensive plan future land use designation.
- (2) Multiple-family dwellings, provided the density does not exceed that allowed by the property’s comprehensive plan future land use designation.
- (3) Kindergarten and day nurseries.

Sec. 134-286. R-3-CA Special exceptions.

The special exception uses within the R-3-CA district shall be the same as the special exception uses set forth for in the R-3 district by Section 134-282.

Sec. 134-287. – R3-CA Site development standards.

Site development standards within the R3-CA district shall be the same as required for the R3 district set forth in Section 134-579 with the exception of impervious surface maximum for lots with a one family building (aka single family dwelling). For a one family building lot, a minimum of 40% private open space shall be provided on each lot. Residential private open space for this section is defined as 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; but recreational structures such as, but not limited to, pools, tennis courts and porches can be included in calculating residential open space.

* * *

Sec. 134-439– IND-CA Intent and purpose.

The IND-CA district is exclusively for land that has been annexed from the County and developed under County Ind-3 site standards.

Sec. 134-440. - Uses permitted.

The following uses shall be permitted with the IND-CA district:

- (1) Any use permitted in the C-3 wholesale commercial district as set forth in Section 134-403.
- (2) Any other use when, after a review of an application, the city council finds as a fact that the proposed use is consistent with the general zoning plan and with the public interest. Determination shall be after public notice and public hearing.

Sec. 134-441. - Uses prohibited.

The following uses are expressly prohibited in the IND-CA district:

- (1) Non-medical marijuana sales.
- (2) Cannabis farm.

Sec 134.442. - Performance standards.

All uses in the IND-CA district shall conform to the standards of performances described below in addition to those standards contained in Article VII of this chapter and shall be so constructed, maintained, and operated as not to be injurious or offensive to the occupants of adjacent premises by reason of the emission or creation of noise, vibration, smoke, dust or other particulate matter, toxic or noxious waste materials, odors, fire and explosive hazard or glare.

- (1) Floor area ratio (FAR) shall not exceed 0.75.
- (2) Front yards: Twenty-five (25) feet.
- (3) Side yards: Fifteen (15) feet.
- (4) Rear yards: Ten (10) feet.
- (5) Rear yards and side yards may be reduced to zero when the rear or side property lines abut the boundary of a railroad right-of-way, but only in those cases where an adjacent wall or walls of a building or structure are provided with railroad loading and unloading capabilities; however, no trackage shall be located nearer than three hundred (300) feet from any residential district.
- (6) Setbacks shall be a minimum of fifty (50) feet from the normal high water elevation on every natural surface water body.
- (7) Maximum building height: Fifty (50) feet, except thirty-five (35) feet within one hundred (100) feet of any residential use or district.
- (8) Driveways, streets, and facilities for routing traffic shall be designed in such a manner that entrances and exits to public streets are not hazardous and that traffic congestion is minimized. Furthermore, no entrances or exits shall direct traffic into adjacent residential districts.
- (9) The open storage of equipment, materials or commodities may be permitted, provided such storage shall not be located within any required front or buffer yard; shall be screened from all public streets; and, when located on a lot adjacent to a residential district, shall be screened from such residential district. Such screens may be in the form of walls, fences or landscaping; shall be at least six (6) feet in height; and shall be at least fifty (50) percent opaque as viewed from any point along the public street, right-of-way, or the residential district boundary. When landscaping is used for screening, the height and opacity requirements shall be attained within eighteen (18) months after open storage uses are established.

- (10) The parking of commercial vehicles, such as trucks, cargo trailers and tractors may be permitted on hard surface lots, provided such lots shall not be located in any required landscaped area/buffer yard or within the front fifty (50) percent of any required front yard. Furthermore, such commercial vehicles, when located on a lot abutting a residential district, shall be screened from the residential district. Such screen may be in the form of walls, fences or landscaping; shall be at least six (6) feet in height; and shall be at least fifty (50) percent opaque as viewed from any point along the residential district boundary. When landscaping is used for screening, the height and opacity requirements shall be attained within eighteen (18) months after commercial parking lots are established.
- (11) The parking of passenger vehicles shall be permitted in any required yard except the front fifty (50) percent of required front yards and portions of the landscaped areas/buffer yards as otherwise required by Chapter 114.
- (12) An increased setback not less than sixty (60) feet in width shall be provided along each I-CA industrial district boundary line which abuts any residential zoning district. Specific landscaping within the setback area shall be in accordance with Chapter 114 of this Code. That portion of the setback area that is not required to be landscaped shall not be used for processing activities, buildings or structures other than fences, walls or off-street parking.
- (13) Within 300 feet of a residential district, all processes and storage, except of passenger vehicles, shall be in completely closed buildings. Processes and storage located at a greater distance shall be effectively screened by a solid wall or fence at least eight feet in height, but in no case lower in height than the enclosed process or storage.
- (14) Fire and safety hazard. Each use shall be operated so as to minimize the danger from fire and explosion.
 - a. All uses storing, processing or producing free or active burning material shall be located entirely within buildings or structures having exterior incombustible walls, and all such buildings shall be set back at least 250 feet from all lot lines.
 - b. All materials or products which produce flammable or explosive vapors or gases under ordinary weather conditions shall not be permitted within 100 feet of any lot line.
 - c. All buildings and structures containing explosives shall be set back from all property lines at least 100 feet.
- (15) Electrical disturbance and radioactivity. Each use shall be so operated as to prevent the emission of quantities of radioactive materials in excess of limits established as safe by the United States Bureau of Standards.

Sec. 134-443. Other Ind-3-CA requirements.

- (1) Landscaping/buffer yards/open space. As set forth in the City Code, Chapter 114 (Landscape and Buffer Regulations).
- (2) Parking. As set forth in the City Code, Chapter 134, article V (Parking Standards).
- (3) Signage. As set forth in the City Code, Chapter 122 (Sign Regulations).
- (4) Development permits. As set forth in the City Code, Chapter 134, Article II, Division 4 (Site Plan Review).

* * *

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

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

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

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

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

PASSED ON FIRST READING: _____

PASSED ON SECOND READING: _____

Richard A. Horn, Council President

ATTEST:

Sandy Riffle
Interim City Clerk



Memo

To: Mayor John Dowless, Council President Horn,
Council Member Chotas, Lomas, Pierce and Horn

From: Sandy Riffle, Interim City Clerk

Date: May 13, 2022

Re: Second Quarter – 2021/2022 Budget Amendment

The following items are included for your review:

- **Resolution 2022-04**
A RESOLUTION OF THE CITY OF EDGEWOOD, FLORIDA AMENDING THE CITY'S BUDGET FOR THE 2021/2022 FISCAL YEAR; AUTHORIZING THE MAYOR AND/OR HIS DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THE TERMS AND CONDITIONS OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.
- **Budget Amendment – Exhibit A**
Updating the budget to show the use of Restricted Funds.
- **Budget Amendment – Exhibit B**
Updating revenues not budgeted for receipt of payments for red light citations.
- **Budget Amendment – Exhibit C**
To adjust the expense budget to actual allocation from moving funds from interest to principal.
- **Budget Amendment – Exhibit D**
Moving unspent funds from the 2020/2021 Neighborhood Partnership Grants Program to the current budget. This was money set aside for the Harbour Island Association to install thirteen new light poles and underground wiring along Harbour Island Road, which has been completed.

RESOLUTION NO. 2022-04

A RESOLUTION OF THE CITY OF EDGEWOOD, FLORIDA AMENDING THE CITY'S BUDGET FOR THE 2021/2022 FISCAL YEAR; AUTHORIZING THE MAYOR AND/OR HIS DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THE TERMS AND CONDITIONS OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, at its regular meeting on September 21, 2021, the City Council of the City of Edgewood, Florida adopted Resolution No. 2021-07 approving the annual budget for Fiscal Year 2021-2022; and

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

WHEREAS, the City Council has determined that it is necessary to amend the budget to reflect these changes.

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

SECTION 1. BUDGET AMENDMENT: The City Council of the City of Edgewood, Florida amends the Fiscal Year 2021/2022 budget as shown on Exhibits "A", "B", "C" and "D", which are attached hereto and incorporated by reference herein.

SECTION 2. EFFECTIVE DATE: This Resolution shall become effective immediately upon its passage and adoption.

PASSED and ADOPTED by the City Council of the City of Edgewood, Florida on the **17th** day of **May**, 2022.

Richard Alan Horn, Council President

ATTEST:

Sandra Riffle, CMC, CBTO
Interim City Clerk

City of Edgewood Budget Amendment

Exhibit A

Submitted by: McDirmit Davis
Fiscal Year: 21/22
Submitted on: 4/7/2022

Account Number	Account Description	Amount
Expenditures:		
521543-04	Training/Restricted Funds - Chief	
	11/09/21 FL Police Chief's Conference	\$ 300.00
	01/04/22 FDLE Reg	\$ 1,000.00
Reserves		
271400-04	Net Assets - Police Education Fund	\$ 1,300.00
	Net effect on budget - use of restricted reserves	\$ 1,300.00

Notes/Comments:
Update budget to show the use of Training/restricted funds for Police Chief's education

Signed by:

City of Edgewood Budget Amendment

Exhibit B

Submitted by: McDirmit Davis
Fiscal Year: 21/22
Submitted on: 4/7/2022

Account Number	Account Description		Amount
Expenditures:			
513670-01	Red Light Operational	\$	249.00
Revenues:			
352120-01	Red Light Citations	\$	249.00
Net effect on budget - none		\$	-

Notes/Comments:
Update budget to show Red Light Citations revenues received, and related expenses, YTD.

Signed by:

City of Edgewood Budget Amendment

Exhibit C

Submitted by: McDirmit Davis
Fiscal Year: 21/22
Submitted on: 4/7/2022

Account Number	Account Description		Amount
Expenditures:			
521643-01	Vehicle Principal Expense	\$	5,299.81
521642-01	Vehicle Interest Expense	\$	(5,299.81)
Revenues:			
Net effect on budget - none		\$	-

Notes/Comments:
Update budget to reflect updated breakdown of Vehicle Principal and Interest.

Signed by:

City of Edgewood Budget Amendment

Exhibit D

Submitted by: McDirmit Davis
Fiscal Year: 21/22
Submitted on: 5/12/2022

Account Number	Account Description	Amount
Expenditures:		
521910-01	Neighborhood Partnership Grants	\$ 9,200.00
Reserves		
271100-01	Net Assets - Undesignated	\$ 9,200.00
	Net effect on budget	\$ 9,200.00

Notes/Comments:
Update budget to show the use of Neighborhood Partnership Grants funds from prior fiscal year.

Signed by:



Memo

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

From: Sandy Riffle, Interim City Clerk

Date: May 12, 2022

Re: Boards and Committees Reports

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

- **Special Exception 2022-02 (Sec. 134-405)(10)(11)(14) – 169 Jamaica Lane – Art Stone Granite**

The following is provided in your agenda packet for your review and consideration.

- City Planner report dated 3/30/2022
- Special Exception application dated 2/16/2022

The notice of Public Hearing was mailed on Thursday, March 31, 2022 to those property owners within 500 feet of the subject property regarding Special Exception 2022-SE-02. There were 33 notices provided by U.S. Mail. Zero notices were returned as undeliverable, and no objections were received at City Hall as of the date of this memo.

The City Planner has no objections to the Special Exception and is prepared to respond to any questions you may have regarding the request. The applicant/representative for Art Stone Granite will also be in attendance to answer questions.

Board Member Nelson made a motion to recommend approval of Special Exception 2022-02

- to allow the use of granite/stone sales and manufacturing including outdoor storage of merchandise, parts, or other equipment,
- building material storage, and sales (new, no junk or used material),
- storage and wholesale distribution warehouse adjacent to a residential zoning district or property with a residential future land use designation including those across a right-of-way.

The motion was seconded by Board Member Santurri. Approved (4/0).

The motion was approved by roll call vote.

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

1. Holden Avenue PD/Haven Oaks

a. Development Plan/Preliminary Subdivision Plan Review

The following is provided in your agenda packet for your review and consideration.

- City Planner report dated 5/4/2022
- Landscape Architect report dated 5/10/2022
- City Engineer report dated 5/4/2022
- Development plans dated 4/7/2022
- Landscape and arbor plans dated 4/19/2022
- Development plan responses from AVCON dated 4/7/2022

Board Member Nelson made a motion to recommend approval of the Haven Oaks development plan and subdivision plan subject to the conditions enumerated by staff, including approval of the comprehensive sign plan but not including a covered tot lot. The motion was seconded by Board Member Gragg and was approved (2/1).

The motion was approved by roll call vote:

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

The City Planner, City Engineer, and Landscape Architect are prepared to respond to any questions you may have regarding the Haven Oaks Development Plan. The applicant/representative(s) for Haven Oaks will also be in attendance.

b. Orange County School Concurrency Mitigation Agreement

Per Orange County, with the approval of the approved Preliminary Subdivision Plants, a school concurrency agreement must be signed by the City.



405 Bagshaw Lane - Edgewood, Florida 32809-3406
(407) 851-2920

To: Planning and Zoning Board Members
XC: Sandy Riffle, Interim City Clerk
Brett Sollazzo, Administrative Assistant
Drew Smith, City Attorney
From: Ellen Hardgrove, AICP, City Planning Consultant
Date: March 30, 2022
Re: Special Exception Application Art Stone

Relevant Facts

Property Owner/Applicant: Titan Real Estate LLC/ Wellington Goulart

Request: As provided for in Code Section 134-405 (C-3 zoning), a special Exception to allow,

- Outdoor storage of merchandise, parts or other equipment; and,
- Building material storage and sales (new, no junk or used material); and
- Storage and wholesale distribution warehouse adjacent to a residential zoning district or property with a residential future land use designation, including those across a right-of-way.

Location: 169 Jamaica Lane, i.e., north side Jamaica Lane, west side of railroad tracks

Property Size: 1.77 acres

Existing Use: 24,989 square feet warehouse

Surrounding uses: North - Commercial Industrial HVAC Contractors
South - Single Family Subdivision
West - Roofing Contractor
East - Railroad Tracks/RV Storage

Property Zoning: C3

Surrounding Zoning: North - C3
South - R1A
West - C3
East - ECD

Exhibit 1 - Subject Property Location

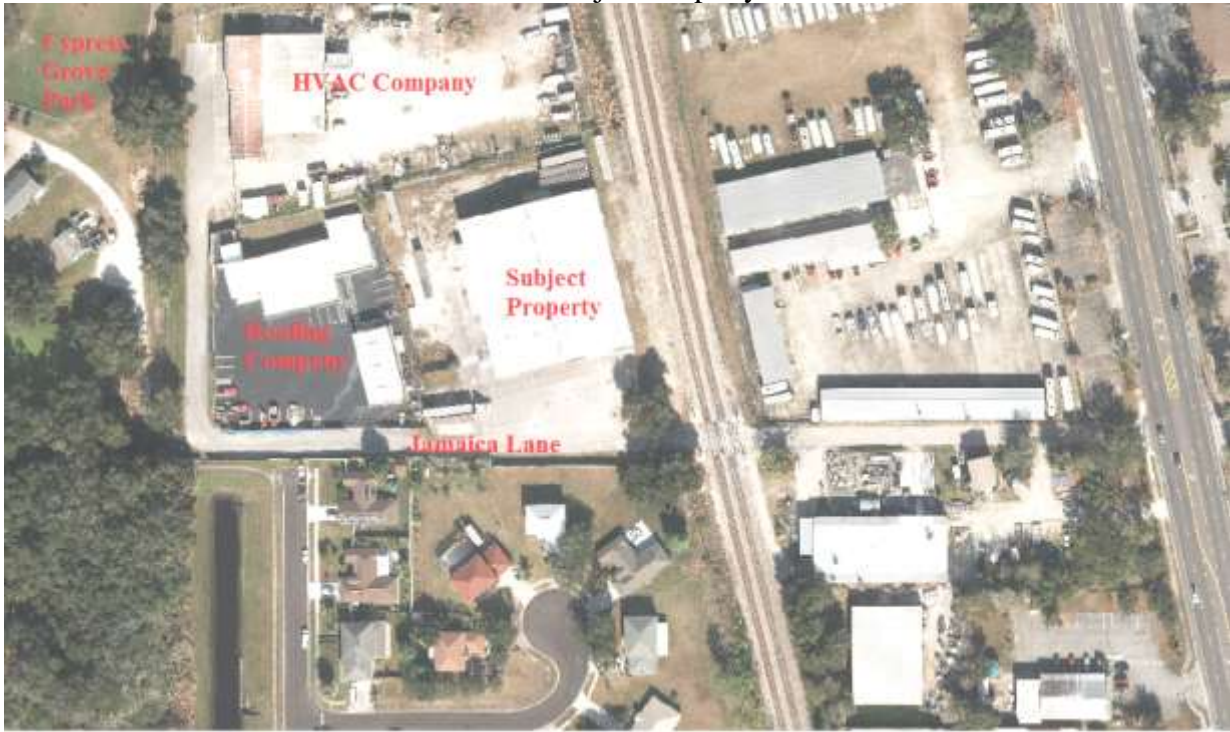


Exhibit 2 - Subject Property



Exhibit 3 - Looking West on Jamaica Lane



Exhibit 4 - Looking East on Jamaica Lane



Proposal Description

The proposal is to locate a granite and other stone showroom and manufacturing business, Art Stone, at 169 Jamaica Lane. The business would entail storage of stone slabs, clientele visiting the site for material selection and ordering, and manufacturing (cut, fabricate, and polish) the product. Per Code Section 134-405, these uses are only allowed as a special exception within the C-3 district.

Consideration for approval by Planning and Zoning Board

According to Section 134-405(a), the Planning and Zoning Board is to consider the following when considering approval of special exceptions:

- Character of the neighborhood in which the proposed use is to be located,
- Its effect on the value of surrounding lands, and
- The area of the site as it relates to the required open space and off-street parking facilities.

If necessary, the Code allows for the granting of special exceptions with conditions and safeguards as are appropriate to eliminate potential adverse impacts.

Considerations

Effect on the character of the neighborhood

Jamaica Lane extends from Orange Avenue. Between Orange Avenue and the railroad tracks, the land use is heavy commercial (RV storage on the north side and airboat manufacturing on the south side). Heavy commercial uses are also located on the west side of the railroad tracks, although these uses are limited to the north side of the road, including a roofing contractor and a company specializing in commercial and industrial HVAC systems. On the south side of Jamaica Lane are single family homes in the Lake Jessamine Estates subdivision as shown in Exhibit 1. Increased truck traffic in the neighborhood will not occur as Toulon Drive does not connect to Jamaica Lane.

Effect on Surrounding Land Value

Additional information, including hours of operation, deliveries, and location of fabrication, relative to noise and dust impacts the business may cause to the adjacent residents needs to be addressed at the public hearing.

It should be noted that the property was zoned for heavy commercial uses prior to the development of the subdivision. The warehouse onsite was built in 1970 according to the Orange County Property Appraiser Records; the houses were built in 2003. The appendix of this report provides a list of C-3 uses which are allowed by right, i.e., special exception approval is not needed. Many of these uses can have similar impacts as that proposed.

Parking availability

The proposed use would not generate more than other uses that could potentially occupy the space by right (vs. special exception approval).

Conclusion and Recommendation

Unless additional information is presented at the public hearing that reveals there would be significant adverse impacts on the adjacent residential use from allowing this use, staff can support a special exception to allow the following.

- Outdoor storage of merchandise, parts or other equipment.
- Building material storage and sales (new, no junk or used material).
- Storage and wholesale distribution warehouse adjacent to a residential zoning district or property with a residential future land use designation, including those across a right-of-way.

If Planning and Zoning Board considers approval, staff would recommend conditioning the approval to a specific use: Granite/Stone sales and manufacturing. Additional conditions, such as hours of operation, may be appropriate to mitigate any identified negative impacts.

ESH

Appendix – C-3 Permitted Uses by Right

Sec. 134-403. Permitted uses.

Only the following principal uses and structures shall be permitted within any C-3 wholesale commercial district, provided that any permitted activities shall be conducted within a wholly enclosed building unless expressly stated otherwise herein:

- (1) Any use permitted in the C-1 retail commercial district or C-2 general commercial district.
- (2) Heating and air conditioning sales and service.
- (3) Bakeries (wholesale).
- (4) Soft drink bottling.
- (5) Testing of materials, equipment and products.
- (6) Machine shops.
- (7) Manufacture and assembly of scientific, electrical, optical and precision instruments or equipment.
- (8) Manufacture of novelties and souvenirs.
- (9) Storage and wholesale distribution warehouse, where not adjacent to a residential zoning district or property with a residential future land use designation, including those across a right-of-way.
- (10) Trade shops including tinsmith, cabinet maker, rug and carpet cleaning, upholstering, mattress renovation, electrical, roofing and plumbing shop.
- (11) Car washes. (No fuel services provided.)
- (12) Confectionery manufacture.
- (13) Furniture stripping.
- (14) Garment manufacturing.
- (15) Mechanical garage, including personal vehicle body shop and painting. (No fuel services provided.)
- (16) Milk bottling and distribution plants; ice cream manufacturing, citrus processing.
- (17) Sign manufacturing, installation, service and sales.
- (18) Welding shop.
- (19) New and off-site factory reconditioned automobile parts.
- (20) Other uses which are similar to the uses permitted herein, which are not specifically prohibited in section 134-404, which would promote the intent and purposes of these districts. Determination shall be made by authority and directive of the city council after public notice and hearing.



RECEIVED Section L, Item 2.

MAR 24 2022

CITY OF EDGEWOOD

APPLICATION FOR SPECIAL EXCEPTION

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

PLANNING AND ZONING MEETING DATE:	
CITY COUNCIL MEETING DATE:	

IMPORTANT: A COMPLETE application with all required attachments must be submitted to the City Clerk 30 days before the next Planning & Zoning meetings. No application shall be deemed accepted unless it is complete and paid for.

Notarized letter of authorization from Owner **MUST** be submitted if application is filed by anyone other than property owner.

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

- New Special Exception Request
- Amendment to Special Exception. Date special exception granted _____

Applicant's Name:	Wellington Goulart	Owner's Name:	Titan Real Estate LLC
Address:	1123 Cobb Parkway South. Marietta, GA 30060	Address:	1111 Central Florida Pkwy. Orlando, FL 32837
Phone Number:	770-435-1881	Phone Number:	
Fax:		Fax:	
Email:	wellington@artstoneatlanta.com	Email:	
Legal Description:	GATLIN WITH HOBBS SUB MISC 4/177 FROM SW COR LOT 12 RUN E 279.13 FT FOR A POB TH E 263.12 FT N 13 DEG W 350.84 FT S 76 DEG W 257.58 FT S 13 DEG E 290.91 FT TO POB (LESS S 20.5 FT THEREOF)		
Zoned:	C-3		
Location:	169 Jamaica Lane. Orlando, FL 32809 13-23-29-2964-00-010		
Tract Size:			
City section of the Zoning Code from which Special Exception is requested:	Sec. 134-405 (11) (12)		
Request:	To allow building material storage and sales, and allow contractors storage and equipment yards.		
Existing on Site:	Empty Warehouse		



RECEIVED
Section L, Item 2.

MAR 24 2022

CITY OF EDGEWOOD

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

Applicant's Signature	<i>[Signature]</i>	Date:	3-24-2022
Applicant's Printed Name	Wellington Goubart	Date:	3-24-2022
Owner's Signature			
Owner's Printed Name			

Office Use Only:	
Received Date:	3/24/2022
Received By:	Brett Solkazzo
Forwarded To:	City Planner Ellen Hardgrave
Notes:	

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



REC Section L, Item 2.

MAR 24 2022

CITY OF EDGEWOOD

SPECIAL EXCEPTION APPLICATION

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

169 Jamaica Ln. - GATLIN WITH HOBBS SUB MISC 4/177 FROM SW COR LOT 12 RUN E 279.13 FT FOR A POB TH E 263.12 FT N 13 DEG W 350.84 FT S 76 DEG W 257.58 FT S 13 DEG E 290.91 FT TO POB (LESS S 20.5 FT THEREOF) +

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

Will be provided by the applicant.

3. SURROUNDING ZONING DESIGNATIONS:

DIRECTION	ZONING
NORTH	C-3
SOUTH	R-1A
EAST	C-3
WEST	C-3

4. Describe the proposed use you; including conditions on the use, hours of operation, required parking and loading spaces, and number of employees. If proposed use is a training/vocational school, provide the number of anticipated students/clients. Template kitchen counter tops, fabricate material such as granite, marble, & quartz. Once complete we will install kitchen counter tops at clients house. Hours of operation 9A-5P. Will need 1 loading dock. Will store slab for inventory.

5. If applicable, please provide:

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

Revised 2/8/2022



March 24,2022

To whom it may concern.

We are very thrilled to open a new shop at Edgewood, Fl. Art Stone has been in the granite industry for a while now. We love helping our customers reach their dream kitchen. There's nothing more satisfactory than seeing their happiness once they have accomplished what they imagined.

We are in need of a Special Exception to allow us to store our granite materials and make sales. At 169 Jamaica we will use a showroom to display kitchen, bathroom, and bar sinks, along with sample kitchen to give our clients a look of a kitchen with granite countertops. In our warehouse location we tried to keep a good verity of Granite, Marble and Quartz full slabs, full slabs give a better view than a 4x4 sample.

The process of obtaining countertops, customers come into our showroom they hand select their material. Once that is done, we schedule a template to go to their house to measure the countertops. Drawing with measurement then is brought to the shop and it lays on top of slab to cut and fabricate, then on to polish edge.

Once that's complete, we will take the countertops and install at customer's house, there we will install sinks, Drill faucet holes and seal product.

If you have any questions, feel free to contact me at 770-435-1881

Wellington Goulart

President



Art Stone
Granite & Marble

March 25, 2022

To whom it may concern.

I, Jaime SX representing Titan Real Estate LLC, property owner of 169 Jamaica Ln. Orlando, FL 32809, give Art Stone Surfaces Inc permission to apply for a Special Exception.

Signature

Jaime SX

Printed Name

Jaime Sanchez

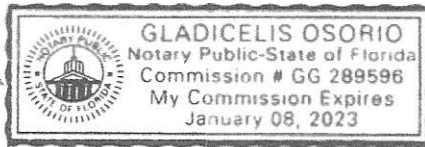
Signed this _____ day of _____, 20_____.

Sworn to and subscribed before me this 25 day of March, 2022.

Notary Stamp Required

Notary Public [Signature]

My Commission Expires: 01/08/2023



OCPA Web Map	Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro
Florida Turnpike	Public Roads	Brick Road	Lot Line	Governmental/Institutional/Misc	Waste Land
Interstate 4	Gated Roads	Rail Road	Residential	Commercial/Industrial/Vacant Land	County Boundary
Toll Road	Road Under Construction	Proposed SunRail	Agriculture	Agricultural Curtilage	Parks
				Building	Hospital



Created: 3/25/2022 9:29

This map is for reference only and is not a survey



Date: May 4, 2022
To: City Council
From: Ellen Hardgrove, City Planning Consultant
XC: Brett Sollazzo, Administrative Assistant
Drew Smith, City Attorney
Re: Holden Avenue PD Development Plan/Preliminary Subdivision Plan

Agenda Item Description

The Holden Avenue PD Land Use Plan was approved February 16, 2021. The Development Agreement was recorded 3/22/2021 (DOC #202110162289). Per Code Section 134-458, the next phase of the PD process is approval of the Development Plan (DP), which typically is also the Preliminary Subdivision Plan (PSP).

The applicant has submitted the “Holden Avenue PD – Haven Oaks Development Plan/ Preliminary Subdivision Plan” dated “Received April 7, 2022” submitted by AVCON, along with landscape plans from Daly Design Group (ddg) dated “April 19, 2022” which includes a comprehensive sign plan for the DP/PSP.

The Planning and Zoning Board (P&Z) reviewed the submitted documents and recommended approval subject to a number of conditions, including some that required revision prior to the City Council’s public hearing. The revisions required by Planning Staff have been met.

DP/PSP Consistency with Development Agreement

As now submitted, in general, the DP/PSP is consistent with the Development Agreement. It should be noted that there has been a significant change in the subdivision’s lot size composition since the Land Use Plan was approved. The table below summarizes the change.

Lot width	Number of Lots		
	Per Development Agreement	Approved Land Use Plan	As currently proposed
50 feet	Maximum 3	3 (6.9%)	20(46.5%)
60 feet	Minimum 36	36 (83.7%)	19 (44.2)
70 feet	Minimum 4	4 (9.3%)	4 (9.3%)
Total	43	43	43

The Development Agreement allows an exchange of some of the 60 feet wide lots for 50 feet wide lots if competent substantial evidence is shown that the reduction of lot size allows for preservation of historic or specimen trees that would not otherwise have been preserved or allows for an expansion of the recreation area.

Related to saving trees, the current layout when compared to that approved in February 2021 preserves four (4) specimen or historic trees west of the stormwater pond near the subdivision entrance, two (2) specimen or historic trees west of current Lot 42, and two (2) historic or specimen trees in the recreation area in the southwest corner of the property. This is based on the Arbor Plan submitted to the City dated Received April 19, 2022. There has been no change in the recreation area size.

There is a concern of continued compliance with the minimum recreation area required. Currently, the submitted plans show 0.821 acre of recreation area in two tracts, meeting the minimum required area of 0.775 acre. There is the potential that when construction drawings are finalized, recreation tracts or the number of parking spaces in the tract near the proposed lift station would be reduced. Should this occur below that required by the Development Agreement or the number of parking spaces is reduced below that shown on the Land Use Plan, the DP/PSP approval should be reconsidered. This was a condition of approval supported by P&Z.

Furthermore, there is staff recommendation that a covered pavilion/area be added to the playground area to provide a shelter from the sun or to accommodate a neighborhood event or birthday party for a child. The applicant has chosen to move forward with only including a pavilion on Tract E and a playground on Tract F. P&Z concluded the trees in the recreation area would provide adequate shelter and shade.

Also related to the recreation/open space tracts is a staff recommendation to extend Tract J to the property boundary eliminating the 5 feet wide “open space” of Tract F for safety and practical reasons. This will require adjustment to the tract sizes on the DP/PSP which can be completed with final construction drawing submittal.

Proposed Signage

The application includes a proposed comprehensive sign plan as presented in the ddg plans. The request is made to allow flexibility in sign design.

Whereas the proposed subdivision sign could be placed on the perimeter wall and meet the City sign requirements, the applicant has requested approval of a more creative sign to improve the aesthetics: freestanding signs constructed in front of the perimeter wall on both sides of the entrance road. That proposed will have a positive impact on the aesthetics, and will enhance community character and individual property values.

The proposed eight (8) feet high signs will be in front of and parallel to the six (6) feet high perimeter wall. The P&Z supported the sign plan; it should be noted that there has been a minor revision to the design since the P&Z public hearing. The latest version is included in the plan package presented to Council.

Recommended Motions from a Land Planning Perspective

- I. Approval of the Holden Avenue PD Development Plan/Preliminary Subdivision Plan, known as Haven Oaks DP/PSP, which include the AVCON plans dated “Received April 7, 2022” and Daly Design Group Landscape Plans dated “April 19, 2022,” conditioned on the following:
 - 1) A requirement that the DP/PSP be revised and resubmitted through the approval process should the preliminary construction drawings demonstrate the need to a) reduce the recreation areas below the minimum required per the Development Agreement or b) reduce the number of parking spaces shown on the Land Use Plan; and,
 - 2) A requirement to amend the DP/PSP to extend Tract J (lift station) to the west property line eliminating the “open space” of Tract F between Tract J and the west property line prior to final construction plan approval (without need for Council approval).
 - 3) Any other conditions the City Council would recommend related to issues identified in the City Engineer’s and Landscape Architect’s reports, which may include but not limited to,
 - a) a landscape buffer between the parking lot and Lot 21;
 - b) replacement trees for proposed tree removal; and,
 - c) fire truck access through the front gate.

- II. Approval of the Comprehensive Sign Plan included in the Daly Design Group plans dated “Received April 19, 2022” including the color illustration.

500 West Fulton Street
Sanford, FL 32771
Phone: 407.322.6841
Fax: 407.330.0639

May 10, 2022

Sandy Riffle
Interim City Clerk
City of Edgewood
405 Laure Avenue
Edgewood, FL 32809-3406

Re: Holden Ave PD/Haven Oaks, April 19, 2022 Arbor Schedule & Detail Plan Exhibit by Avcon Inc.
CPH Project # E7601- Landscape Architecture Services

After reviewing the referenced drawings, I have the following comments and or suggestions for consideration.

Sheet A-001

1. The Historic and Specimen Tree Replacements are not included in the “Replacement Tree Summary” If this is just a summary of the non-historic and specimen trees to be removed, then the title of the schedule should reflect that. They should make this clear to the City Council at the meeting.
Informational.
2. The code essentially states that the tree replacement shall be a 15 gal. at least 8’ht. and 1-1/2” diameter measured 3’ above the ground for each tree. This is recognized on the “Total non Specimen to be Removed schedule, as it has 375 trees removed and 375 trees to be replaced. It is also noted in the top line of the “Replacement Tree Summary”. Then they proceed to convert the tree per tree requirement to an inch per inch requirement. Line 5 of the schedule converts the 375 1-1/2 inches required trees to 562.5 total inches. Then in line 6, they convert the 3” and 2” DBH trees proposed for the street trees and yard trees into 301 inches. The balance between the 562.5 “ and 301” is the 261.5” in line 7. Therefore they are proposing 174 1-1/2” additional trees to what is required by the Developer’s agreement. If this calculation was done per code, it would be 375 replacement trees minus 129 site trees (43 street trees + 86 rear yard

trees) leaving a balance of 246, 1-1/2 trees. The applicant will need to ask the City Council to consider the inch per inch calculation they are proposing, because the code does not allow for it.

I recommend as a condition of approval, that they recalculate the replacement requirements based on a tree for tree replacement per code and modify the schedule to reflect the change.

3. There is a note at the bottom of the “Total non Specimen to be Removed” schedule that states, “the applicant shall have the option of contributing to the City tree replacement fund for some or all of the replacement trees”. This a problematic on two different fronts. First, the code states that the City official may offer a choice to a permittee to pay into the tree fund where space is limited. The applicant doesn’t demand that they are allowed to pay into the tree fund, to avoid planting trees. Second, since they are utilizing the required trees from the DO as replacement trees, they could potentially pay into the tree fund, in lieu of planting the street trees and rear yard trees.

I recommend that as a condition of approval, that the applicant strike this note from the drawing, as it is the City’s determination for offering the tree fund option or not. For consideration, the applicant must demonstrate that the required replacement cannot physically be planted on the site via a landscape planting plan, and request that the balance of the trees be payed into the City’s tree fund.

4. Tree number 76, is shown as saved on the tree data table on sheet A-001 and shown as removed on sheet A-101.

As a condition of approval, please resolve the conflict between the two sheets.

5. The applicant is proposing to utilize the required street trees and rear yard trees **located on lots** as replacement trees. Paragraph 5 Plan of Development; sub-paragraph o Tree Removal, states “for the common area/subdivision landscaping (**and not the lot landscaping**), the property owner and permittee shall guarantee survival of retained or replaced trees for one year from completion of construction. Should any tree be deemed a non-viable tree upon the inspection, that tree shall be replaced with a comparable tree within 60 days of the City’s notification of need.”

As a condition of approval, either avoid using the street trees and rear yard trees as replacement tree, or provide the same one year warranty for all

trees used for replacement trees on lots as provided for the common area/subdivision trees.

Landscape Drawings:


The landscape plan on sheet L-102 and H-201 show a 5' landscape buffer area between the parking lot sidewalk and lot 21.

As a condition of approval, please shift the parking lot to allow for the required 10' landscape buffer between the sidewalk and lot 21. Also, provide a parking lot buffer planting between the parking lot and residential lot, including a continuous 6' high solid vinyl fence and evergreen understory trees, 20' on center.

Thank you for the opportunity to review this submittal. Please do not hesitate to contact me with any questions or comments.

Sincerely,

CPH, Inc.

A handwritten signature in blue ink, appearing to read 'James K. Winter'.

James K. Winter, RLA

Vice-President

May 4, 2022

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

**RE: Holden Avenue PD – Conditions of Approval
CPH Project No. E7601**

Dear Ms. Riffle;

We are in receipt of the revised preliminary plans, received on April 7, 2022, for the above listed project. We provided a review letter, dated April 15, 2022. This is a follow up to the review letter. We are providing a summary of the items we consider conditions of approval of the plans. We have also include the landscape comments as part of this letter.

Plan review comments:

- 1 The developer and engineer are showing a sliver of land on the west side of the Lift Station Tract J that is considered part of the Recreation Tract F. This sliver of land is not usefull for the recreation tract and needs to be included in Tract J. The limits of Tract J need to be revised accordingly. The table of Recreation Areas also needs to be updated to show the portion of the Tract that is being removed.
- 2 The DA states that a maximum of 3 lots shall be allowed to have a minimum lot width of 50 feet, unless specific conditions are met and approved by the City at Development Plan review and if the Developer shows evidence that the reduction of lot sizes allows for historic tree preservation. The plans show 20 50-foot lots. That is an increase of 17 lots. **The Developer will need to provide additional justification in written form for the increase in the number of 50 foot lots.** The written response letter only notes that a change in the number of lots is allowable and the Developer needs to show by competent, substantial evidence that the reduction of lot sizes allows for preservation of historic or specimen trees.
- 3 The DA also states there shall be a minimum of 36 60-foot lots. The plans show a total of 19 60-foot lots. That is a reduction of 17 lots. **As noted in comment 1 above, this needs to be justified by the Developer.** Is the Developer proposing to amend the DA or request a waiver of this DA requirement? Once resolved, please review and correct note #9 on sheet C-300.
- 4 It is assumed that an amendment to the Development Agreement will resolve comments 2 and 3 above.
- 5 Sheet C302 – normally, there is a center, metal post to allow the swing gates to close against. Based on the path of the fire truck at exit, it appears the truck will cross into the area where the post will be installed. Is there sufficient room for the fire truck to exit and not strike either the center post or the gate and gate post? We also expect the entrance gate will be in the closed position during fire truck exit. This may also

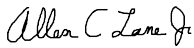
compound the issue. The EOR needs to revisit the exit, and entrance path, of the emergency response vehicles and adjust the layout as necessary to assure the vehicles may enter and exit without obstructions.

Landscape Comments

- 1 Arbor Plan and calculations were reviewed. Discrepancies noted below. These need to be resolved on the next submittal:
 - Tree number 76 shown as saved in table on sheet A-001.
 - Tree number 76 shown on Sheet A-101 as being removed
- 2 The plans show "10' of green space" for landscaping between the proposed parking area on the south side of the site and the adjacent lot, lot 21. The sidewalk is 5' from the lot line. Please shift parking lot south 5' to allow a 10' landscape buffer between the sidewalk and lot 21.

These comments can be a condition of approval at the next City meeting for this project.

Sincerely,
CPH, Inc.



Allen C. Lane, Jr., P.E.
Project Engineer

CC: Galen Pugh, CPH
Ellen Hardgrove, City Planner
File

J:\E7601\Civil\Documents\City Plans-Application Review\Holden Ave PD\letters\Holden Avenue PD - Development Plan - condition of approval 5-4-22.docx

HOLDEN AVENUE PD - HAVEN OAKS DEVELOPMENT PLAN / PRELIMINARY SUBDIVISION PLAN

RECEIVED
4/7/2022
CITY OF EDGEWOOD

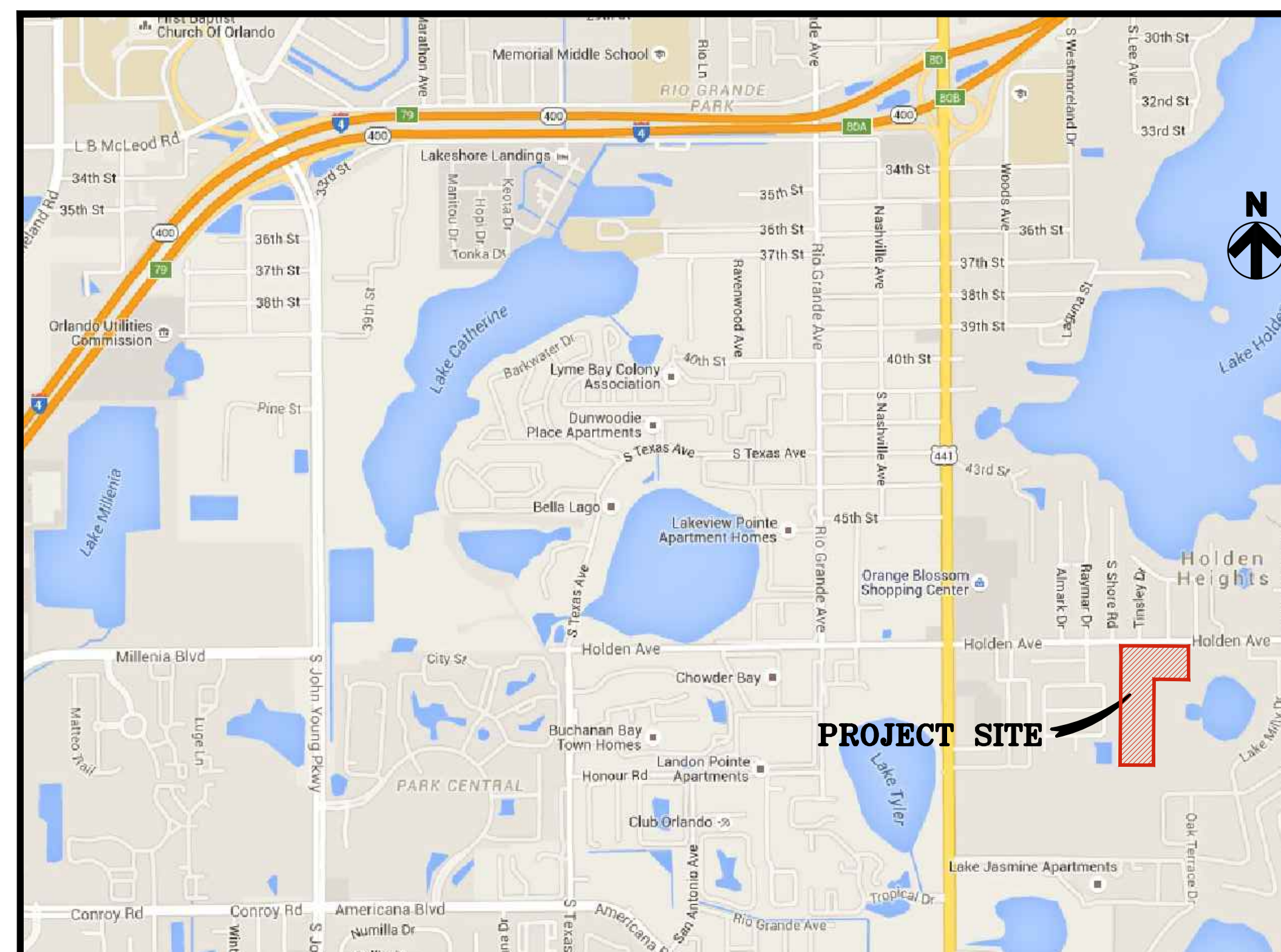
ORLANDO, FLORIDA

PARCEL ID# **14-23-29-0000-00-004**
 14-23-29-0000-00-005
 14-23-29-0000-00-062
 14-23-29-0000-00-064
 14-23-29-0000-00-063 &
 14-23-29-0000-00-042

April 6, 2022

Sheet List Table	
Sheet Number	Sheet Title
C-000	Cover Sheet
C-100	Boundary Survey
C-101	Boundary Survey
C-102	Topographic Survey
C-200	Project Maps
C-300	Site & Geometry Plan
C-301	Roadway Expansion & Driveway Plan
C-302	Vehicle Tracking Plan
C-303	Lot Impervious Surface Ratio Calculations
C-304	Tree Plan
C-305	Tract Boundary Exhibit
C-400	Drainage Plan
C-500	Utility Plan

LOCATION MAP:



APPROVED WAIVERS:

1. A WAIVER FOR EDGEWOOD CODE SECTION 126-280 TO ALLOW A CULS-DE-SAC ON A STREET EXCEEDING 500 FEET. THE WAIVER WAS REQUESTED AS THE CULS-DE-SAC IS THE ONLY WAY FOR THE ENTIRE PROPERTY TO BE DEVELOPED.
2. A WAIVER FOR EDGEWOOD CODE SECTION 126-282 TO WAIVE THE REQUIREMENT FOR STREET STUB OUTS TO ADJOINING UNPLATTED AREAS. THE WAIVER WAS REQUESTED TO ALLOW FOR THE DEVELOPMENT TO BE GATED AND SURROUNDED BY THE ARCHITECTURAL PRECAST CONCRETE WALL
3. A WAIVER PER EDGEWOOD CODE SECTION 134-460(a)(9) TO ALLOW FOR A MAXIMUM IMPERVIOUS SURFACE AREA RATIO OF 70% FOR RESIDENTIAL LOTS WITHIN THE HOLDEN AVENUE PD.

LEGAL DESCRIPTION

PARCEL 1:
 THE WEST 165 FT OF THE FOLLOWING TRACT: BEGIN AT A POINT 6 2/3 CHAINS EAST OF THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 23 S, RANGE 29 EAST, RUN THENCE EAST 5 1/3 CHAINS; THENCE SOUTH 20 CHAINS TO THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; 5 1/3 CHAINS; THENCE NORTH 20 CHAINS TO THE POINT OF BEGINNING.

PARCEL 2:
 THE EAST 187 FEET OF THE FOLLOWING: BEGIN 440 FEET EAST OF THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, RUN EAST 352 FEET; THENCE SOUTH 1320 FEET; THENCE WEST 352 FEET; THENCE NORTH 1320 FEET TO THE POINT OF BEGINNING, ORANGE COUNTY, FLORIDA (LESS THE NORTH 30 FEET FOR RIGHT OF WAY).

ALSO DESCRIBED AS THE EAST 187 FEET TO THE FOLLOWING: BEGINNING AT A POINT 6 2/3 CHAINS EAST OF THE NW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, RUN THENCE EAST 5 1/3 CHAINS, THENCE SOUTH TO THE SOUTH LINE OF THE SAID FOR 1/4 20 CHAINS; THENCE WEST ALONG THE SAID SOUTH LINE OF THE SAID FOR 1/4 5 1/3 CHAINS, THENCE NORTH 20 CHAINS TO THE POINT OF BEGINNING (LESS THE NORTH 30 FEET FOR RIGHT OF WAY).

PARCEL 3
 THE NORTH 380 FEET OF THE WEST 303 FEET OF THE EAST 426.7 FEET OF THE NW 1/4 OF THE NW 1/4 (LESS N 155 FEET OF E 125 FEET, AND LESS N 155 FEET OF W 128 FEET, AND LESS N 30 FEET FOR ROAD), SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, OF ORANGE COUNTY, FLORIDA.

PARCEL 4
 THE NORTH 155 FEET OF THE WEST 125 FEET OF THE EAST 248.7 FEET OF THE NW 1/4 OF THE NW 1/4 (LESS NORTH 30 FEET FOR ROAD) OF SECTION 14 TOWNSHIP 23 SOUTH RANGE 29 EAST, OF ORANGE COUNTY, FLORIDA.

PARCEL 5
 THE NORTH 155 FEET OF THE WEST 128 FEET OF THE EAST 426.7 FEET OF THE NW 1/4 OF THE NW 1/4 OF SECTION 14 TOWNSHIP 23 SOUTH RANGE 29 EAST, ORANGE COUNTY, FLORIDA, LESS THE NORTH 30 FEET THEREOF FOR ROAD RIGHT OF WAY.

PARCEL 6
 THE NORTH 380 FEET OF THE WEST 100 FEET OF THE EAST 526.7 FEET OF THE NW 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, LESS THE NORTH 30 FEET THEREOF FOR ROAD RIGHT OF WAY.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA AND CONTAINS 13.68 ACRES MORE OR LESS.

AVCON PROJECT NO.		2019.0099.15	
DATE		04/06/2022	
REVISIONS			
NO.	DATE	DESCRIPTION	SHEETS

PROJECT TEAM

OWNER/APPLICANT
 TOLL BROTHERS, INC.
 2966 COMMERCE PARK DR., SUITE 100
 ORLANDO, FL 32819

CIVIL ENGINEER
 AVCON, INC.
 5555 E MICHIGAN ST, SUITE 200
 ORLANDO, FL 32822
 (407) 599-1122

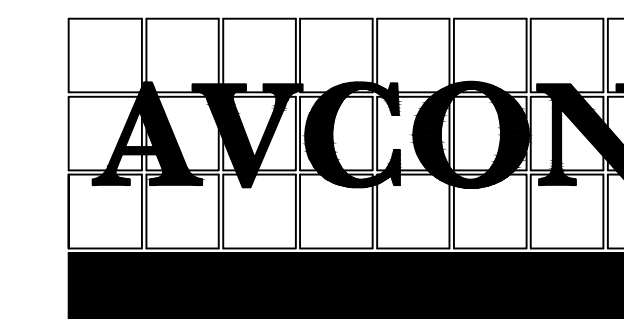
SURVEYOR
 ALLEN & COMPANY
 16 EAST PLANT STREET
 WINTER GARDEN, FL 34787
 (407) 654 - 5355

ENVIRONMENTAL
 BIO-TECH CONSULTING
 3025 E. SOUTH STREET
 ORLANDO, FL 32803
 (407) 894-5969

GEOTECHNICAL
 UNIVERSAL ENGINEERING SCIENCES
 3532 MAGGIE BLVD.
 ORLANDO, FL 32811
 (407) 423-0504

UTILITY PROVIDERS

<p><u>SEWER</u></p> <p>ORANGE COUNTY UTILITIES (OCU) 9150 CURRY FORD RD, ORLANDO, FL 32825 (407) 836-5515</p>	<p><u>WATER</u></p> <p>ORLANDO UTILITIES COMMISSION (OUC) 3800 GARDENIA AVE ORLANDO, FL (407) 423-9018</p>
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AVCON, INC.
 ENGINEERS & PLANNERS
 5555 East Michigan Street, Suite #100 Orlando, FL 32822-2779
 Office: (407) 599-1122 • Fax: (407) 599-1133
 CORPORATE CERTIFICATE OF AUTHORIZATION NUMBER: 5657
 www.avconinc.com

ENGINEER OF RECORD:

RICHARD V. BALDOCCHI
 FL P.E. #38092

RECEIVED
4/7/2022
CITY OF EDGEWOOD



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 *FAX 407 654-5356

LEGAL DESCRIPTION:

PARCEL 1:

THE WEST 165 FT OF THE FOLLOWING TRACT: BEGIN AT A POINT 6 2/3 CHAINS EAST OF THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 23 S, RANGE 29 EAST, RUN THENCE EAST 5 1/3 CHAINS; THENCE SOUTH 20 CHAINS TO THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; 5 1/3 CHAINS; THENCE NORTH 20 CHAINS TO THE POINT OF BEGINNING.

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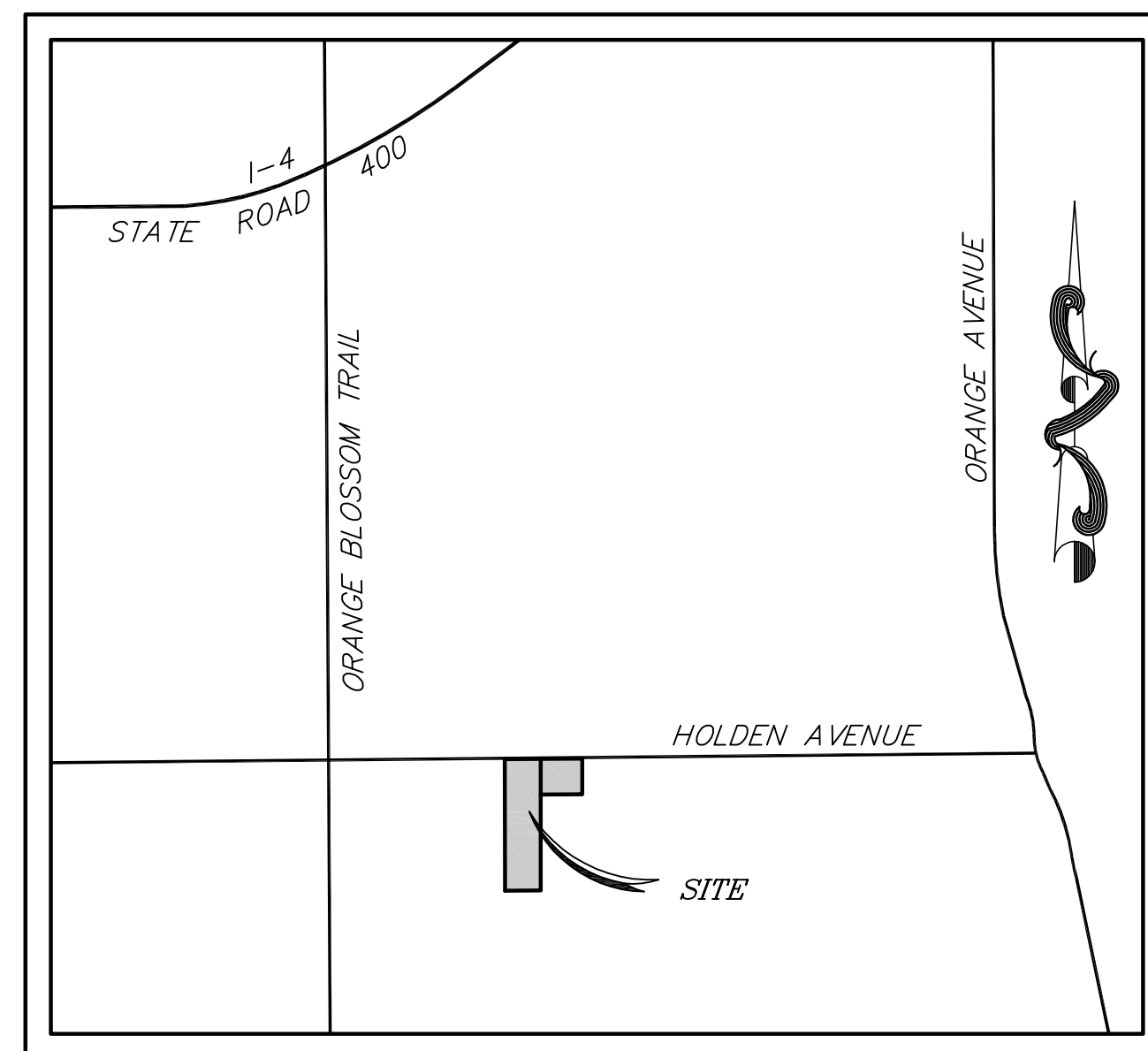
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THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA AND CONTAINS 13.68 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 23 SOUTH RANGE 29 EAST, BEING NORTH 89°33'17" EAST.
2. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
3. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
4. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
5. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
7. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
9. THE LEGAL DESCRIPTION SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
10. THE LANDS SHOWN HEREON LIE IN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.1201830410F, MAP REVISED SEPTEMBER 25, 2009.
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
11. THERE WAS NO VISUAL EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WITHIN THE SURVEYED LANDS. THE STRUCTURES LOCATED ON THE SUBJECT PROPERTY APPEAR TO BE VACATED.
12. THE SURVEYOR WAS NOT SUPPLIED ANY ZONING INFORMATION FOR THE SUBJECT PROPERTY.
13. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
14. THE LEGAL DESCRIPTION SHOWN HEREON IS AS PER THE DESCRIPTION PROVIDED BY THE CLIENT. A GAP APPEARS BETWEEN THE LEGAL DESCRIPTIONS FOR PARCELS 1 AND 2 AND BETWEEN THE LEGAL DESCRIPTIONS FOR PARCELS 3 THROUGH 6. THE EAST LINE OF PARCEL 2 AND THE WEST LINE OF PARCEL 6 ARE NOT CONTIGUOUS.
15. THE PROPOSED LAND USE HAS NOT BEEN PROVIDED TO THE SURVEYOR.
16. WE HAVE EXAMINED THE FURNISHED COMMITMENT TO INSURE TITLE, COMMITMENT NO. 2037-4393786, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JUNE 24, 2019 AT 8:00 A.M. THOSE INSTRUMENTS INCLUDED IN 'SCHEDULE B, SECTION II' OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.
4. DISTRIBUTION EASEMENT RECORDED IN BOOK 3981, PAGE 916. (AS TO PARCEL 3). AFFECTS THE SUBJECT AND IS SHOWN HEREON. THERE MAY BE OTHER FACILITIES ON THE SUBJECT PROPERTY THAT ARE SUBSURFACE AND COULD AFFECT THE LOCATION OF THE EASEMENT AREA.



LOCATION MAP NOT TO SCALE

TO: TOLL BROS., INC., A PENNSYLVANIA CORPORATION; BAVERIA HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11, 13, 16, AND 19 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED ON JANUARY 8, 2020

ALTAINSPS LAND TITLE BOUNDARY SURVEY OF SODO HOLDEN AVENUE SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST CITY OF EDGEWOOD ORANGE COUNTY, FLORIDA

FOR: TOLL BROTHERS

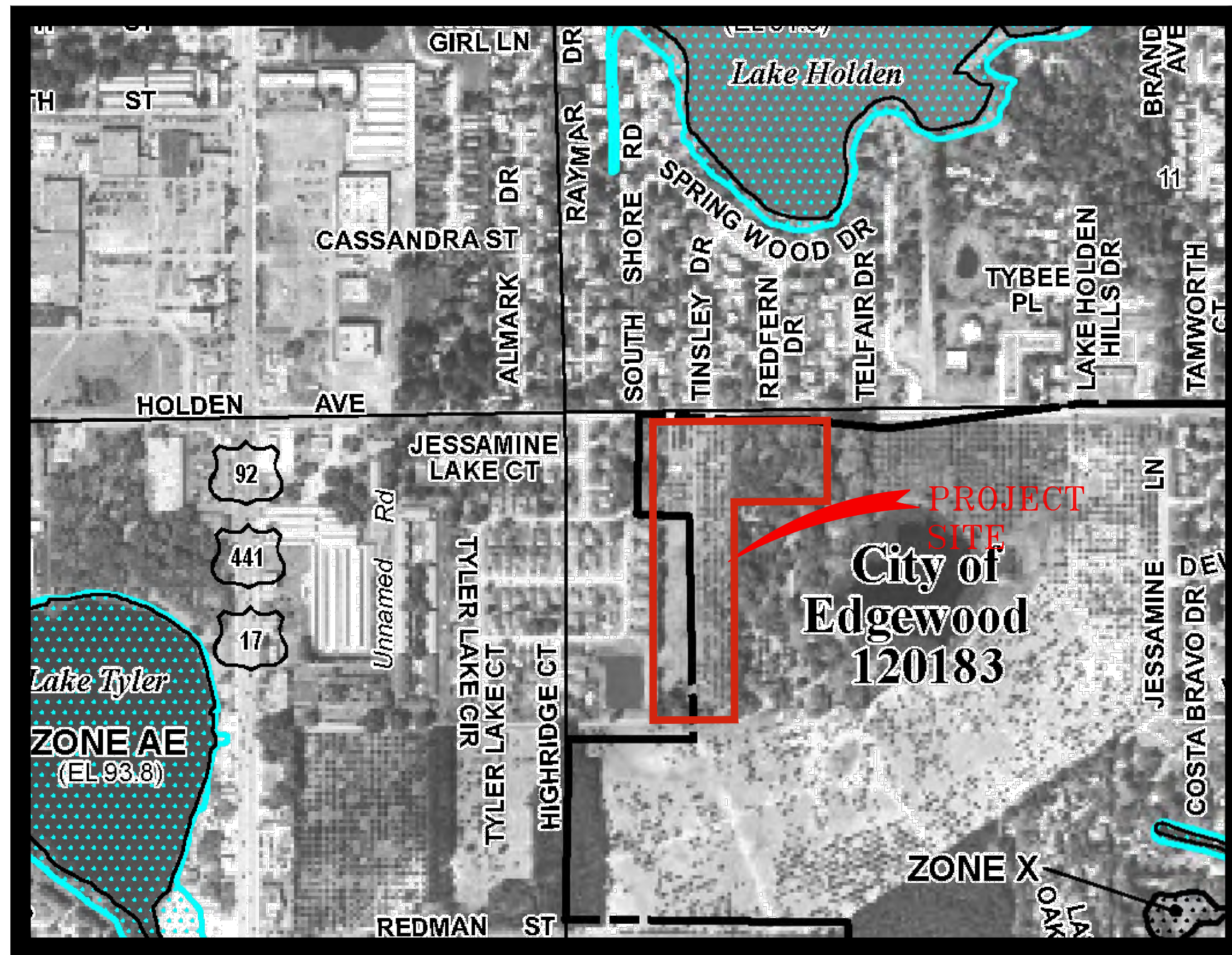
FOR THE LICENSED BUSINESS #725 BY:

JAMES L. RICKMAN, P.S.M. #6533

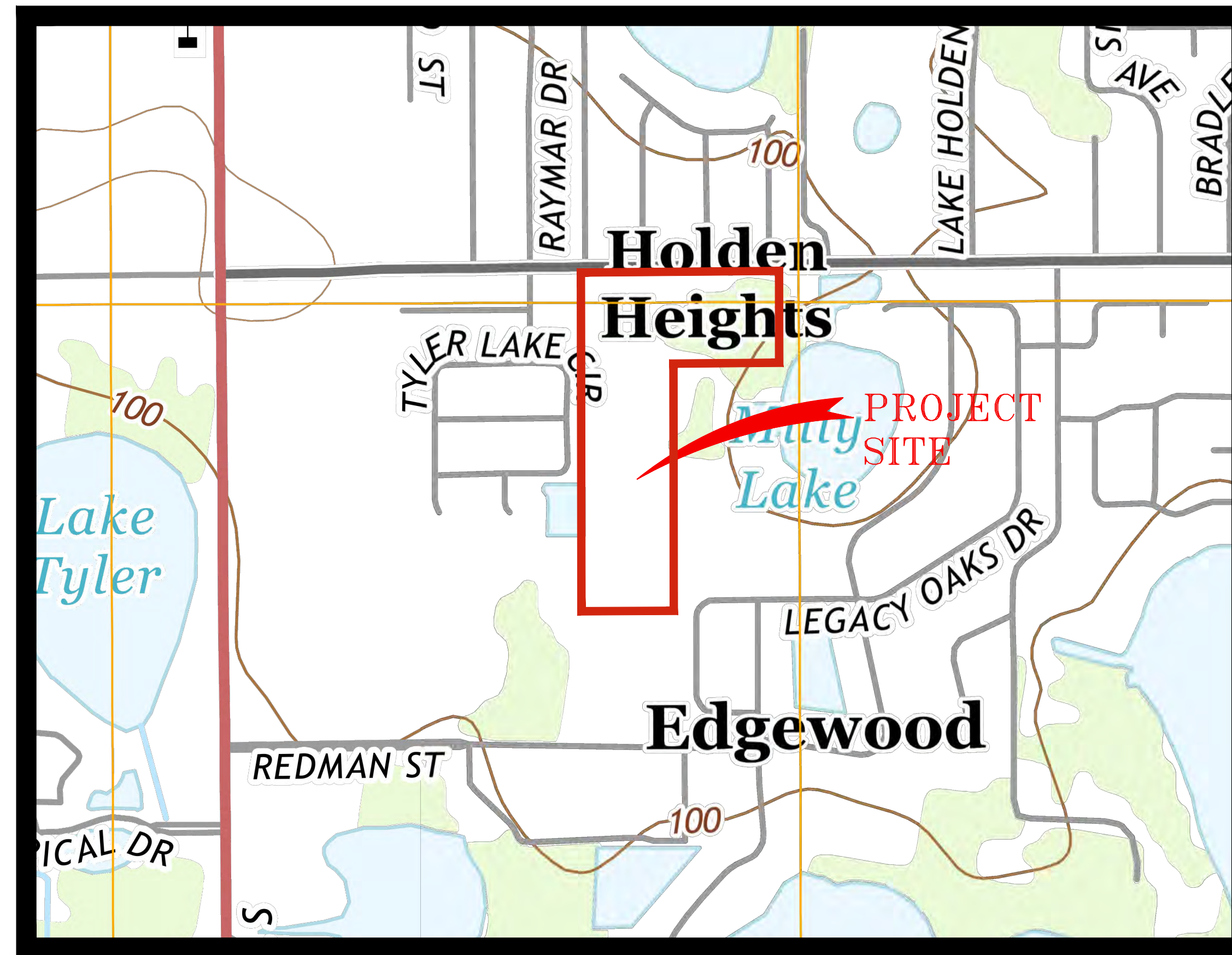
Table with 2 columns: DATE, REVISIONS

JOB # 20190788
DATE: JANUARY 8, 2020
SCALE: 1" = 60'
CALC BY: JLR/SEJ
FIELD BY: BA/DH
DRAWN BY: SEJ
CHECKED BY: MR

FLOOD MAP



USGS TOPO MAP



SOILS MAP



AERIAL MAP



SOILS LEGEND

3	BASINGER FINE SAND DEPRESSIONAL, 0 TO 1 PERCENT SLOPES
43	SEFFNER FINE SAND, 0 TO 2 PERCENT SLOPES
48	TAVARES-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES
99	WATER

RECEIVED
4/7/2022
CITY OF EDGEWOOD

AVCON
AVCON, INC.
ENGINEERS & PLANNERS
5555 E. MICHIGAN ST., SUITE 200 - ORLANDO, FL 32822-2779
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www.avconinc.com

RICHARD V. BALDOCCHI
P.E. #38092

**DEVELOPMENT PLAN /
PRELIMINARY
SUBDIVISION PLAN**

HOLDEN AVENUE PD

PROJECT MAPS

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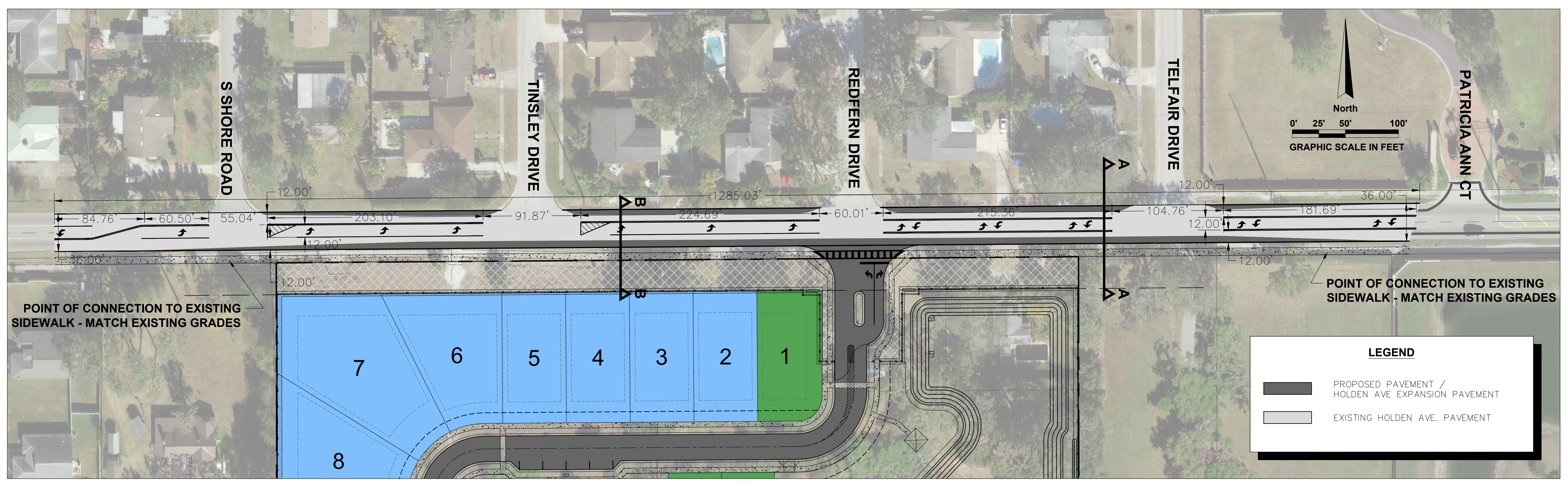
REVISIONS:			
NO.	DATE	BY	DESCRIPTION

DESIGNED BY: RVB
DRAWN BY: BRE
CHECKED BY: RVB
APPROVED BY: RVB
DATE: April 6, 2022

AVCON PROJECT No. 2019.0099.15

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 P.E. #38092

**DEVELOPMENT PLAN /
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**ROADWAY EXPANSION
 & DRIVEWAY PLAN**

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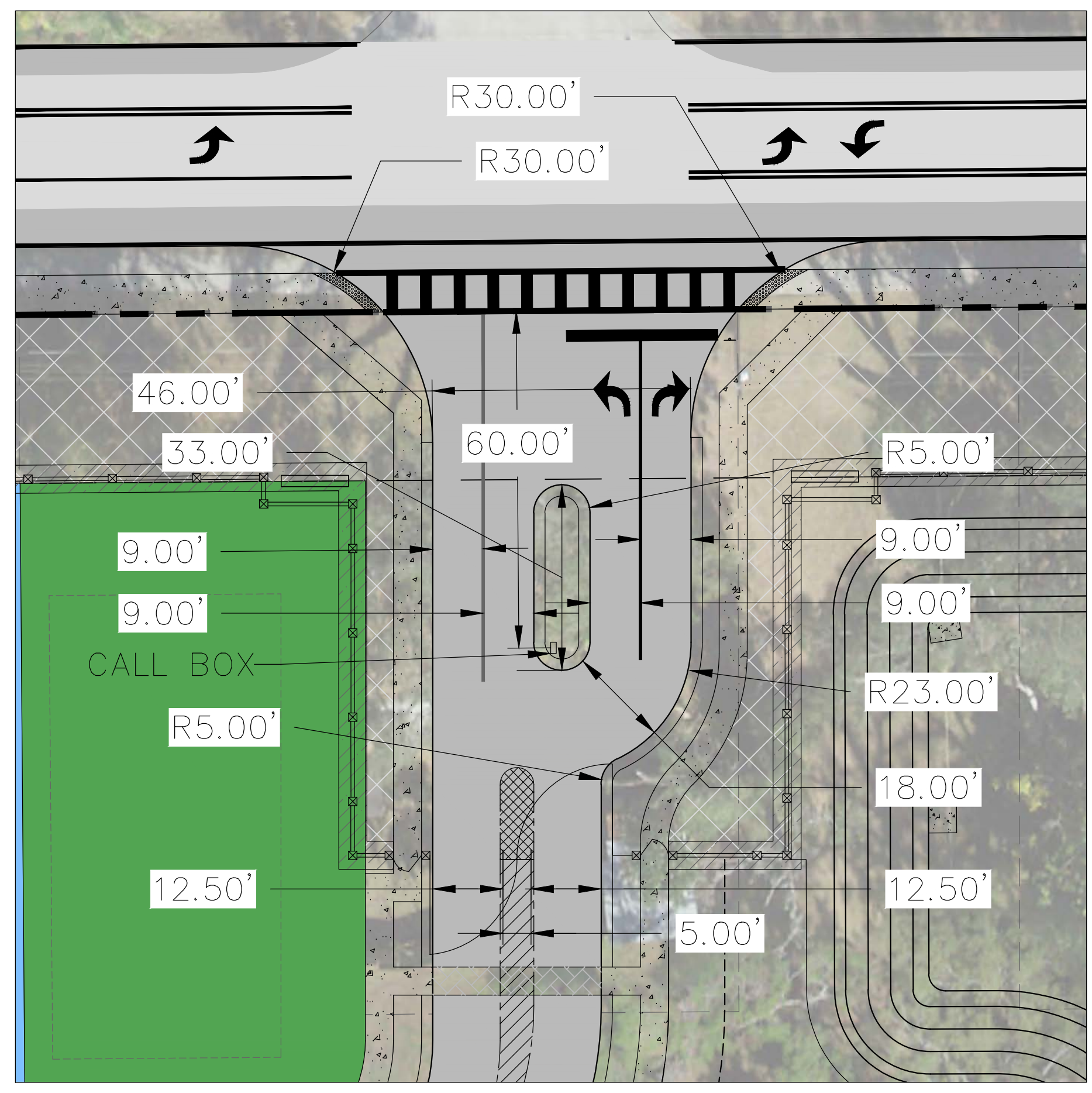
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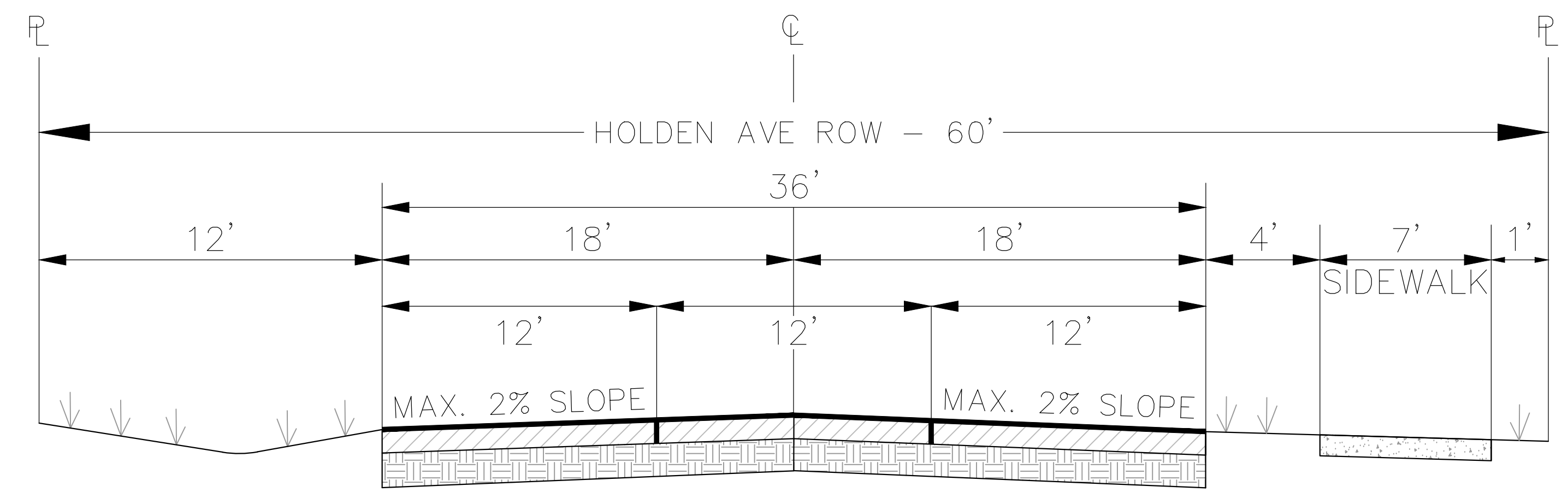
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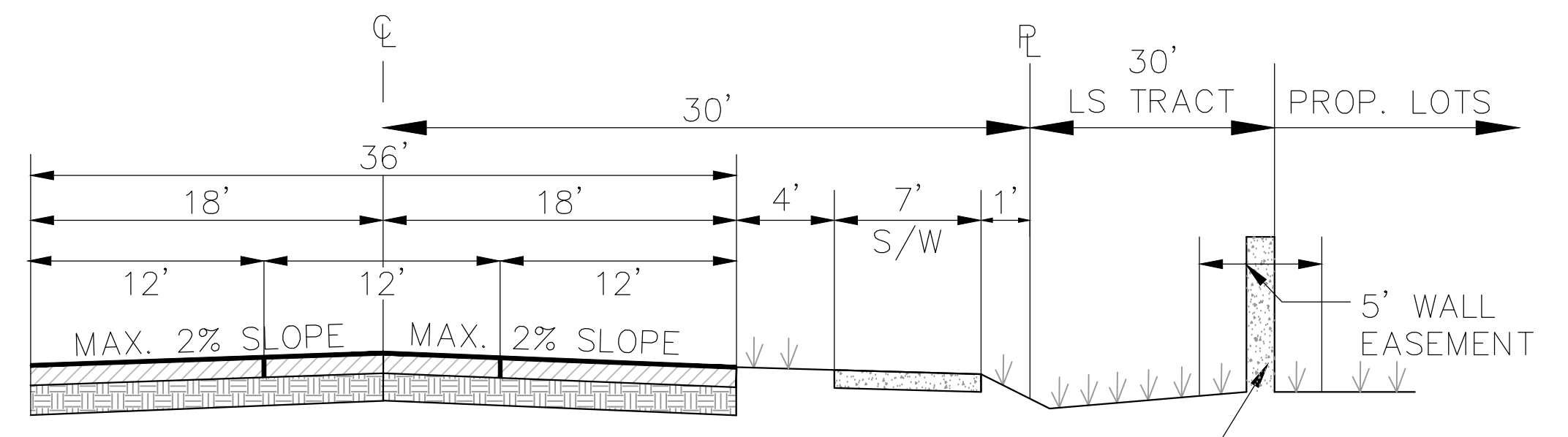
C-301



ENTRANCE DIMENSIONS
 1"=20'

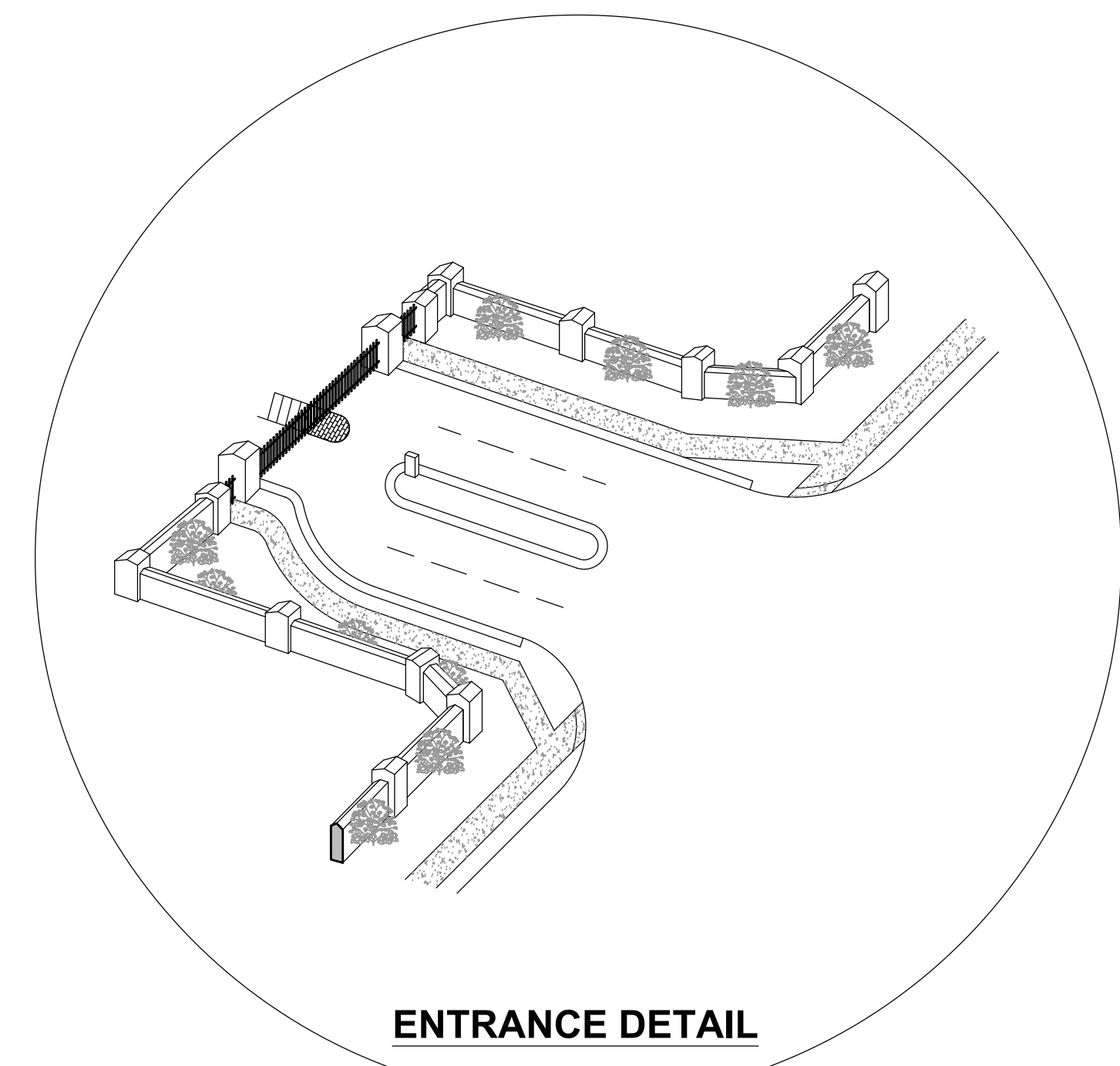


SECTION A-A
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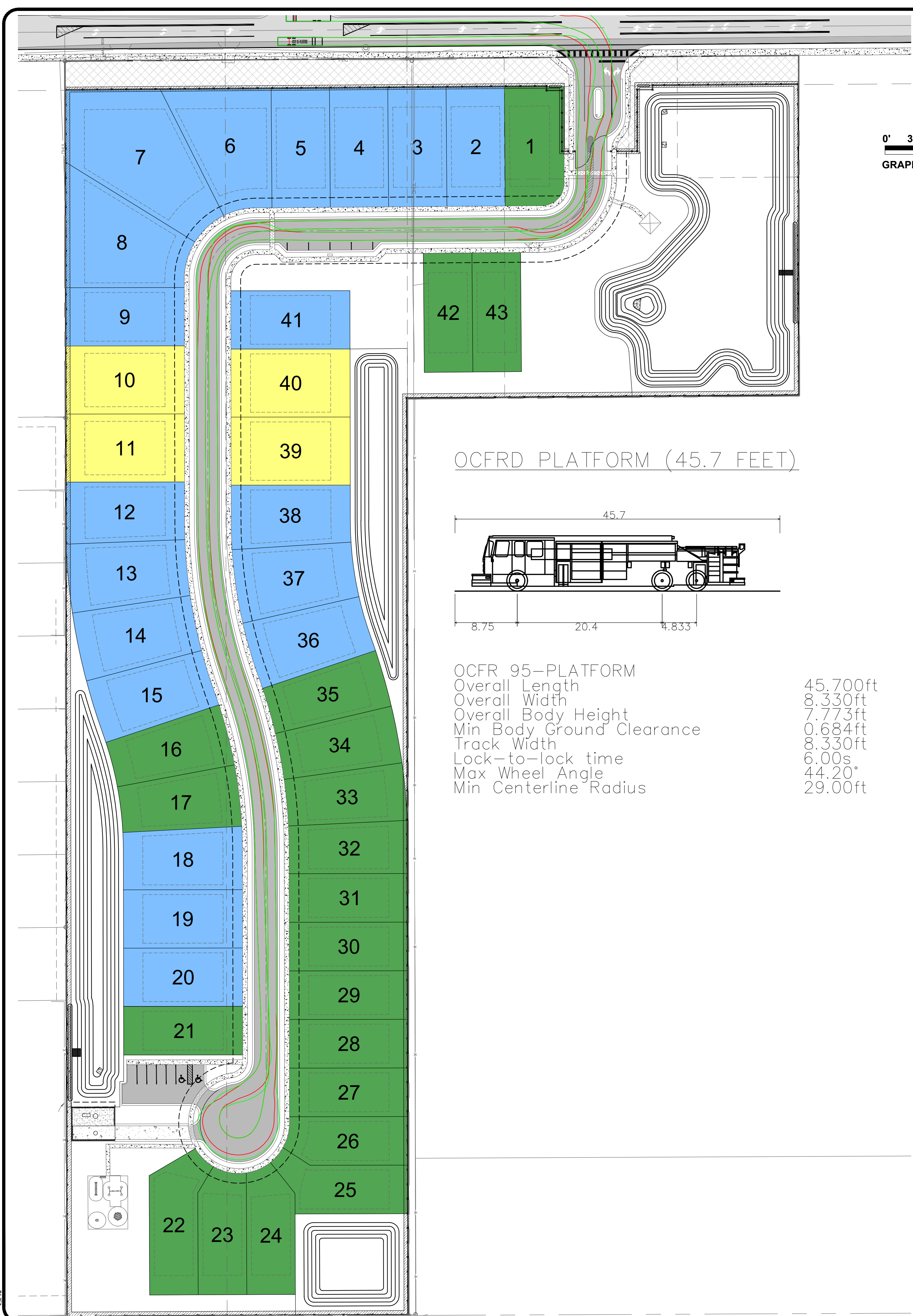


SECTION B-B
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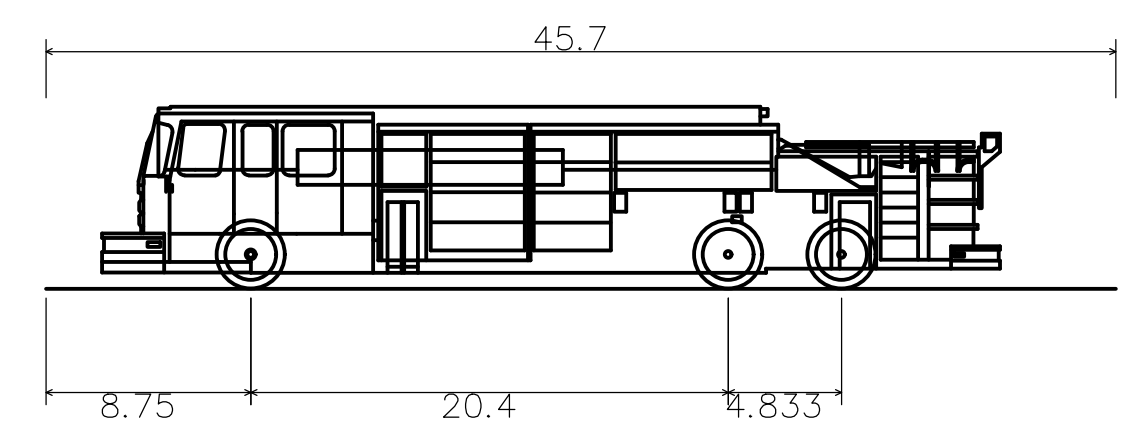
6' ARCHITECTURAL PRECAST CONCRETE WALL (SEE LS PLANS FOR DETAILS)



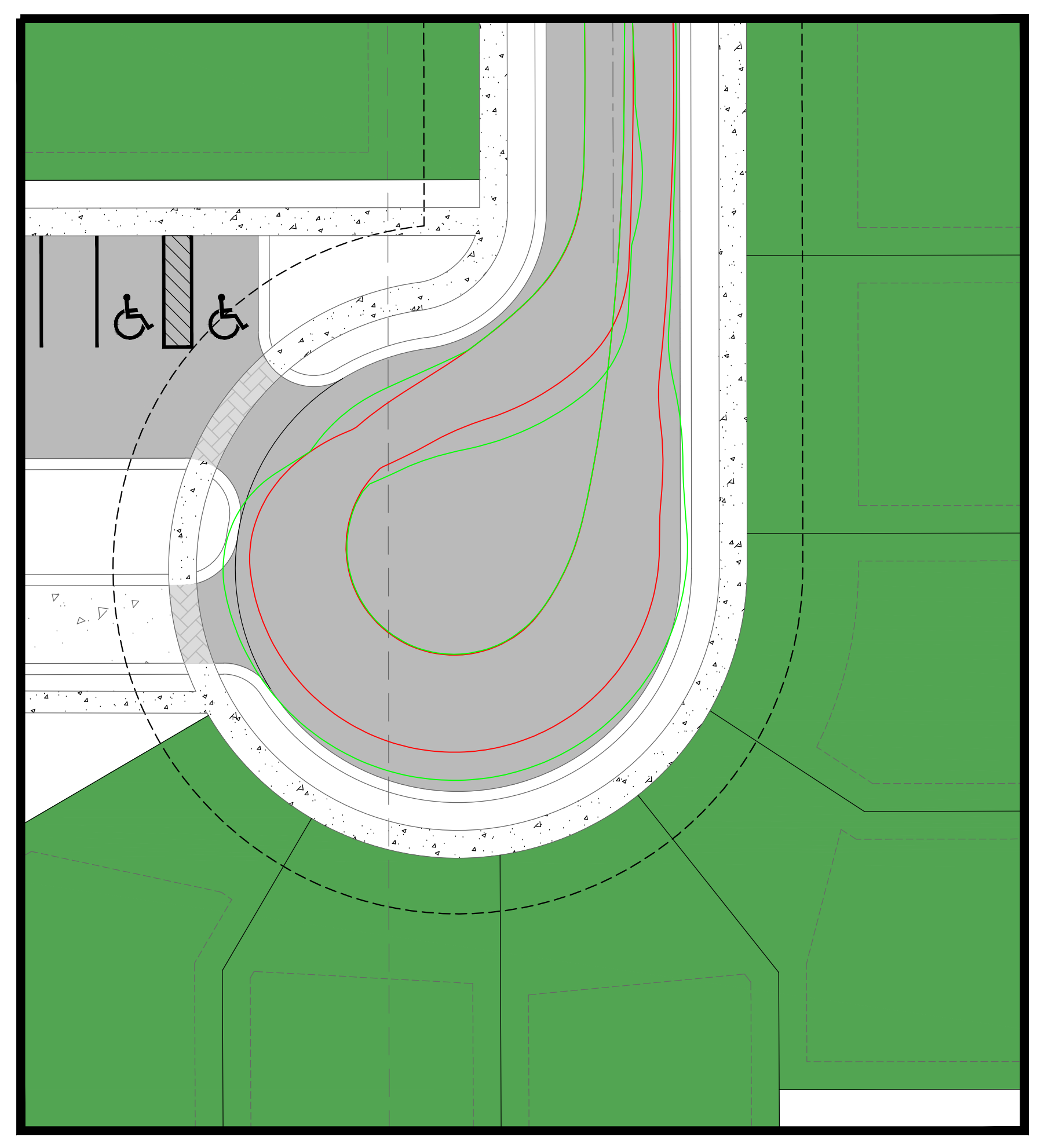
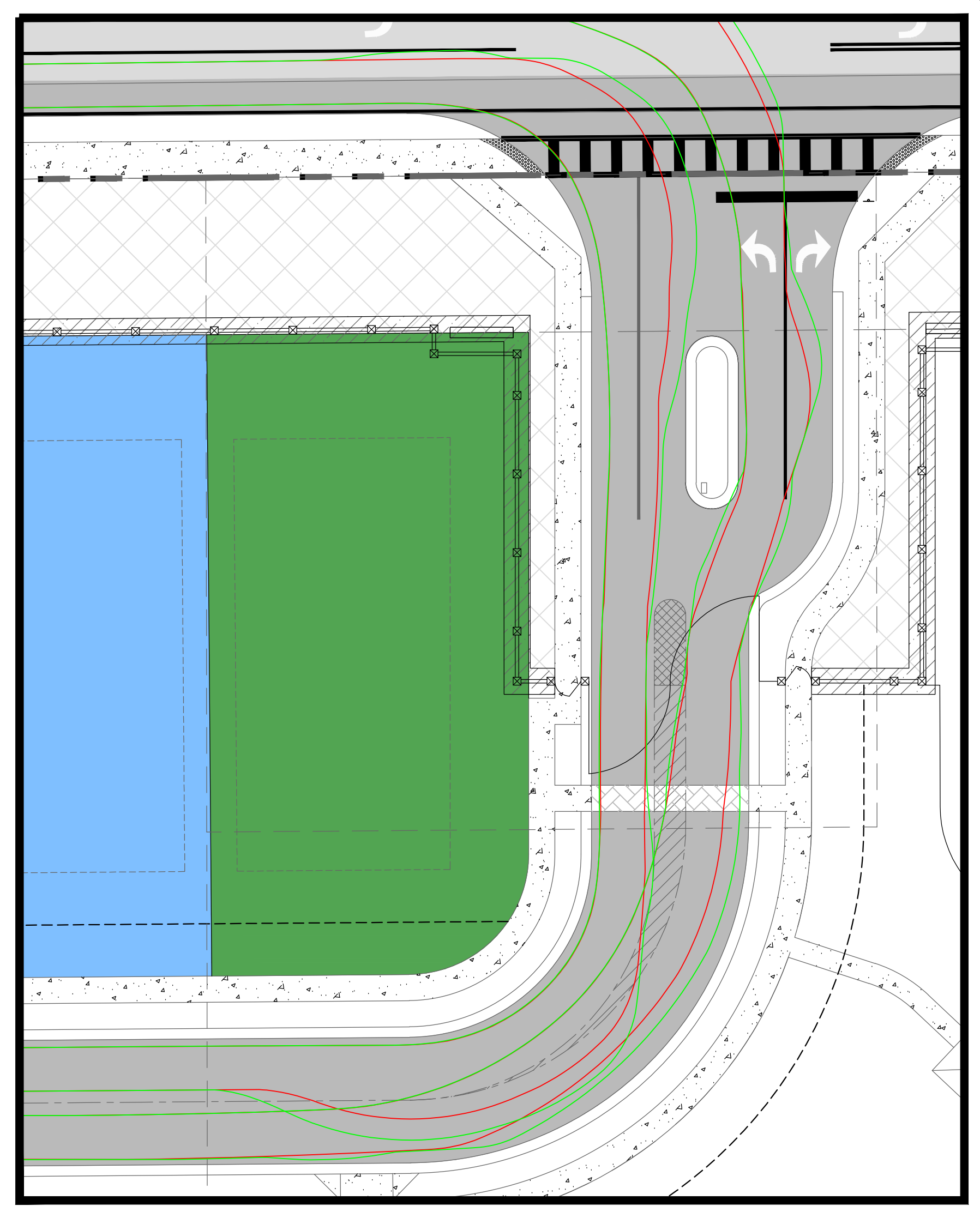
ENTRANCE DETAIL



OCFRD PLATFORM (45.7 FEET)



OCFR 95-PLATFORM	Overall Length	45.700ft
	Overall Width	8.330ft
	Overall Body Height	7.773ft
	Min Body Ground Clearance	0.684ft
	Track Width	8.330ft
	Lock-to-lock time	6.00s
	Max Wheel Angle	44.20°
	Min Centerline Radius	29.00ft



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DEVELOPMENT PLAN / PRELIMINARY SUBDIVISION PLAN

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VEHICLE TRACKING PLAN

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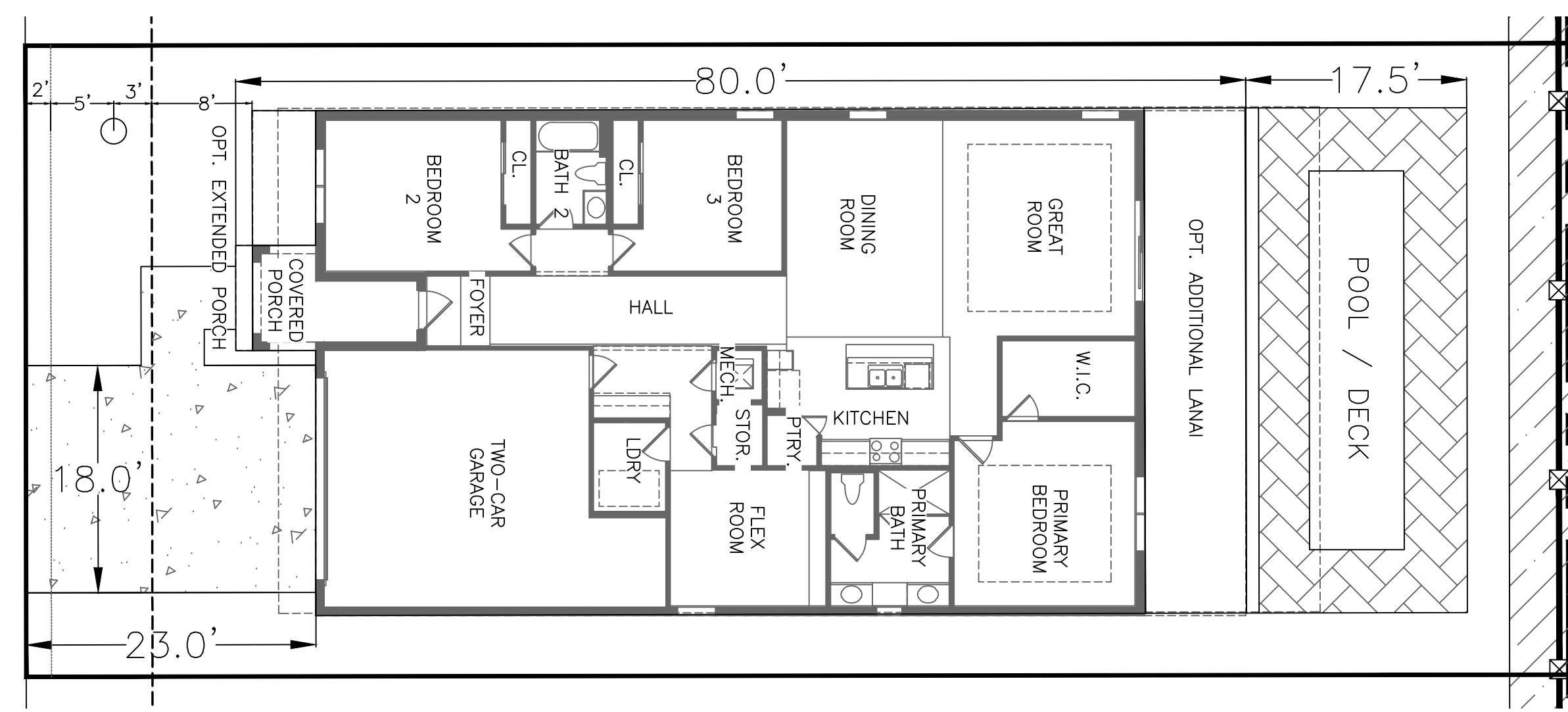
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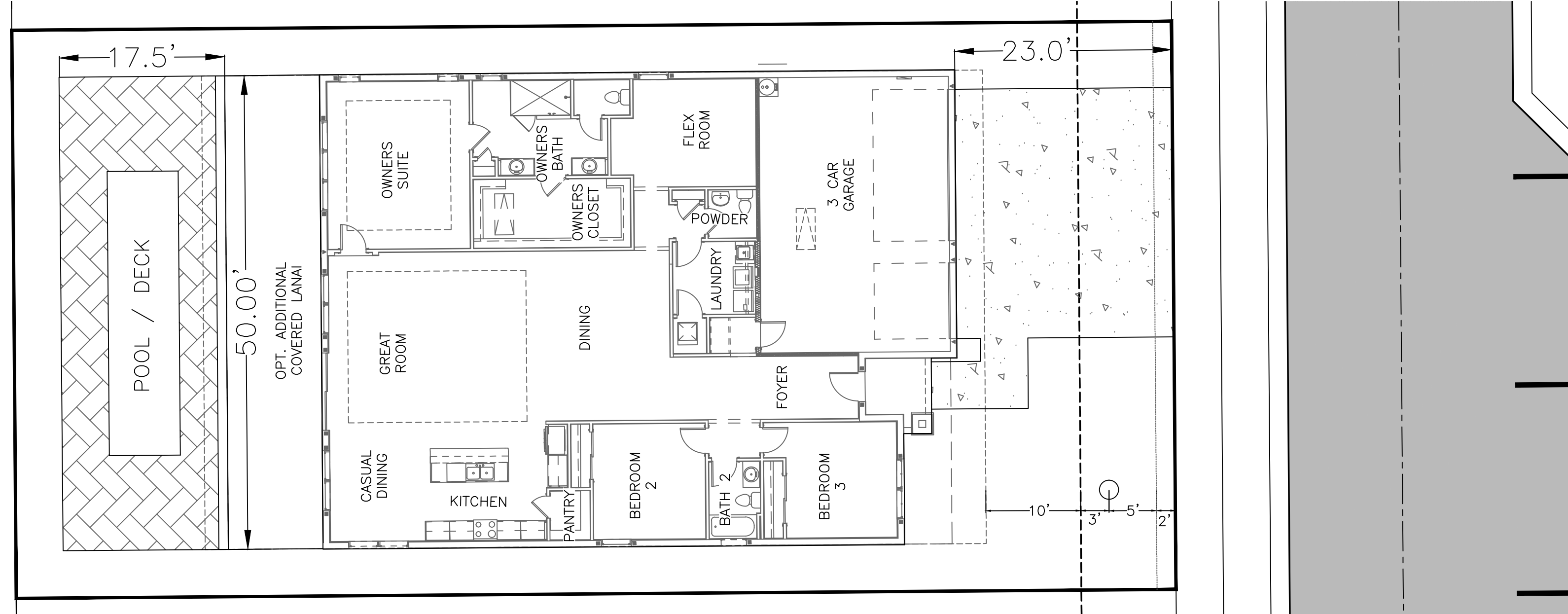
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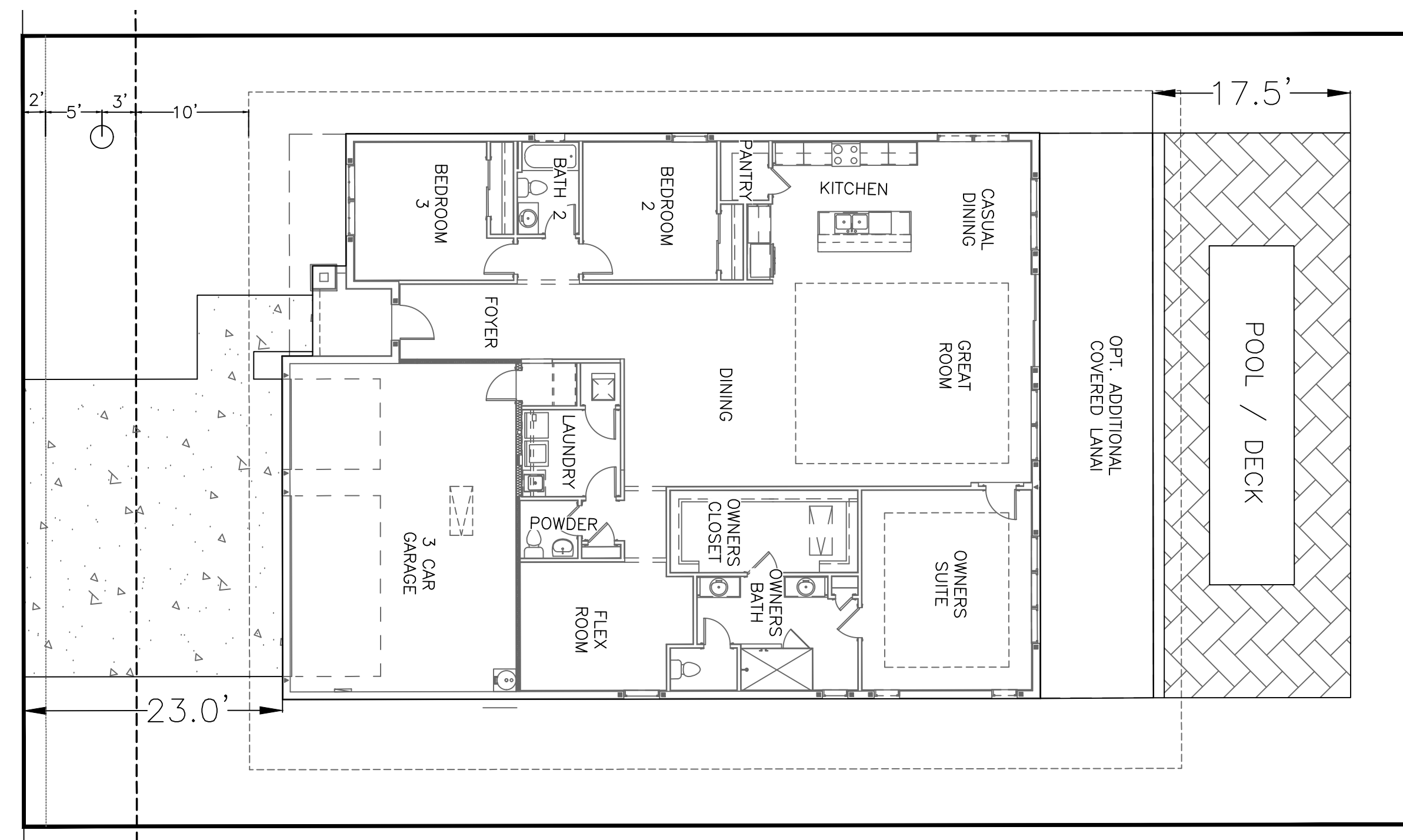
C-302



50' LOT – BRIDGTON (TYP.)
 LOT SIZE: 50' x 122.5' = 6,125 SF
 BUILDING + DRIVEWAY ~ = 3,134 SF
 BUILDING/DRIVEWAY IMPERVIOUS %: 51.17%
 BUILDING + DRIVEWAY + LANAI + EXTENDED PORCH ~ = 3,518 SF
 BUILDING/DRIVEWAY/LANAI IMPERVIOUS % = 57.44%
 POOL (40'X17.5'): 700 SF
 WITH POOL: 4,218 SF = 68.87%
 PER CODE, 50% OF POOL AS IMPERVIOUS AREA = 3,868 SF = 63.15%
 MAX. ALLOWABLE: 70%



60' LOT – SANDERLING (TYP.)
 LOT SIZE: 60' x 122.5' = 7,350 SF
 BUILDING + DRIVEWAY ~ = 3,894 SF
 TYPICAL BUILDING/DRIVEWAY IMPERVIOUS %: 52.98%
 BUILDING + DRIVEWAY + LANAI ~ = 4,394 SF
 BUILDING/DRIVEWAY/LANAI IMPERVIOUS % = 59.78%
 POOL (50'X17.5'): 875 SF
 WITH POOL: 5,269 SF = 71.69%
 PER CODE, 50% OF POOL AS IMPERVIOUS AREA = 4,832 SF = 65.74%
 MAX. ALLOWABLE: 70%



70' LOT – SANDERLING (TYP.)
 LOT SIZE: 70' x 122.5' = 8,575 SF
 BUILDING + DRIVEWAY ~ = 3,894 SF
 TYPICAL BUILDING/DRIVEWAY IMPERVIOUS %: 45.41%
 BUILDING + DRIVEWAY + LANAI ~ = 4,394 SF
 BUILDING/DRIVEWAY/LANAI IMPERVIOUS % = 51.24%
 POOL (50'X17.5'): 875 SF
 WITH POOL: 5,269 SF = 61.45%
 PER CODE, 50% OF POOL AS IMPERVIOUS AREA = 4,832 SF = 56.35%
 MAX. ALLOWABLE: 63%

NOTE: SAMPLE FLOOR PLANS SHOWN ARE FOR CALCULATION PURPOSES ONLY
 UNDERGROUND UTILITIES WILL BE LOCATED 2' FROM THE BACK OF SIDEWALK
 FRONT LOT TREES WILL BE LOCATED 7' FROM THE BACK OF SIDEWALK
 24" LOT TREES ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY. FRONT LOT TREES SHALL HAVE A MINIMUM CALIPER OF 3 INCHES PER THE DEVELOPER'S AGREEMENT

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DEVELOPMENT PLAN / PRELIMINARY SUBDIVISION PLAN

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LOT IMPERVIOUS SURFACE RATIO CALCULATIONS

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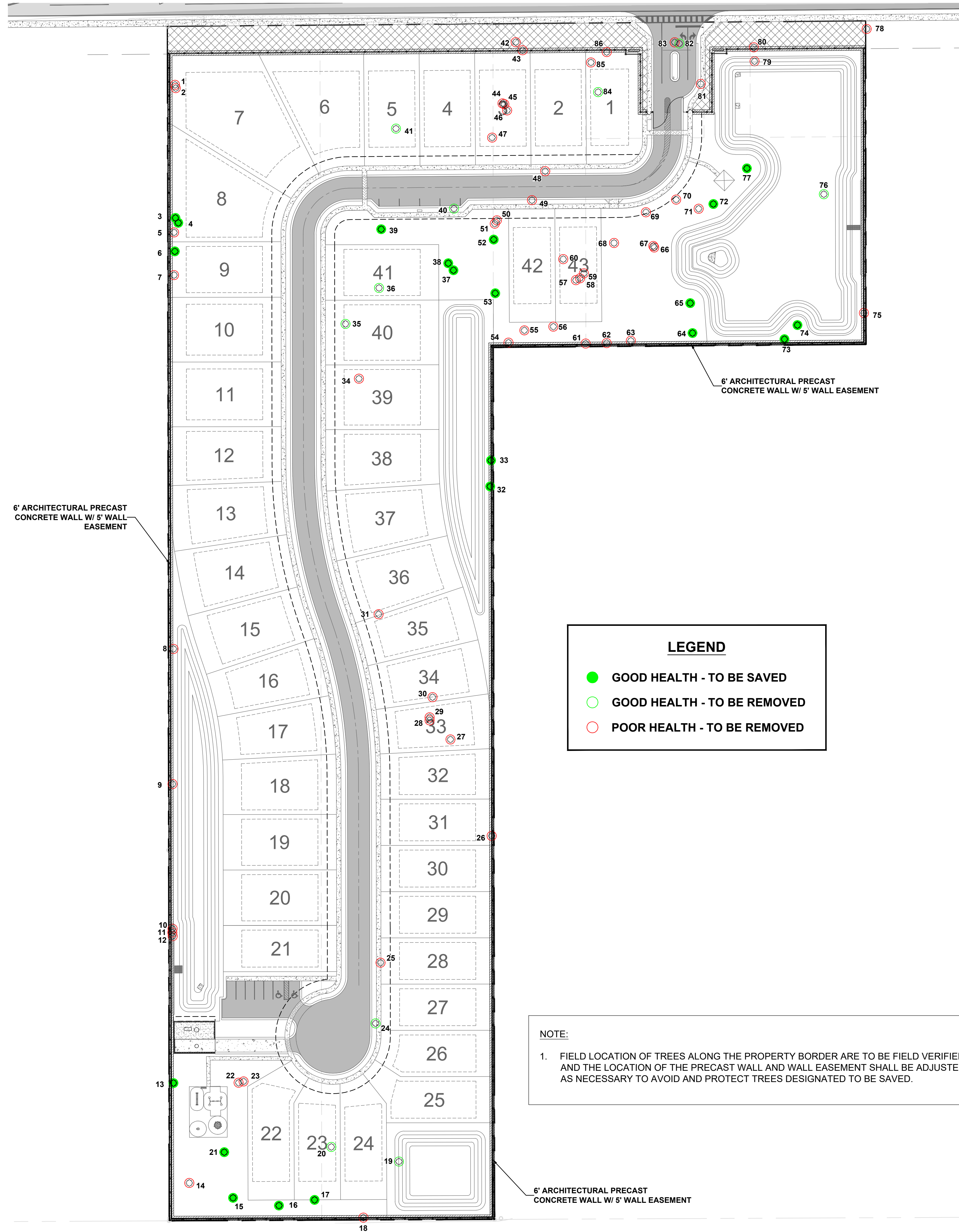
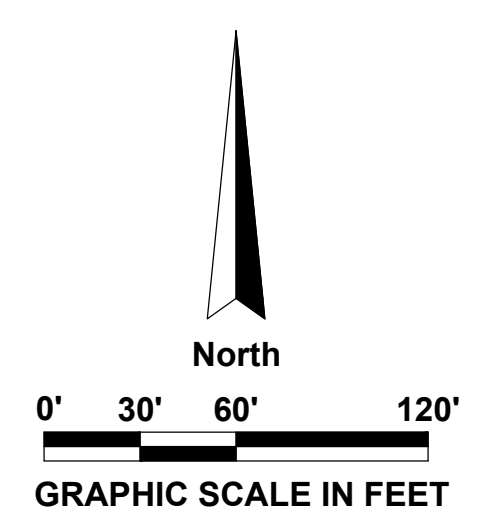
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LEGEND

- GOOD HEALTH - TO BE SAVED
- GOOD HEALTH - TO BE REMOVED
- POOR HEALTH - TO BE REMOVED

NOTE:

- FIELD LOCATION OF TREES ALONG THE PROPERTY BORDER ARE TO BE FIELD VERIFIED, AND THE LOCATION OF THE PRECAST WALL AND WALL EASEMENT SHALL BE ADJUSTED AS NECESSARY TO AVOID AND PROTECT TREES DESIGNATED TO BE SAVED.

Tree_ID	Tree_Species	Tree_DBH	Tree_Health
1	Quercus laurifolia	31	Poor
2	Quercus laurifolia	35	Poor
3	Quercus laurifolia	28	Good
4	Quercus laurifolia	25	Good
5	Quercus laurifolia	25	Poor
6	Quercus laurifolia	33	Good
7	Quercus laurifolia	47	Poor
8	Quercus laurifolia	23	Poor
9	Quercus laurifolia	28	Poor
10	Quercus laurifolia	19	Poor
11	Quercus laurifolia	21	Poor
12	Quercus laurifolia	20	Poor
13	Quercus virginiana	24	Good
14	Quercus virginiana	55	Poor
15	Quercus virginiana	35	Good
16	Quercus virginiana	54	Good
17	Quercus virginiana	28	Good
18	Quercus laurifolia	38	Poor
19	Quercus laurifolia	19	Good
20	Quercus virginiana	18	Good
21	Quercus virginiana	51	Good
22	Quercus laurifolia	38	Poor
23	Quercus laurifolia	28	Poor
24	Quercus laurifolia	27	Good
25	Quercus laurifolia	24	Poor
26	Quercus virginiana	23	Poor
27	Quercus laurifolia	19	Poor
28	Quercus laurifolia	19	Poor
29	Quercus laurifolia	23	Poor
30	Quercus laurifolia	32	Poor
31	Quercus laurifolia	23	Poor
32	Quercus laurifolia	25	Good
33	Quercus laurifolia	33	Good
34	Quercus laurifolia	18	Poor
35	Quercus laurifolia	24	Good
36	Quercus virginiana	18	Good
37	Quercus laurifolia	19	Good
38	Quercus laurifolia	26	Good
39	Quercus laurifolia	19	Good
40	Quercus laurifolia	25	Good
41	Quercus laurifolia	24	Good
42	Quercus laurifolia	23	Poor
43	Quercus laurifolia	26	Poor
44	Quercus laurifolia	27	Poor
45	Quercus laurifolia	22	Poor
46	Quercus laurifolia	28	Poor
47	Quercus laurifolia	28	Poor
48	Quercus laurifolia	64	Poor
49	Quercus virginiana	25	Poor
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52	Quercus laurifolia	23	Good
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64	Quercus virginiana	31	Good
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66	Quercus virginiana	27	Poor
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68	Quercus virginiana	56	Poor
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70	Quercus virginiana	28	Poor
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79	Quercus virginiana	49	Poor
80	Quercus virginiana	41	Poor
81	Quercus laurifolia	42	Poor
82	Quercus virginiana	38	Good
83	Quercus laurifolia	34	Poor
84	Quercus virginiana	30	Good
85	Quercus virginiana	27	Poor
86	Quercus laurifolia	25	Poor

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**DEVELOPMENT PLAN /
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TREE PLAN

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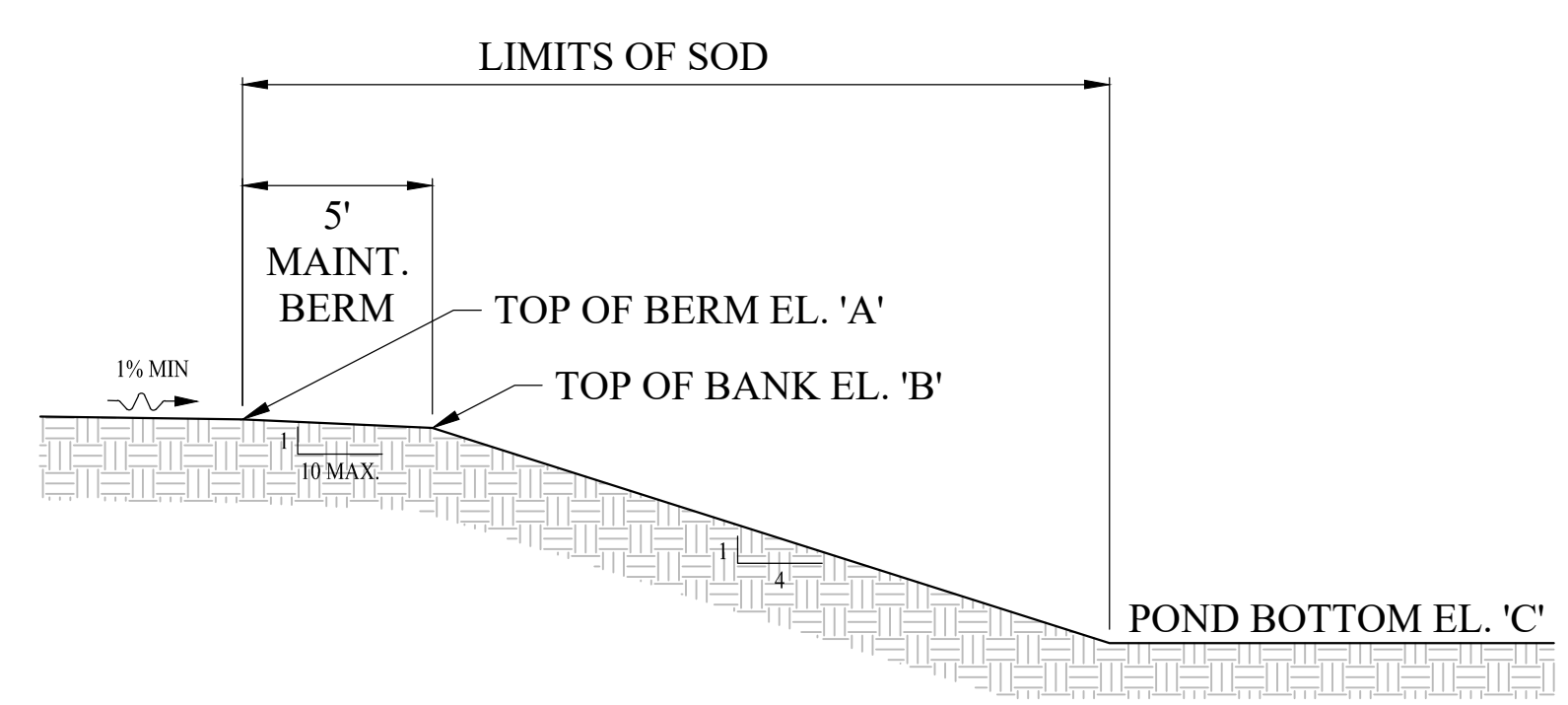
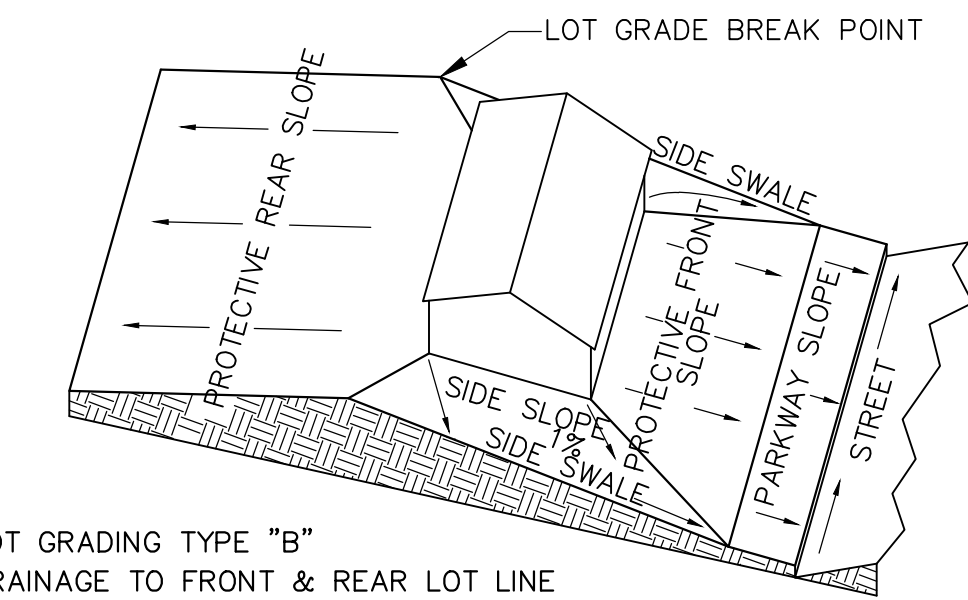
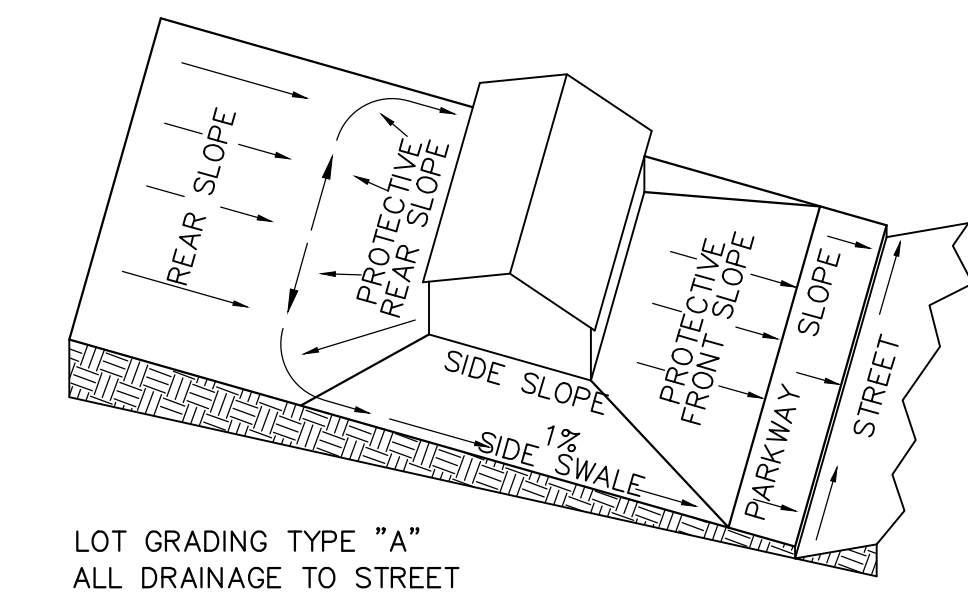
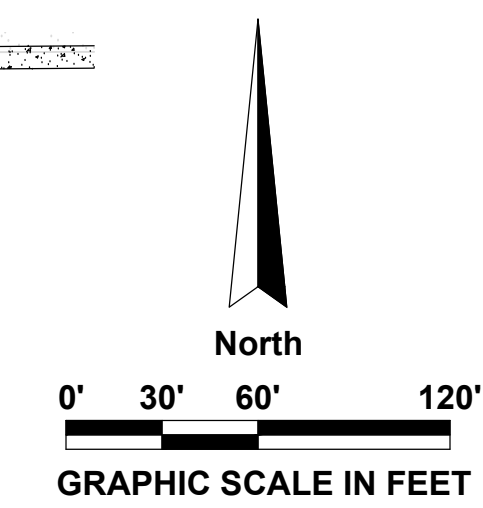
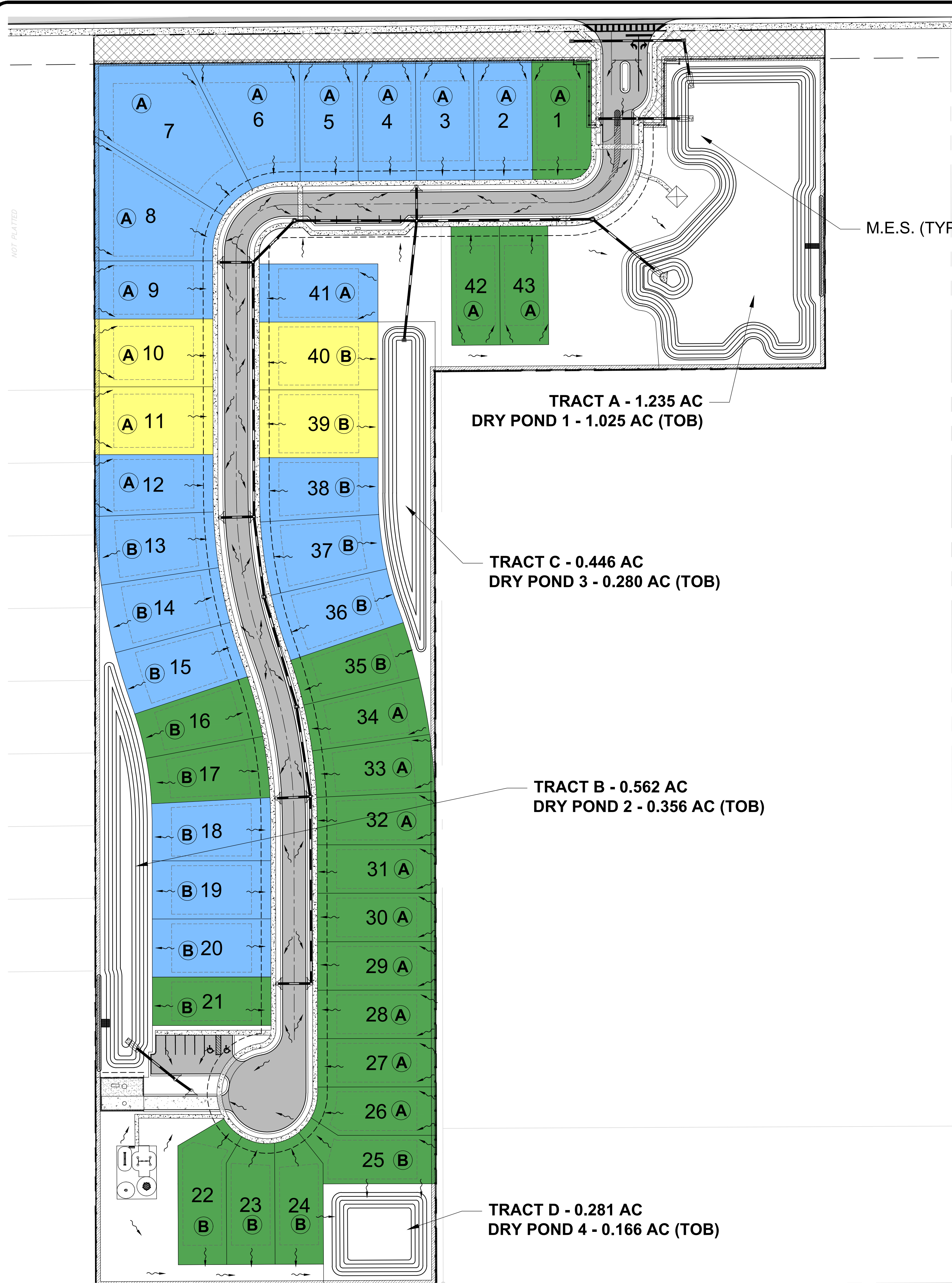
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SHEET NUMBER

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NOTES:
 ALL HANDICAP ACCESSIBLE PARKING SPACES, HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE. ALL SIDEWALKS ARE NOT TO EXCEED 5.00% LONGITUDINAL SLOPE, EXCEPT AT CURB RAMPS OR UNLESS OTHERWISE SHOWN. ALL HANDICAP PARKING SPACES ARE NOT TO EXCEED 2.00% LONGITUDINAL SLOPE.

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DEVELOPMENT PLAN /
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DRAINAGE PLAN

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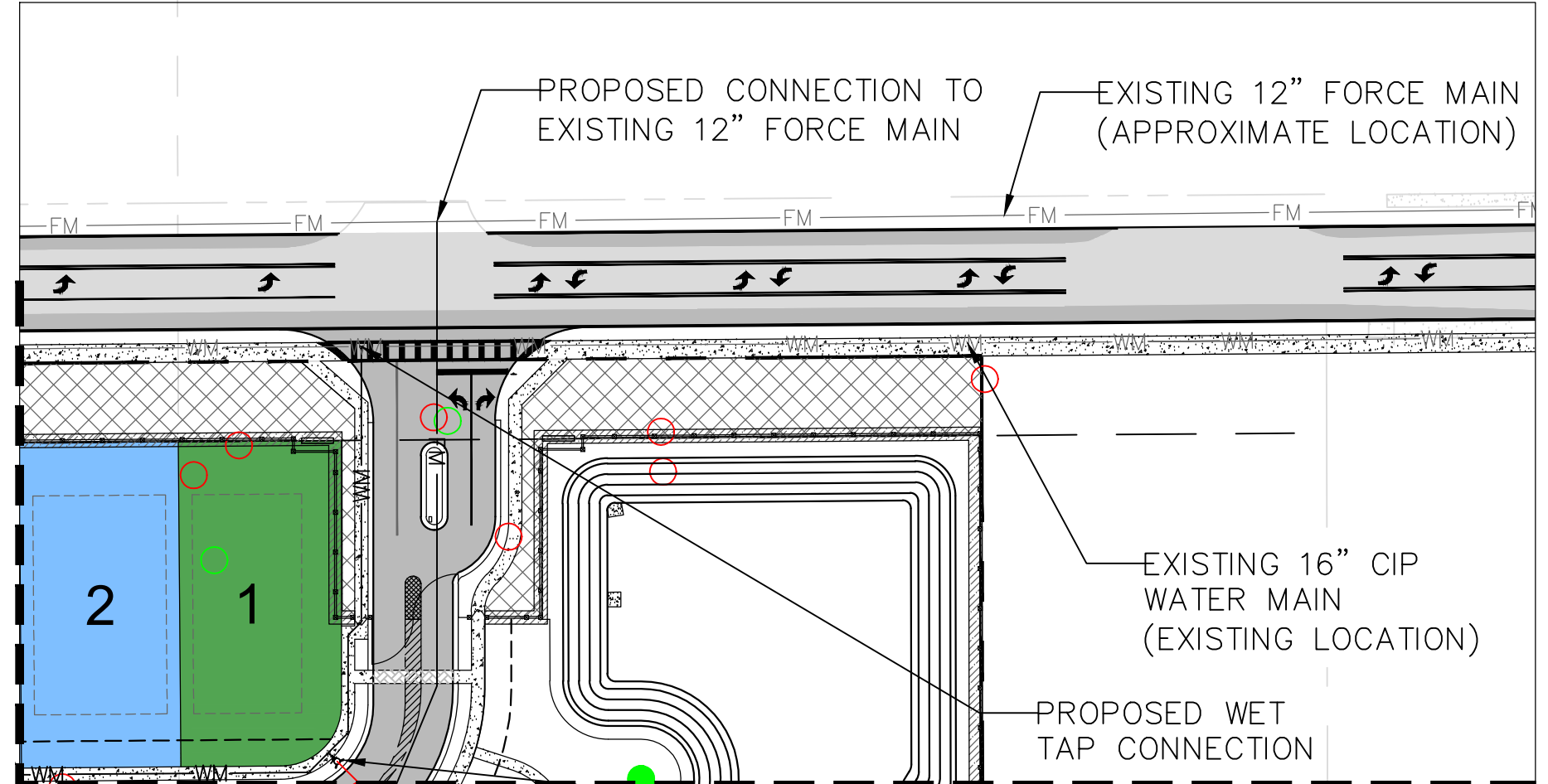
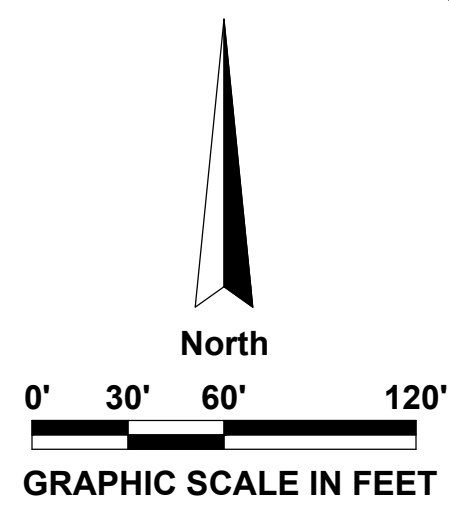
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**DEVELOPMENT PLAN /
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UTILITY PLAN

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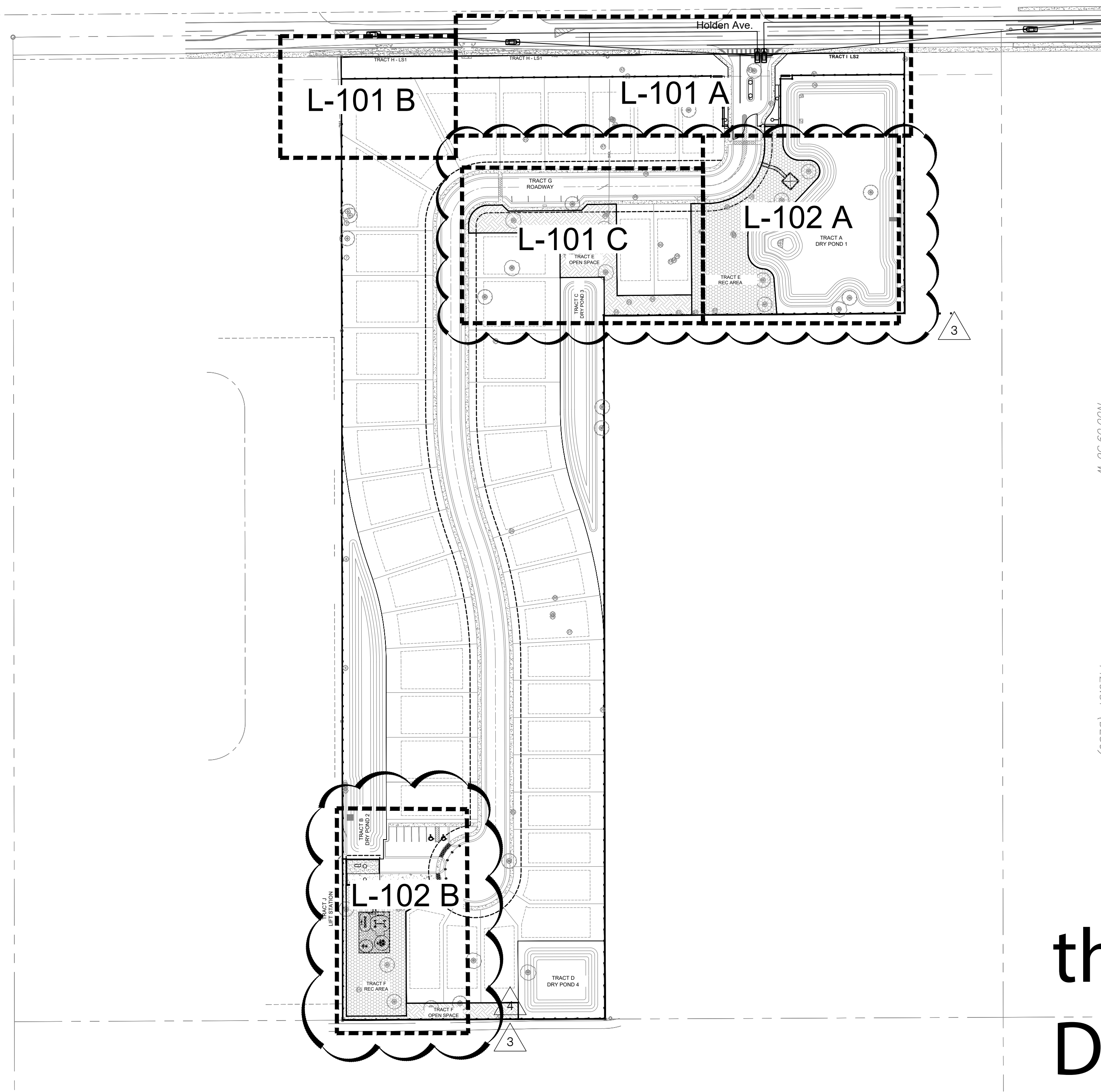
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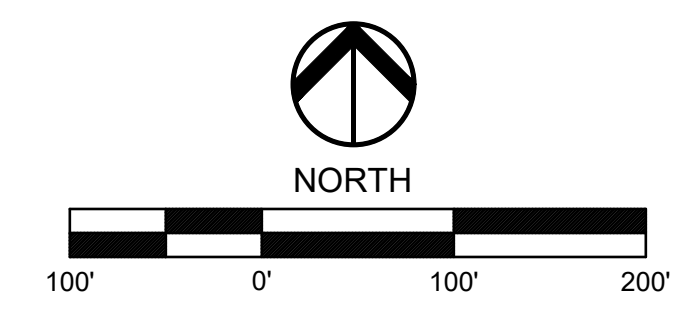
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thomas
Daly

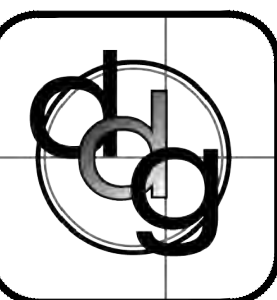
Digitally signed
by thomas Daly
Date: 2022.04.13
08:43:23 -04'00'



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Land Planning, Landscape Architecture, Project Management, Development Consulting
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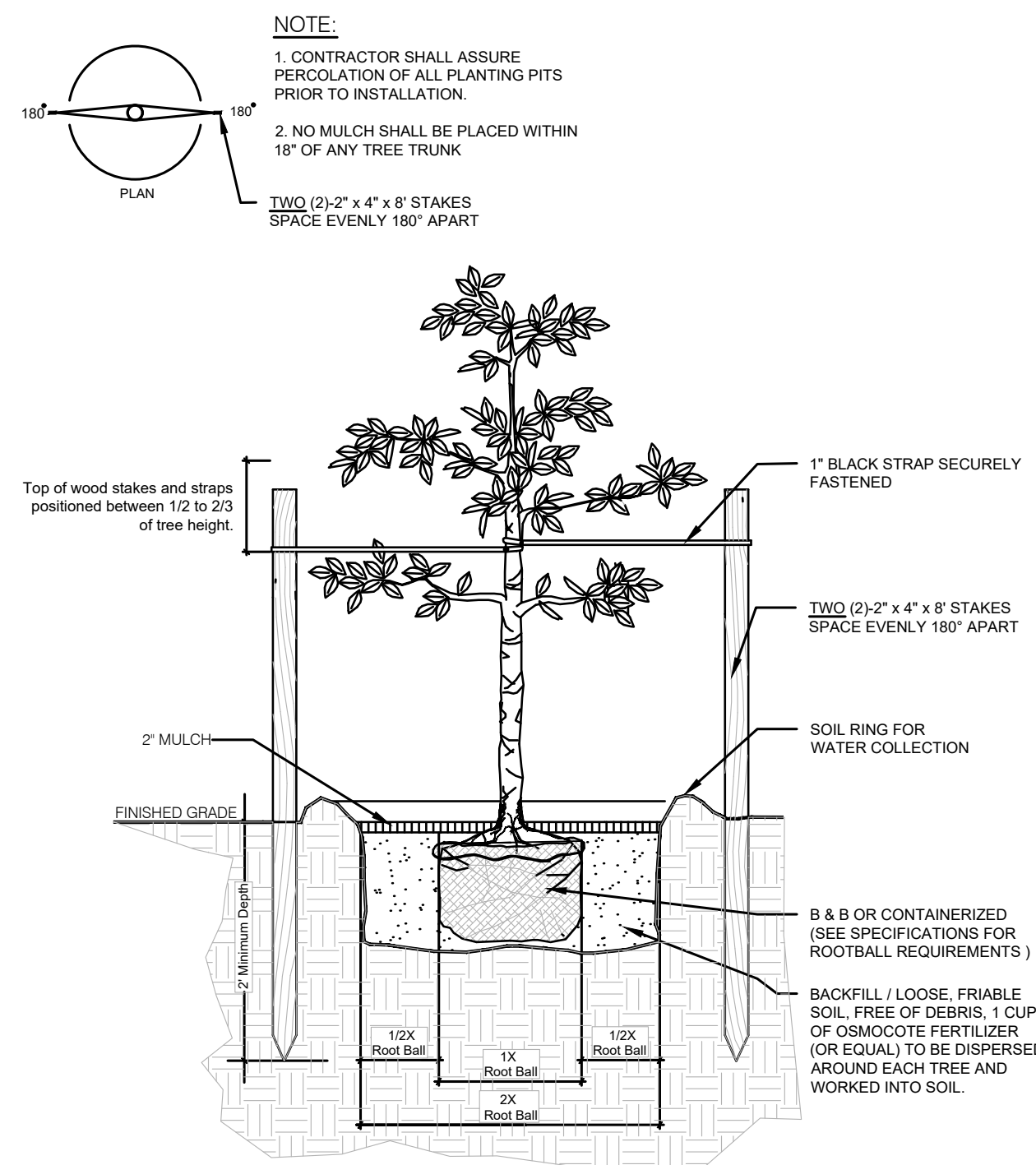
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4	9.7.21	Revisions per City Comments	GH
3	6.23.21	Revisions per City Comments	GH
2	11.19.20	Revisions per City Comments dated 11.12.20	wgm

Key Sheet
Development Plan/Preliminary Subdivision Plan
Haven Oaks
Orlando, Florida



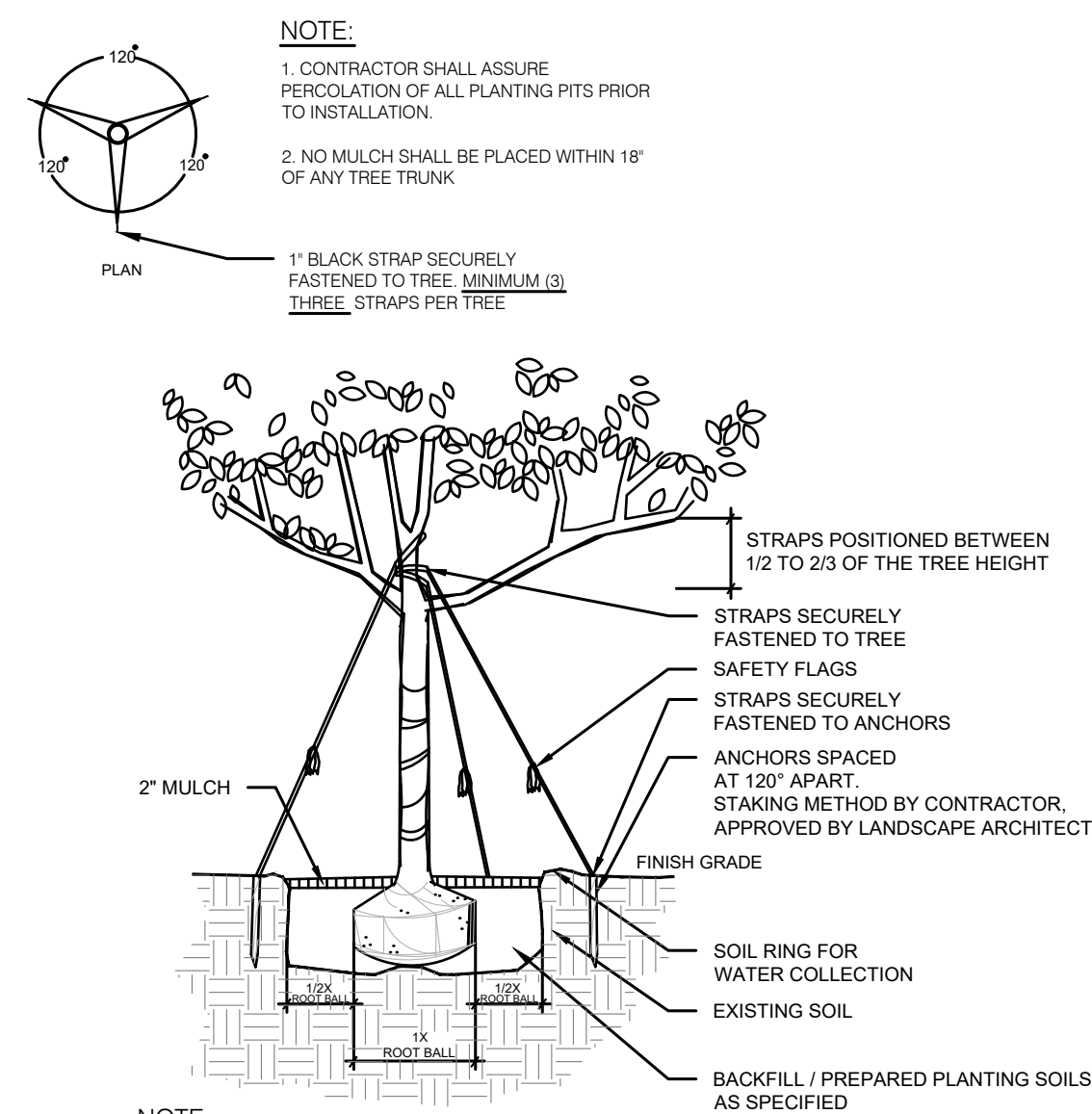
PROJECT NO.
1930
SCALE
1"= 100'
DATE
March 2020
SHEET
K-100

PLANT DETAILS



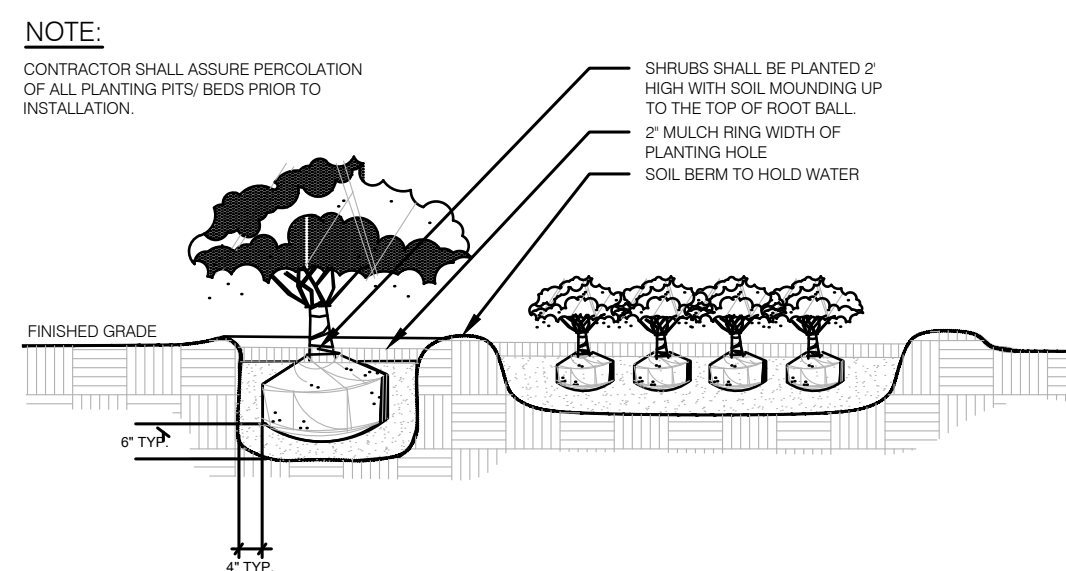
SMALL TREE GUYING DETAIL

Detail for trees between 1" and 2.5" cal. NOT TO SCALE



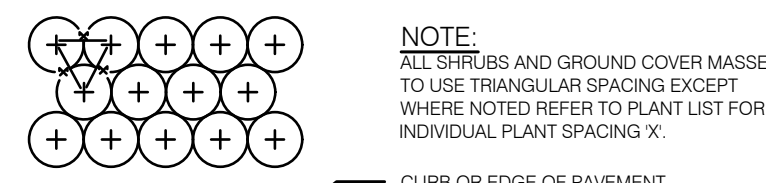
LARGE TREE GUYING DETAIL

Detail for trees greater than 3" cal. NOT TO SCALE



SHRUB AND GROUND COVER DETAIL

NOT TO SCALE



TYPICAL PLANT SPACING

NOT TO SCALE

PLANT SCHEDULE

Quantity	SIMBOL	Botanical	Common	Specifications
69	AD	Asparagus aethiopicus	Foxtail Fern	Min. 3 gal., Full Pot 24" o.c.
6	BN	Bismarckia nobilis	Bismarck Palm	10' Clear Trunk
45	CA	Crinum asiaticum	Crinum Lily	Min. 7 gal., 24" ht. x 24" spd.
215	DE	Duranta erecta 'Gold Mound'	Gold Mound Duranta	Min. 7 gal., 24" ht. x 24" spd. 30" o.c.
28	LJT	Ligustrum japonicum	Japanese Privet	Min. 30 gal., 8' ht., 8" o.c., 3 steams, 3/4" caliper
18	QV	Quercus virginiana	Southern Live Oak	Min. 200 gal., 16' ht., 5" DBH
9	QV1	Quercus virginiana	Southern Live Oak	Min. 200 gal., 18' ht., 6" DBH
366	TAM	Trachelospermum asiaticum	Asian Jasmine	Min. 1 gal., full pot 18" o.c.
21	VS	Viburnum suspensum	Sandankwa Viburnum	Min. 7 gal., 20" ht. x 20" spd., 36" o.c.
49,752 SF	SOD A	St. Augustine Sod		

GENERAL LANDSCAPE NOTES

- Landscape Contractor shall be responsible for all materials and plants as called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as a guide only. Contractor shall verify all quantities and report any discrepancies at time of bidding.
- All plant material shall be graded Florida No. 1 or better, as outlined by "Grades and Standards for Nursery Plants", Florida Department of Agriculture and Consumer Services, division of Plant Industry.
- All planting shall be top dressed with a minimum of 2" pine bark.
- The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shrubs and shall be legally liable for any damage caused by instability of plant material. The staking method, if not shown by detail on this plan, shall be approved by the owner or his/her authorized representative.
- Every possible safeguard shall be taken to protect existing trees that are shown on the landscape plan to be preserved.
- The Landscape Contractor is responsible for cleaning all debris associated with their work.
- Height and spread specifications refer to the overall plant form. Singular branches may not be used to meet minimum requirements. Tree size to be measured at DBH 4.5' above grade.
- All landscaping shall be installed according to accepted commercial planting procedures. Soil, shall be free of lime rock, pebbles, or other construction debris.
- All landscaping shall conform to the standards set forth in the city of Edgewood Land Development code (unless a higher standard is required per the Development agreement).
- Landscaping shall not interfere with power lines, sewer or water pipes or any other existing or proposed utilities.
- All landscaping areas shall be 100% irrigated.
- Ball & burlap material shall be an acceptable alternative to container grown trees.
- Occasionally there is the potential for site modification due to revised field grading, clearing of existing tree canopy or other unforeseen conditions. The Landscape Contractor shall be responsible for informing the Owner and Landscape Architect of site conditions adverse to the healthy establishment of any plant material prior to planting so that a resolution may be achieved.
- The Landscape Contractor shall be responsible for arranging a pre-construction meeting with the Owner and Landscape architect in order to address and clarify any questions, concerns and/or conditions related to these drawings or the existing site.
- Landscape Contractor shall use appropriate container size to meet minimum plant height, if minimum plant height can not be met with specified container size.
- This Landscape plan has been prepared by a certified Landscape Architect who is registered in the State of Florida.

thomas
Daly

Digitally signed by
thomas Daly
Date: 2022.04.13
08:43:55 -04'00'

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4/19/2022

CITY OF EDGEWOOD

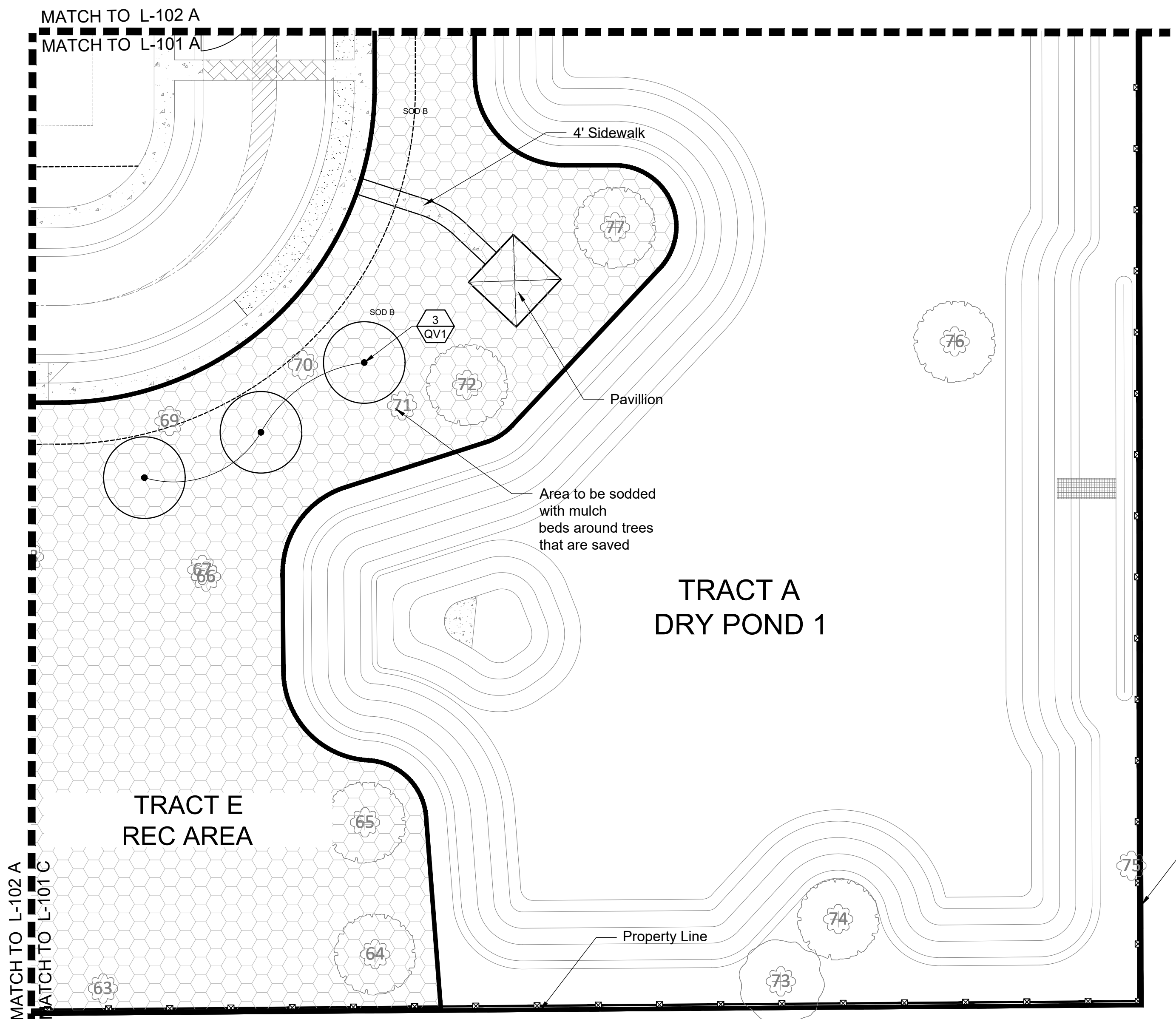
Date:

daly design group inc.
Land Planning, Landscape Architecture, Project Management, Development Consulting
604 Courland St., Suite 101, Orlando, FL 32804 (407) 740-7373 www.dalydesign.com

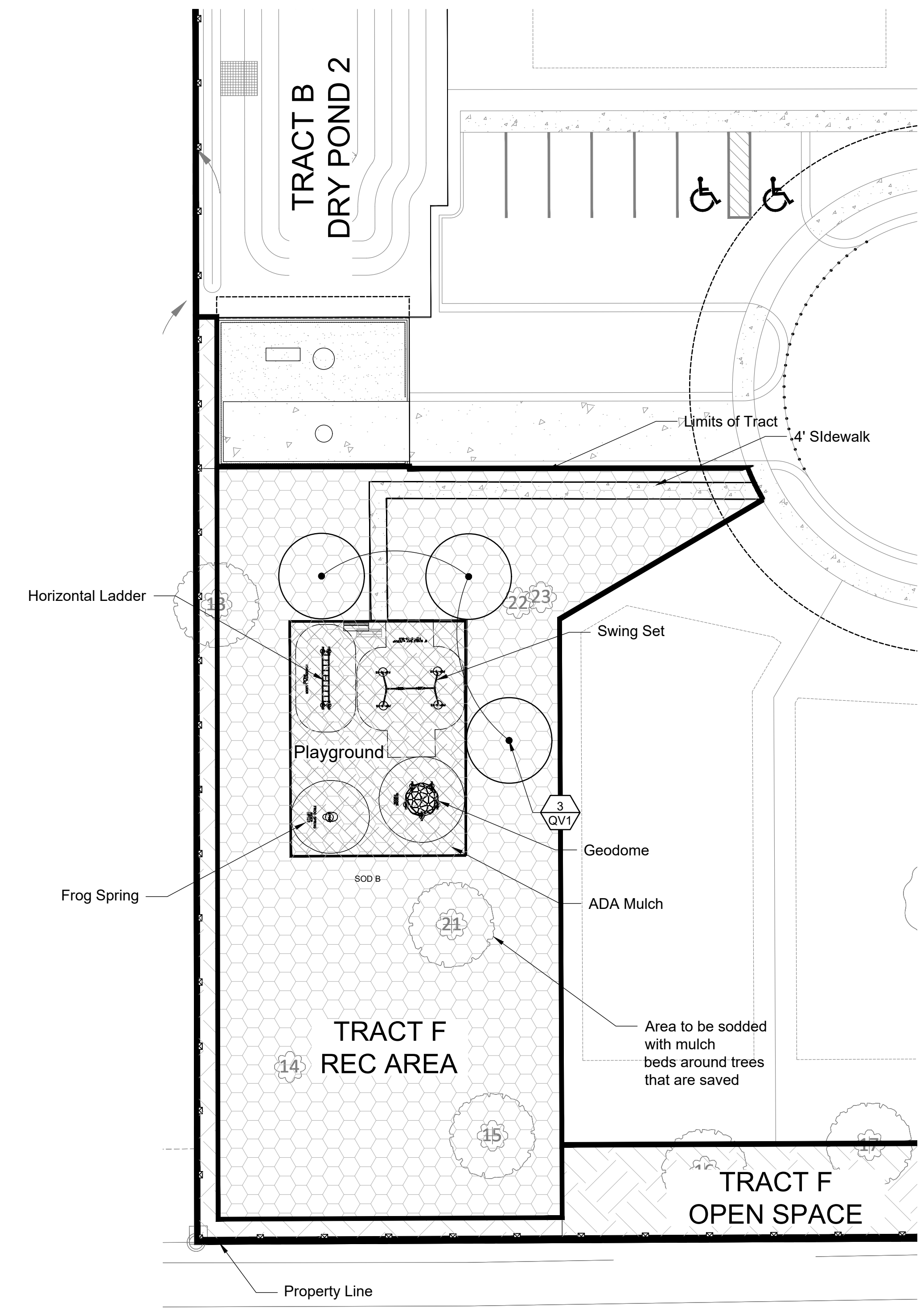
Plant Schedule and Details
Development Plan/Preliminary Subdivision Plan
Haven Oaks
Orlando, Florida

REV	DATE	DESCRIPTION
1	11.09.20	Revisions per City Comments
2	11.19.20	Revisions per City Comments dated 11.12.20
3	6.23.21	Revisions per City Comments
4	9.7.21	Revisions per City Comments
5	9.13.21	Revisions per City Comments
6	9.28.21	Revisions per City Comments
7	11.09.21	Revisions per City Comments
8	11.09.21	Revisions per City Comments
9	04.06.22	Revisions per City Comments
10	04.06.22	Revisions per City Comments
11	04.06.22	Revisions per City Comments

PROJECT NO. 1930
SCALE NTS
DATE March 2020
SHEET L-001



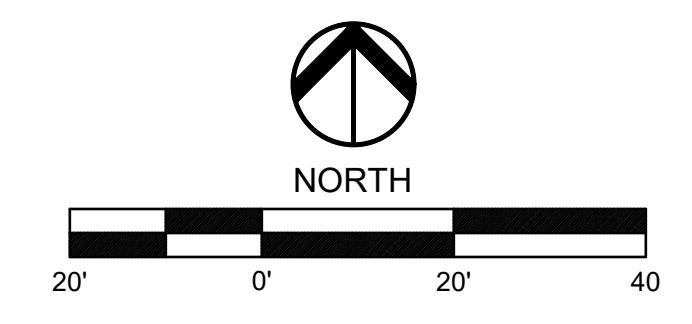
A PLAN VIEW LANDSCAPE TRACT
SCALE: 1"=20'



B PLAN VIEW LANDSCAPE TRACT
SCALE: 1"=20'

RECEIVED
4/19/2022
CITY OF EDGEWOOD

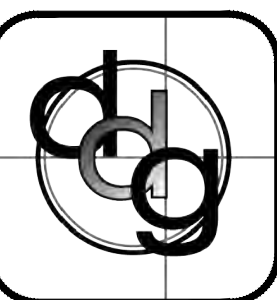
Digitally signed by thomas Daly
Date: 2022.04.13 08:44:23 -04'00'



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REV#	DATE	DESCRIPTION	BY
9	04.06.22	Revisions per City Comments	GH
8	02.17.22	Revisions per City Comments	GH
7	11.09.21	Revisions per Client Comments	GH
4	9.7.21	Revisions per City Comments	GH

Tracts E & F Landscape Plans
Development Plan/Preliminary Subdivision Plan
Haven Oaks
Orlando, Florida

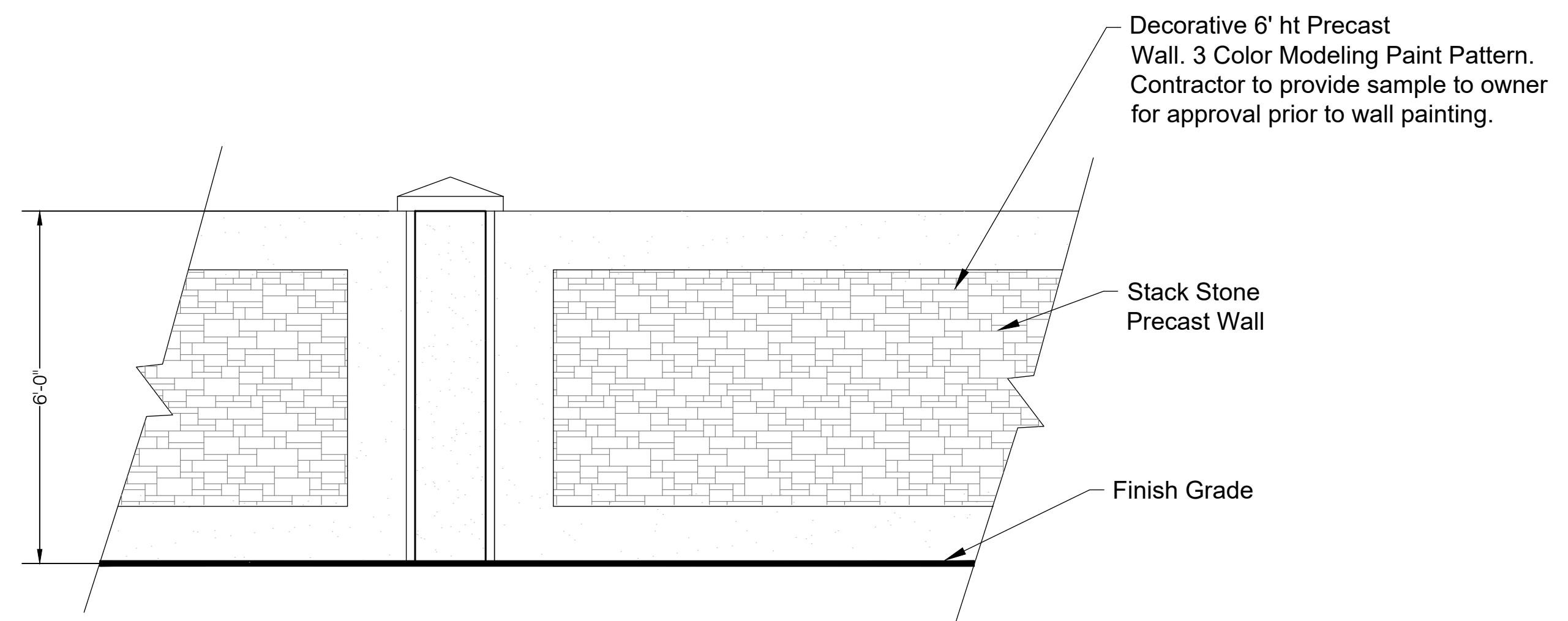
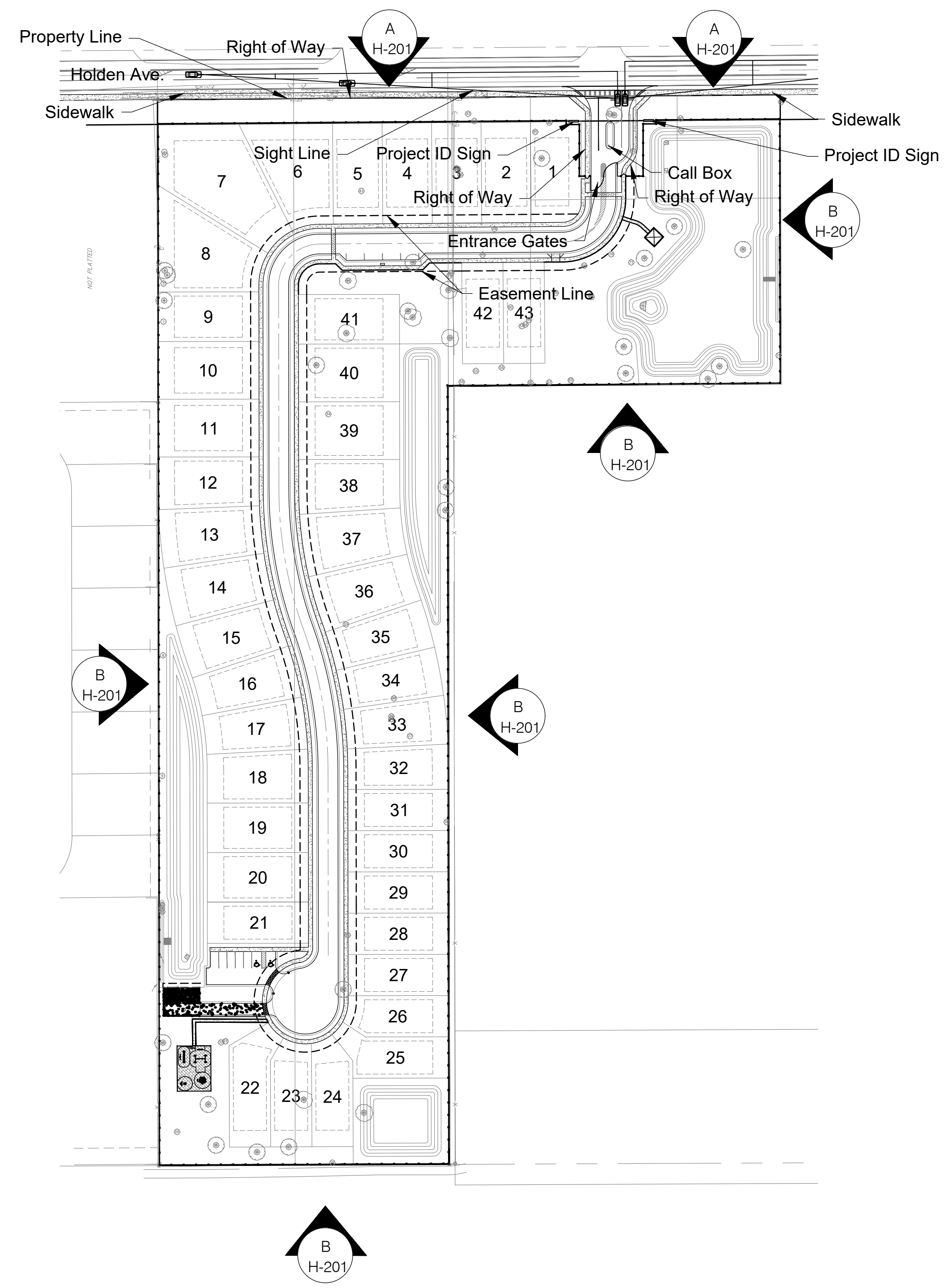


PROJECT NO. 1930
SCALE 1"= 20'
DATE June 2021
SHEET L-102

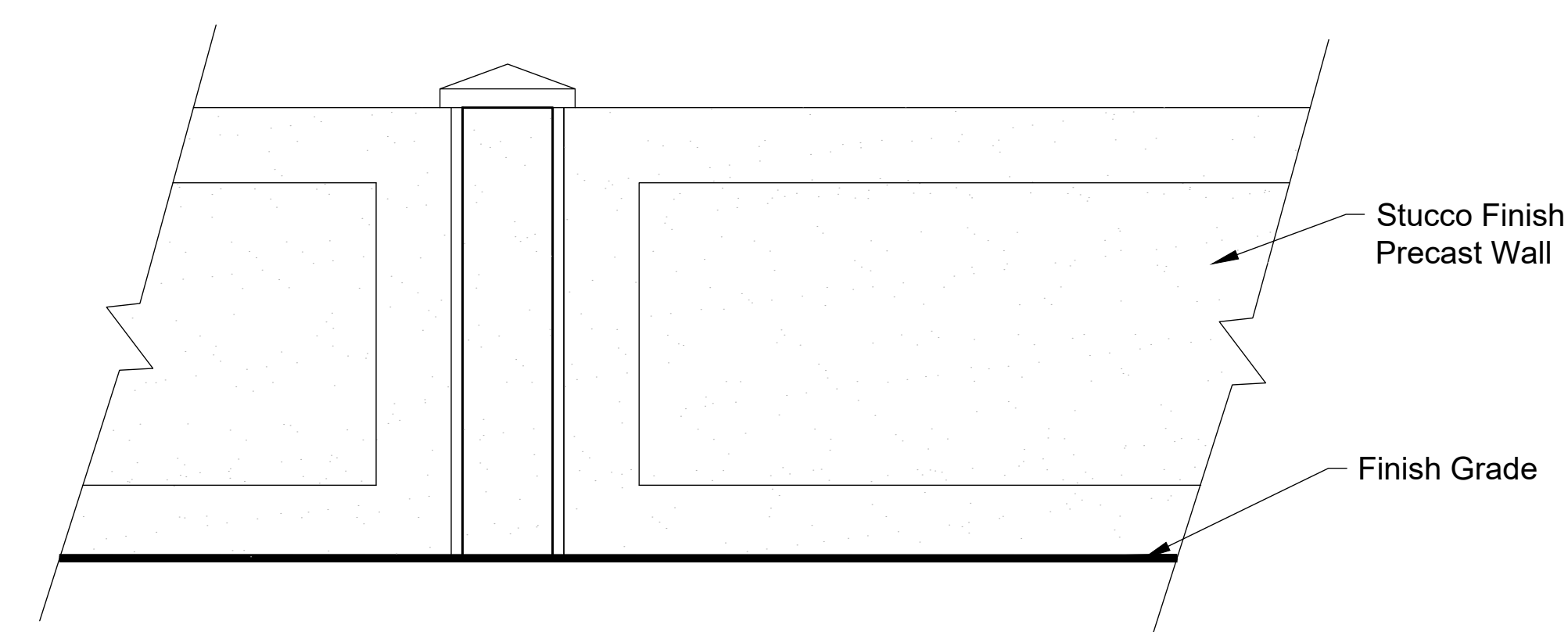
RECEIVED
4/19/2022
CITY OF EDGEWOOD



Location Map  NORTH NTS

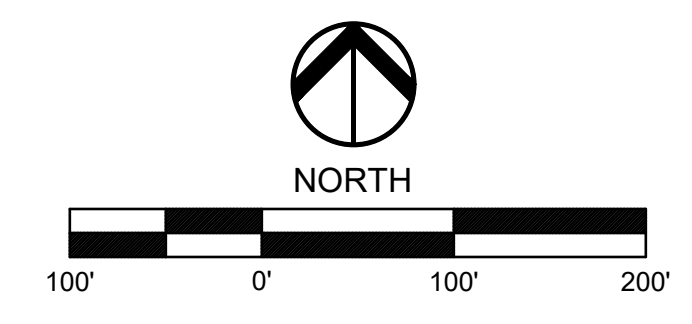


Elevation 6' Precast Wall Type A NTS



Elevation 6' Precast Wall Type B NTS

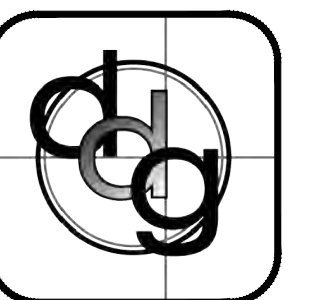
thomas Daly Digitally signed by thomas Daly
 Date: 2022.04.13 08:44:36 -04'00' NTS



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REV	DATE	DESCRIPTION
B	02.17.22	Revisions per City Comments

Wall Plan & Elevations
 Development Plan/Preliminary Subdivision Plan
Haven Oaks
 Orlando, Florida



PROJECT NO.	1930
SCALE	1" = 100'
DATE	Nov 2021
SHEET	H-201

LEGAL DESCRIPTION

PARCEL A
 THE WEST 165.00 FEET OF THE FOLLOWING TRACT: BEGINNING AT A POINT 440 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, RUN THENCE EAST 352 FEET; THENCE SOUTH 1320 FEET TO THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE WEST ALONG THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 352 FEET; THENCE NORTH 1320 FEET TO THE POINT OF BEGINNING.

PARCEL B
 THE EAST 187.00 FEET OF THE FOLLOWING TRACT: BEGINNING AT A POINT 440 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, RUN THENCE EAST 352 FEET; THENCE SOUTH 1320 FEET TO THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE WEST ALONG THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 352 FEET; THENCE NORTH 1320 FEET TO THE POINT OF BEGINNING.

PARCEL 1:
 N 380 FT OF W 100 FT OF E 526.7 FT OF NW 1/4 OF NW 1/4 (LESS N 30 FT RD R/W) OF SEC 14-23-29

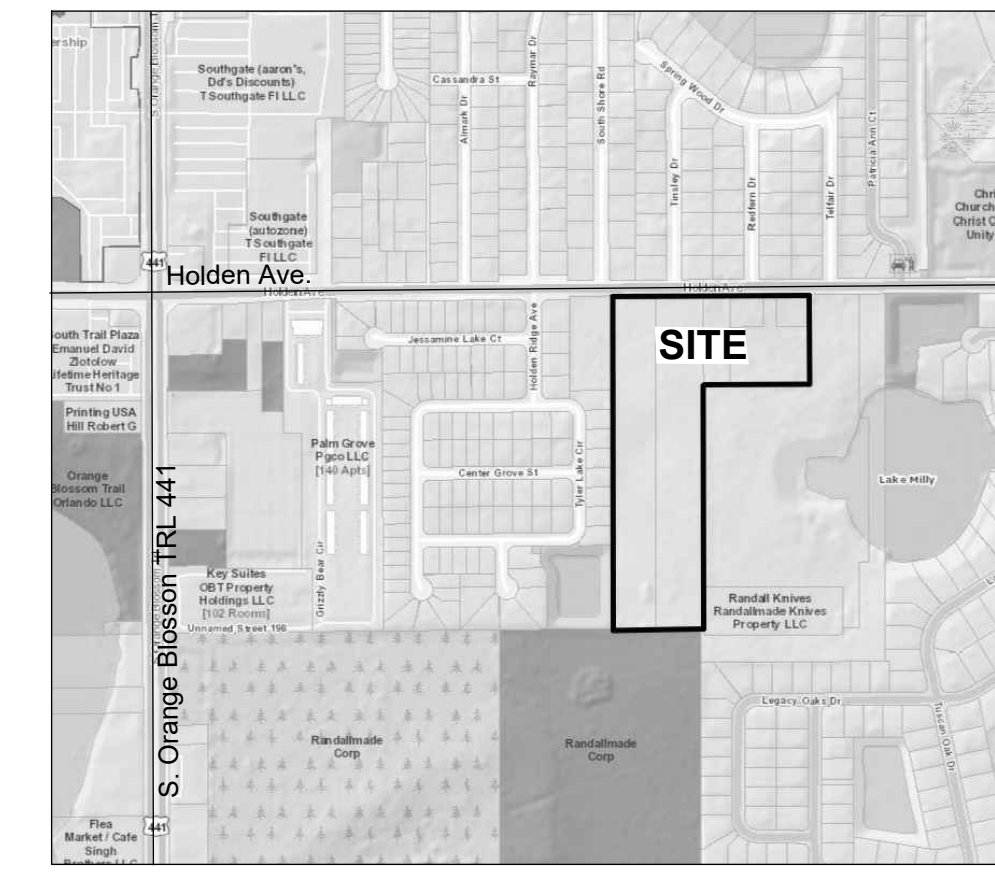
PARCEL 2:
 N 380 FT OF W 303 FT OF E 426.7 FT OF NW 1/4 OF NW 1/4 (LESS N 155 FT OF E 125 FT & LESS N 155 FT OF W 128 FT & LESS N 30 FT FOR RD) SEC 14-23-29 TOGETHER

PARCEL 3:
 N 155 FT OF W 125 FT OF E 248.7 FT OF NW 1/4 OF NW 1/4 (LESS N 30 FT RD R/W) OF SEC 14-23-29

PARCEL 4:
 N 155 FT OF W 128 FT OF E 426.7 FT OF NW 1/4 OF NW 1/4 (LESS N 30 FT FOR RD R/W) OF SEC 14-23-29



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4/19/2022
CITY OF EDGEWOOD

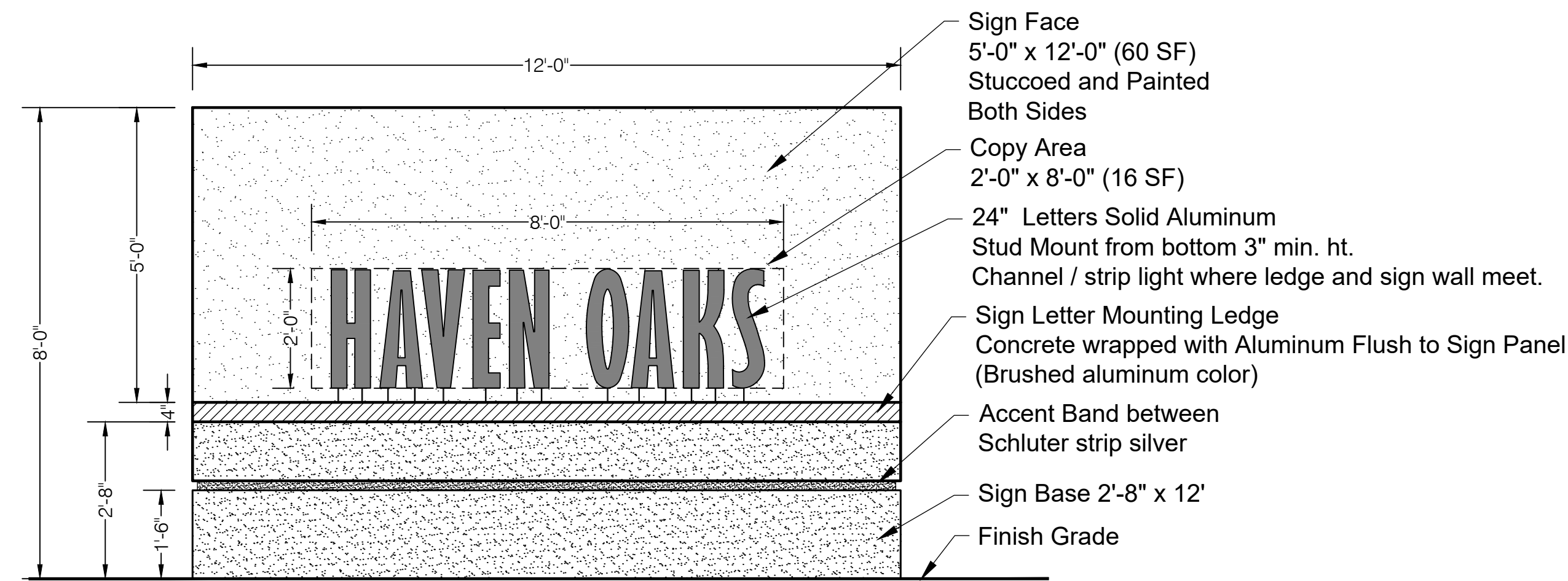


Location Map

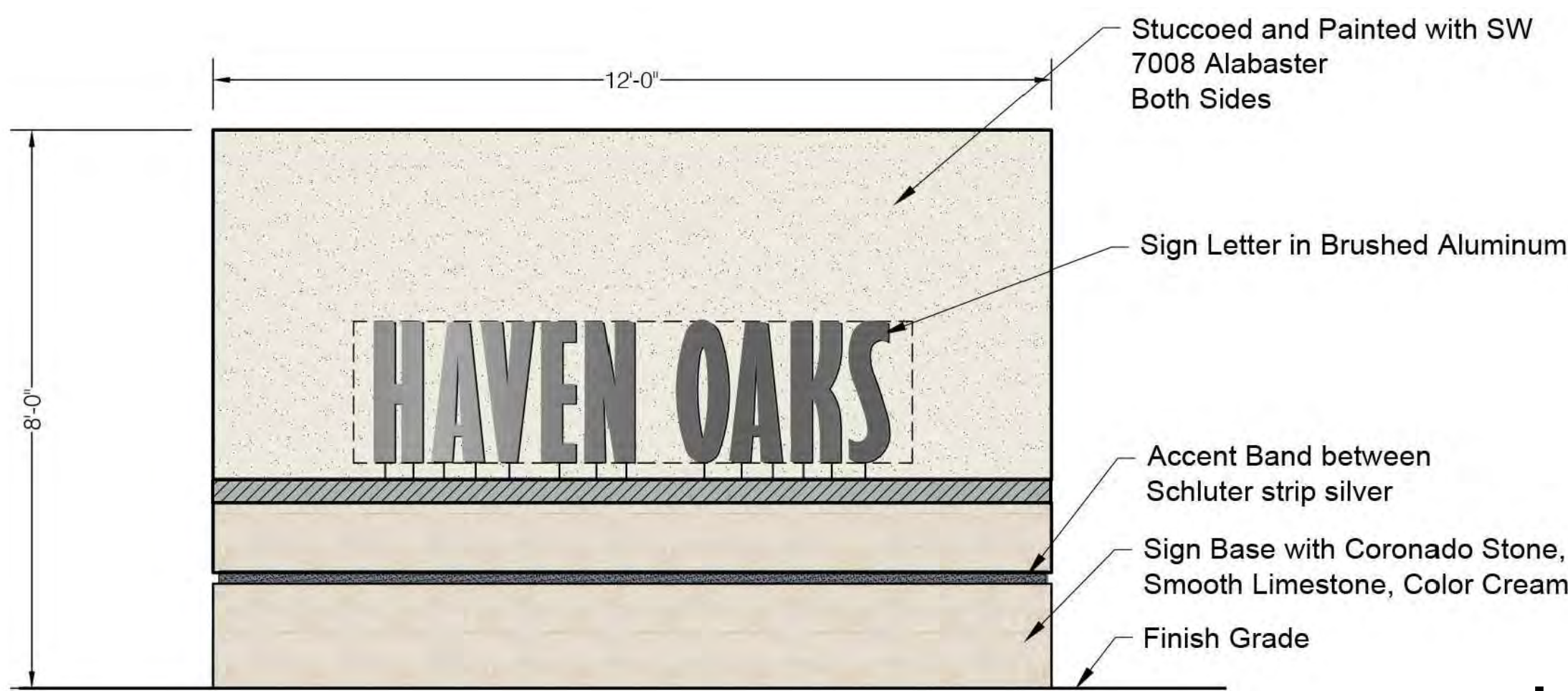
- Parcel # 14-23-29-0000-00-062
Street Address: 1090 Holden Ave.
- Parcel # 14-23-29-0000-00-064
Street Address: 1100 Holden Ave.
- Parcel # 14-23-29-0000-00-042
Street Address: 1098 Holden Ave.
- Parcel # 14-23-29-0000-00-063
Street Address: 1103 Holden Ave.

Parcel # 14-23-29-0000-00-004
Street Address: 1130 Holden Ave.

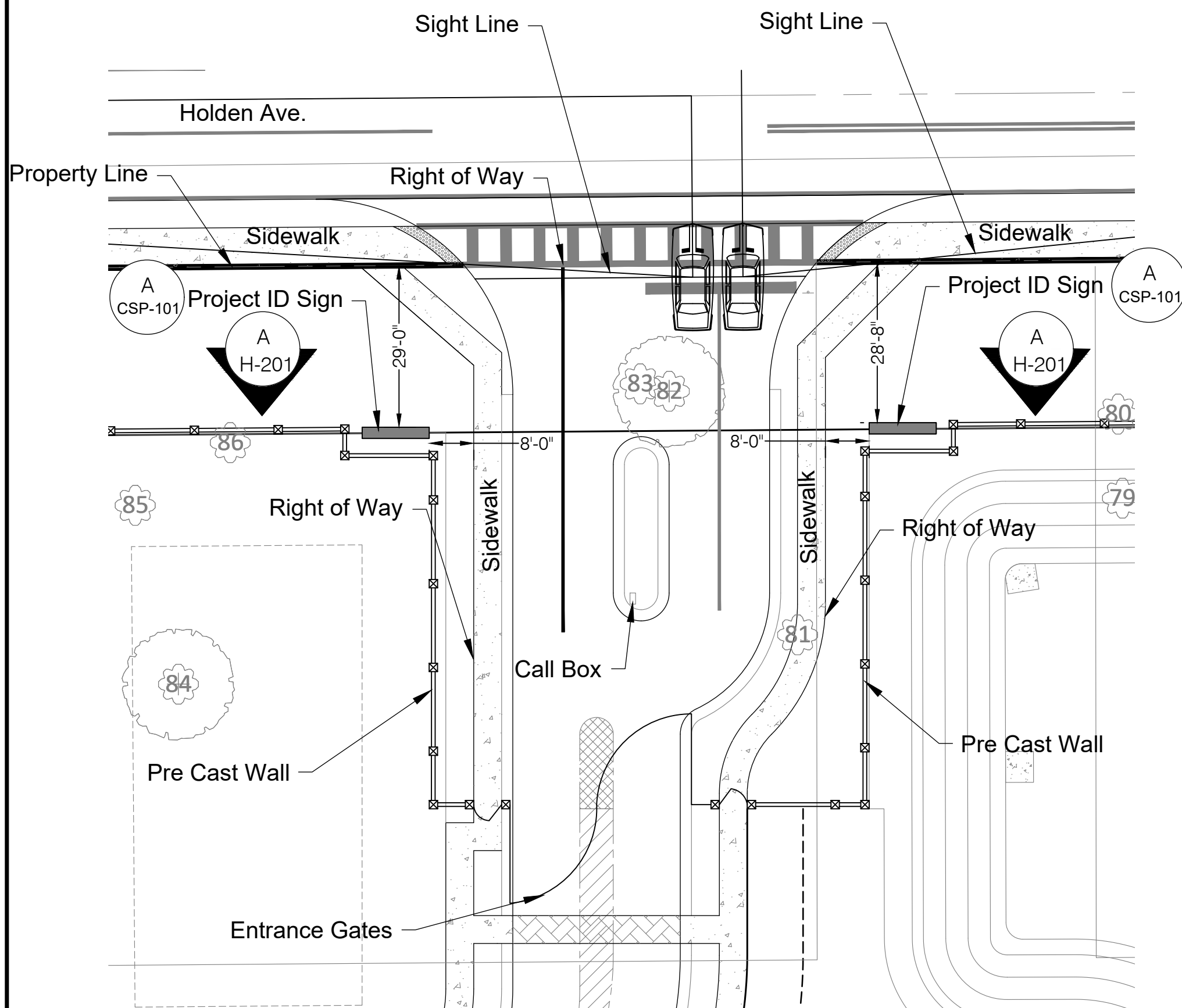
Parcel # 14-23-29-0000-00-005
Street Address: 1110 Holden Ave.



Elevation Free Standing Entrance Sign
 Both Sides of Entrance NTS



Elevation Free Standing Entrance Sign
 Both Sides of Entrance NTS



Entrance

Scale: 1"= 20'

Team Members

Landscape Architect
 Daly Design Group
 913 N Pennsylvania Ave
 Winter Park, Florida 32789
 (407) 740-7373

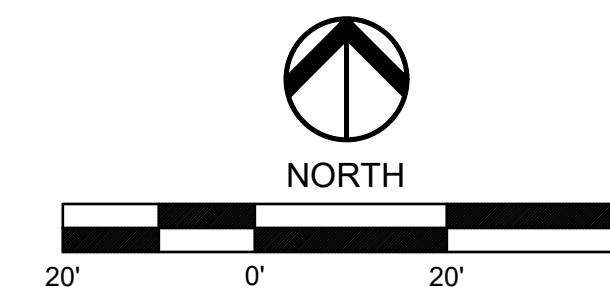
Owner
 Bavaria Holdings LLC
 8671 Currituck Sound LN.
 Altamonte Springs, FL 32829
 (321) 695-7772

Civil Engineer
 Avcon, Inc.
 5555 East Michigan Street, Suite 200
 Orlando, FL 32822
 (407) 599-1122

Surveyor
 Allen & Company
 16 East Plant Street
 Winter Garden, Florida 34787
 (407) 654-5355

Surveyor
 Gary A. Burden
 1507 S. Hiawassee RD., Suite 211
 Orlando, FL 32835
 (407) 694-2461

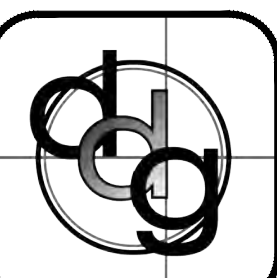
thomas Daly
 Digitally signed by
 thomas Daly
 Date: 2022.04.13
 08:44:53 -04'00'



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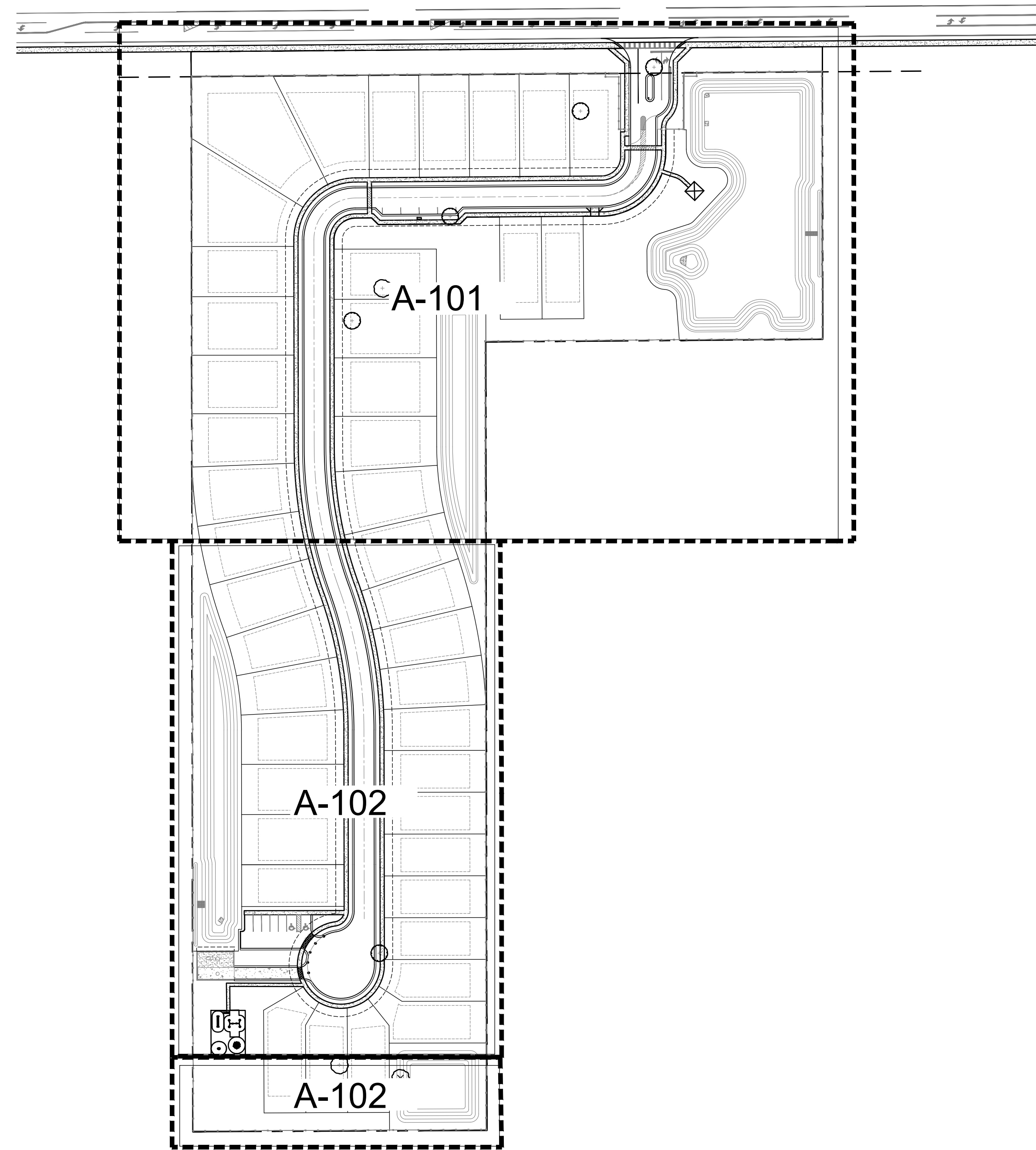
REV	DATE	DESCRIPTION	BY
1	03.16.22	Revised per Client Comments 03.16.22	GH

Comprehensive Sign Plan
 Development Plan/Preliminary Subdivision Plan
 Haven Oaks
 Orlando, Florida



PROJECT NO.	1930
SCALE	1"= 20'
DATE	Feb 2022
SHEET	CSP-101

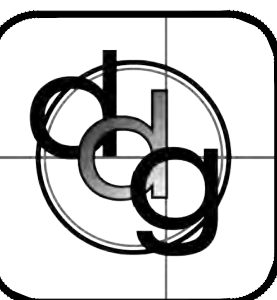
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4/19/2022
CITY OF EDGEWOOD



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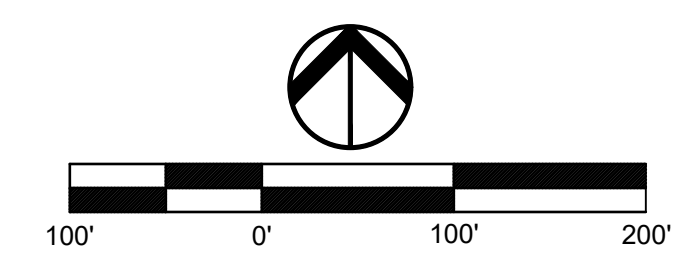
REV	DATE	DESCRIPTION	BY

Key Sheet
Arbor Plan
Haven Oak
Orlando, FL



thomas
Daly

Digitally signed
by thomas Daly
Date: 2022.04.13
08:45:23 -04'00'



PROJECT NO.
1930
SCALE
1"=100'
DATE
Jan 2022
SHEET
K-100

Trees to be Saved

Tree ID	Tree Species	Tree Health	Tree DBH	Saved	Specimen 18" - 23"	Historic 24" >
3	Quercus laurifolia	Good	28	1		1
4	Quercus laurifolia	Good	25	1		1
6	Quercus laurifolia	Good	33	1		1
13	Quercus virginiana	Good	24	1		1
15	Quercus virginiana	Good	35	1		1
16	Quercus virginiana	Good	54	1		1
17	Quercus virginiana	Good	28	1		1
21	Quercus virginiana	Good	51	1		1
32	Quercus laurifolia	Good	25	1		1
33	Quercus laurifolia	Good	33	1		1
37	Quercus laurifolia	Good	19	1	1	
38	Quercus laurifolia	Good	26	1		1
39	Quercus laurifolia	Good	19	1	1	
52	Quercus laurifolia	Good	23	1	1	
53	Quercus laurifolia	Good	22	1	1	
64	Quercus virginiana	Good	31	1		1
65	Quercus virginiana	Good	31	1		1
72	Quercus virginiana	Good	31	1		1
73	Quercus laurifolia	Good	18	1	1	
74	Quercus virginiana	Good	38	1		1
76	Quercus virginiana	Good	73	1		1
77	Quercus virginiana	Good	55	1		1
Totals				22	5	17

Historic and Specimen Trees to be Removed

Tree ID	Tree Species	Tree Health	Tree DBH	Saved	Removed	Specimen 18" - 23"	Historic 24" >
19	Quercus laurifolia	Good	19		1	1	
20	Quercus virginiana	Good	18		1	1	
24	Quercus laurifolia	Good	27		1		1
35	Quercus laurifolia	Good	24		1		1
36	Quercus virginiana	Good	18		1	1	
40	Quercus laurifolia	Good	25		1		1
41	Quercus laurifolia	Good	24		1		1
82	Quercus virginiana	Good	38		1		1
84	Quercus virginiana	Good	30		1		1
Totals				0	9	3	6

Historic and Specimen Trees

Totals Trees to be saved:	22
Totals Trees to be removed:	9
Totals Trees to be replace:	9

The 9 trees to be replace, each tree is 6" DBH, 18' ht. and will be planted in the Park Tracts on the property.

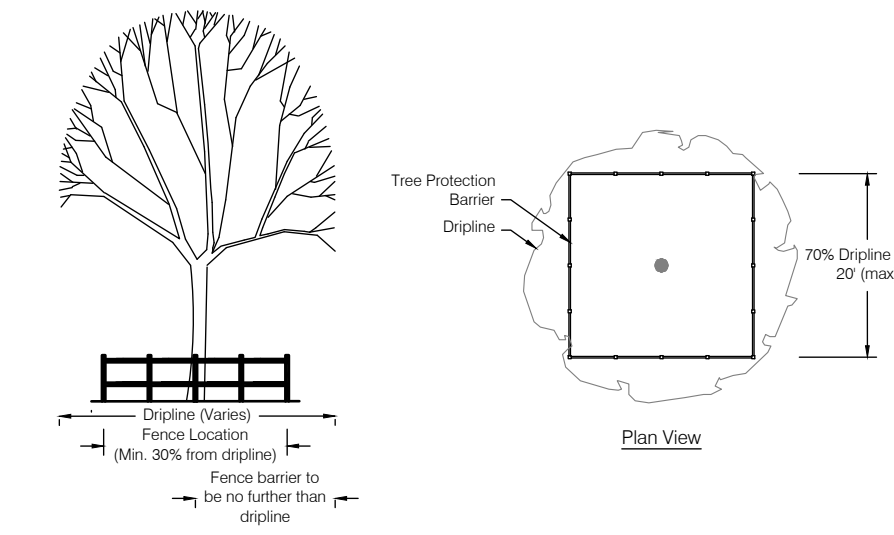
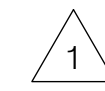
Total non Specimen to be Removed

Totals Trees to be saved:	57
Totals Trees to be removed:	375
Totals Trees to be replace:	375

375 Tree shall be planted as replacement. Replacement Trees shall be a min. 15 gal., 8' ht. Trees will be planted on Lots, Buffers or Common Areas. The applicant shall have the option of contributing to the city tree replacement fund for some or all of the replacement trees.

Replacement Tree Summary

Total Replacement Requirements:	375	Trees	(15 gal. 8' ht., 1 1/2")
Total Street Trees on Lots:	43	Trees	(3" DBH)
Total Rear Yard Lot Trees:	86	Trees	(2" DBH)
Total Trees Planted on Lots:	129	Trees	
Total Replacement Inches Required:	562.5	Inches	(375 x 1.5)
Total Replacement Inches on Lot:	301	Inches	(2" & 3" Trees)
Equivalent Inches Required for Replacement:	261.5	Inches	
Equivalent 15 gal. Trees @ 1.5 DBH:	174	Trees	



A
1 Protective Tree Barrier
Not To Scale

Historic and Specimen Trees in Poor Condition

Tree ID	Tree Species	Tree Health	Tree DBH
1	Quercus laurifolia	Poor	31
2	Quercus laurifolia	Poor	35
5	Quercus laurifolia	Poor	25
7	Quercus laurifolia	Poor	47
8	Quercus laurifolia	Poor	23
9	Quercus laurifolia	Poor	28
10	Quercus laurifolia	Poor	19
11	Quercus laurifolia	Poor	21
12	Quercus laurifolia	Poor	20
14	Quercus virginiana	Poor	55
18	Quercus laurifolia	Poor	38
22	Quercus laurifolia	Poor	38
23	Quercus laurifolia	Poor	28
25	Quercus laurifolia	Poor	24
26	Quercus virginiana	Poor	23
27	Quercus laurifolia	Poor	19
28	Quercus laurifolia	Poor	19
29	Quercus laurifolia	Poor	23
30	Quercus laurifolia	Poor	32
31	Quercus laurifolia	Poor	23
34	Quercus laurifolia	Poor	18
42	Quercus laurifolia	Poor	23
43	Quercus laurifolia	Poor	26
44	Quercus laurifolia	Poor	27
45	Quercus laurifolia	Poor	22
46	Quercus laurifolia	Poor	28
47	Quercus laurifolia	Poor	28
48	Quercus laurifolia	Poor	64
49	Quercus virginiana	Poor	25
50	Quercus laurifolia	Poor	25
51	Quercus virginiana	Poor	19
54	Quercus laurifolia	Poor	28
55	Quercus virginiana	Poor	42
56	Quercus virginiana	Poor	24
57	Quercus virginiana	Poor	61
58	Quercus virginiana	Poor	43
59	Quercus virginiana	Poor	32
60	Quercus laurifolia	Poor	42
61	Quercus laurifolia	Poor	20
62	Quercus laurifolia	Poor	28
63	Quercus laurifolia	Poor	21
66	Quercus virginiana	Poor	27
67	Quercus virginiana	Poor	30
68	Quercus virginiana	Poor	56
69	Quercus laurifolia	Poor	32
70	Quercus virginiana	Poor	28
71	Quercus virginiana	Poor	31
75	Quercus virginiana	Poor	21
78	Quercus virginiana	Poor	43
79	Quercus virginiana	Poor	49
80	Quercus virginiana	Poor	41
81	Quercus laurifolia	Poor	42
83	Quercus laurifolia	Poor	34
85	Quercus virginiana	Poor	27
86	Quercus laurifolia	Poor	25
Total Trees in Poor Condition			55

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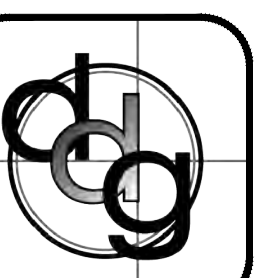
daly design group inc.

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913 N Pennsylvania Ave, Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

REV.	DATE	DESCRIPTION
1	04.06.22	Revisions per City Comments

Arbor Schedule & Details

Arbor Plan
Haven Oak
Orlando, Florida



PROJECT NO.	1930
SCALE	NTS
DATE	Jan 2022
SHEET	A-001

Date:

Digitally signed
by thomas Daly
Date: 2022.04.13
08:45:36 -04'00'

Non Specimen & Non Historic Trees

Trees to be Saved

Tree ID	Tree Species	Tree DBH	Saved, Removed, Out Of Property
89	Quercus laurifolia	7	Saved
90	Quercus laurifolia	11	Saved
91	Quercus laurifolia	9	Saved
92	Quercus laurifolia	10	Saved
94	Quercus laurifolia	10	Saved
105	Prunus caroliniana	6	Saved
109	Quercus laurifolia	9	Saved
112	Quercus laurifolia	14	Saved
113	Quercus laurifolia	8	Saved
115	Quercus virginiana	6	Saved
116	Quercus virginiana	7	Saved
117	Prunus serotina	7	Saved
118	Quercus virginiana	8	Saved
120	Quercus laurifolia	4	Saved
121	Quercus laurifolia	5	Saved
122	Prunus serotina	5	Saved
124	Prunus caroliniana	6	Saved
125	Prunus serotina	5	Saved
126	Prunus serotina	6	Saved
127	Prunus serotina	6	Saved
128	Prunus serotina	8	Saved
129	Prunus serotina	5	Saved
130	Prunus serotina	4	Saved
135	Prunus serotina	5	Saved
136	Prunus serotina	8	Saved
137	Prunus serotina	4	Saved
140	Quercus laurifolia	8	Saved
141	Quercus laurifolia	8	Saved
142	Quercus laurifolia	5	Saved
143	Quercus laurifolia	4	Saved
178	Quercus laurifolia	13	Saved
179	Quercus laurifolia	13	Saved
187	Prunus serotina	6	Saved
189	Prunus serotina	5	Saved
190	Prunus serotina	5	Saved
191	Prunus serotina	6	Saved
192	Prunus serotina	6	Saved
435	Quercus laurifolia	7	Saved
460	Quercus laurifolia	14	Saved
461	Quercus laurifolia	7	Saved
462	Quercus laurifolia	6	Saved
466	Quercus laurifolia	7	Saved
467	Quercus laurifolia	14	Saved
469	Quercus laurifolia	15	Saved
479	Sabal Palmetto	16	Saved
480	Prunus serotina	4	Saved
481	Quercus laurifolia	8	Saved
527	Prunus serotina	8	Saved
528	Sabal Palmetto	10	Saved
529	Quercus laurifolia	15	Saved
530	Prunus serotina	5	Saved
531	Prunus caroliniana	11	Saved
532	Sabal Palmetto	14	Saved
535	Prunus caroliniana	7	Saved
538	Syagrus romanzoffiana	10	Saved
539	Quercus virginiana	15	Saved
547	Prunus serotina	6	Saved

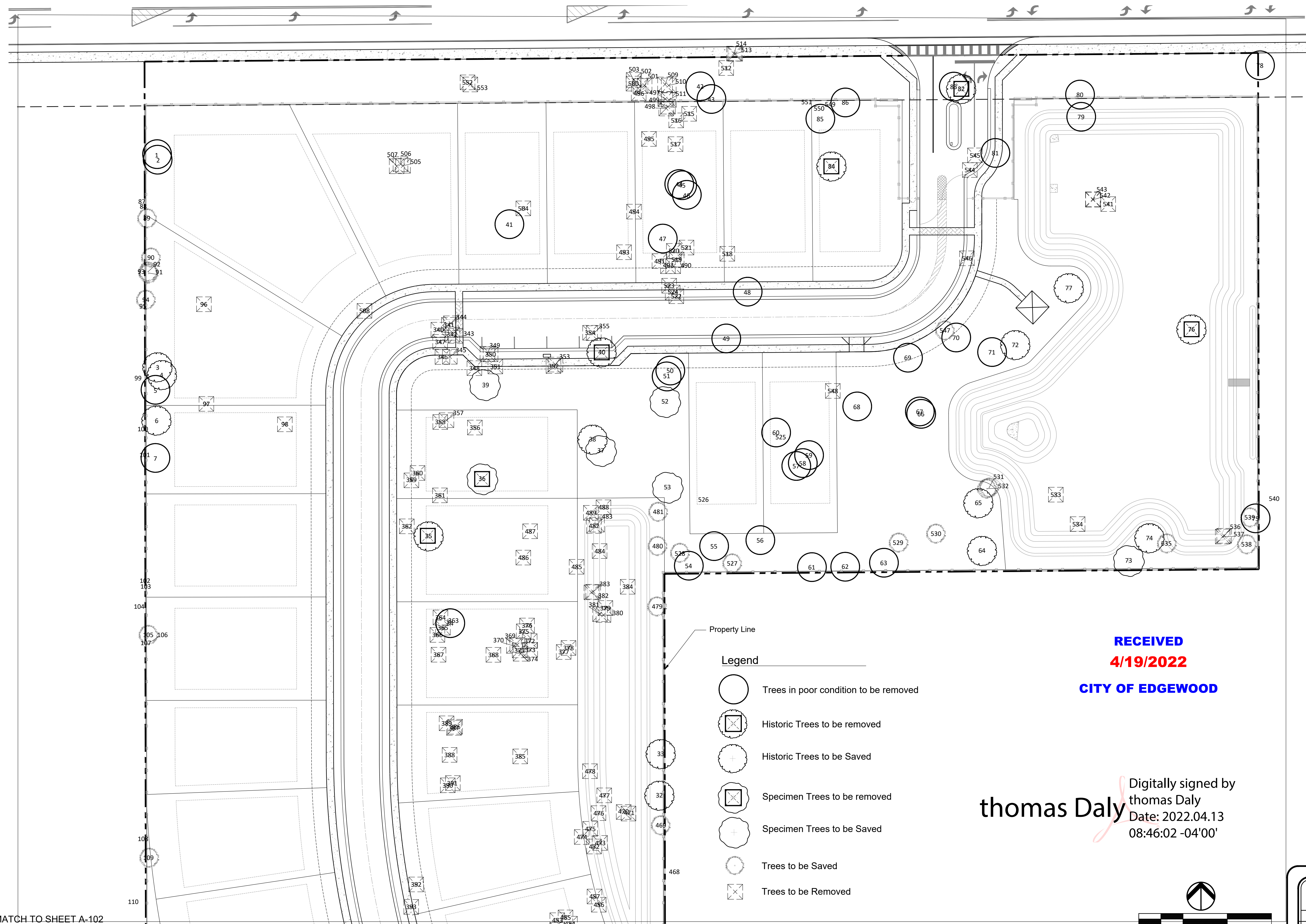
Trees to be Removed

Tree ID	Tree Species	Tree DBH	Saved, Removed, Out Of Property
96	Quercus laurifolia	4	Removed
97	Sabal Palmetto	13	Removed
98	Ulmus americana	9	Removed
101	Prunus caroliniana	7	Removed
102	Prunus caroliniana	8	Removed
103	Prunus caroliniana	6	Removed
106	Prunus caroliniana	8	Removed
107	Prunus caroliniana	4	Removed
111	Sabal Palmetto	12	Removed
114	Quercus virginiana	13	Removed
123	Prunus caroliniana	4	Removed
139	Prunus serotina	5	Removed
144	Prunus caroliniana	4	Removed
145	Quercus virginiana	6	Removed
146	Quercus virginiana	10	Removed
147	Quercus virginiana	4	Removed
148	Quercus virginiana	5	Removed
149	Quercus virginiana	8	Removed
150	Quercus virginiana	5	Removed
151	Quercus virginiana	6	Removed
152	Quercus laurifolia	11	Removed
153	Quercus laurifolia	15	Removed
154	Quercus laurifolia	5	Removed
155	Quercus laurifolia	8	Removed
156	Prunus caroliniana	6	Removed
157	Quercus virginiana	7	Removed
158	Quercus virginiana	7	Removed
159	Quercus virginiana	15	Removed
160	Quercus virginiana	12	Removed
161	Prunus serotina	6	Removed
162	Prunus caroliniana	6	Removed
163	Quercus virginiana	11	Removed
164	Quercus virginiana	5	Removed
165	Quercus laurifolia	9	Removed
166	Quercus laurifolia	4	Removed
167	Quercus laurifolia	4	Removed
168	Quercus laurifolia	4	Removed
169	Quercus laurifolia	9	Removed
170	Quercus laurifolia	4	Removed
171	Quercus laurifolia	6	Removed
172	Quercus virginiana	10	Removed
173	Prunus caroliniana	5	Removed
174	Quercus laurifolia	9	Removed
175	Quercus laurifolia	10	Removed
176	Quercus laurifolia	13	Removed
177	Quercus laurifolia	5	Removed
180	Prunus serotina	5	Removed
183	Prunus serotina	5	Removed
184	Quercus laurifolia	7	Removed
185	Prunus serotina	4	Removed
186	Prunus caroliniana	7	Removed
193	Prunus serotina	5	Removed
194	Prunus serotina	7	Removed
195	Prunus serotina	4	Removed
196	Prunus serotina	5	Removed
200	Syagrus romanzoffiana	10	Removed
201	Prunus caroliniana	4	Removed
202	Quercus laurifolia	6	Removed
203	Quercus laurifolia	9	Removed
204	Quercus laurifolia	4	Removed
205	Quercus laurifolia	5	Removed
206	Quercus laurifolia	5	Removed
207	Quercus laurifolia	4	Removed
208	Quercus laurifolia	10	Removed
209	Quercus laurifolia	5	Removed
210	Quercus laurifolia	8	Removed
211	Quercus laurifolia	7	Removed
212	Quercus laurifolia	12	Removed
213	Quercus laurifolia	6	Removed
214	Quercus laurifolia	10	Removed
215	Quercus virginiana	11	Removed
216	Quercus virginiana	9	Removed
217	Quercus laurifolia	14	Removed
218	Quercus laurifolia	10	Removed
219	Quercus laurifolia	4	Removed
220	Quercus laurifolia	8	Removed
221	Quercus laurifolia	14	Removed
222	Prunus caroliniana	9	Removed
223	Prunus caroliniana	6	Removed
224	Prunus caroliniana	8	Removed
225	Quercus laurifolia	13	Removed
226	Quercus virginiana	14	Removed
227	Quercus laurifolia	7	Removed
228	Quercus laurifolia	6	Removed
229	Quercus laurifolia	10	Removed
230	Quercus laurifolia	7	Removed
231	Quercus laurifolia	6	Removed

Tree ID	Tree Species	Tree DBH	Saved, Removed, Out Of Property
233	Quercus virginiana	7	Removed
234	Quercus virginiana	10	Removed
235	Prunus caroliniana	12	Removed
236	Prunus caroliniana	5	Removed
237	Quercus laurifolia	14	Removed
238	Quercus laurifolia	13	Removed
239	Quercus laurifolia	7	Removed
240	Prunus caroliniana	5	Removed
241	Quercus laurifolia	4	Removed
242	Quercus laurifolia	5	Removed
243	Quercus laurifolia	4	Removed
244	Quercus laurifolia	5	Removed
245	Quercus virginiana	9	Removed
246	Quercus virginiana	4	Removed
247	Quercus laurifolia	6	Removed
248	Quercus laurifolia	12	Removed
249	Prunus caroliniana	10	Removed
250	Prunus caroliniana	5	Removed
251	Quercus virginiana	5	Removed
252	Quercus laurifolia	5	Removed
253	Quercus laurifolia	6	Removed
254	Prunus caroliniana	4	Removed
255	Quercus laurifolia	7	Removed
256	Quercus laurifolia	7	Removed
257	Quercus laurifolia	8	Removed
258	Quercus laurifolia	6	Removed
259	Quercus laurifolia	5	Removed
260	Quercus laurifolia	5	Removed
261	Quercus virginiana	5	Removed
262	Quercus laurifolia	7	Removed
263	Prunus serotina	4	Removed
264	Quercus virginiana	14	Removed
265	Quercus laurifolia	14	Removed
266	Quercus laurifolia	8	Removed
268	Quercus laurifolia	6	Removed
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288	Quercus laurifolia	6	Removed
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290	Quercus virginiana	5	Removed
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294	Quercus virginiana	16	Removed
295	Quercus laurifolia	11	Removed
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300	Quercus laurifolia	7	Removed
301	Quercus virginiana	10	Removed
302	Quercus laurifolia	6	Removed
303	Quercus laurifolia	4	Removed
304	Quercus laurifolia	9	Removed
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307	Quercus laurifolia	5	Removed
308	Quercus laurifolia	5	Removed
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310	Quercus laurifolia	8	Removed
311	Quercus laurifolia	9	Removed
312	Quercus laurifolia	5	Removed
313	Prunus serotina	4	Removed
314	Quercus laurifolia	5	Removed
315	Quercus laurifolia	7	Removed
316	Quercus laurifolia	5	Removed
317	Quercus laurifolia	10	Removed
318	Quercus laurifolia	10	Removed
319	Quercus laurifolia	6	Removed
320	Quercus laurifolia	4	Removed
321	Quercus laurifolia	8	Removed
322	Quercus laurifolia	8	Removed
323	Quercus laurifolia	4	Removed

Tree ID	Tree Species	Tree DBH	Saved, Removed, Out Of Property
412	Prunus caroliniana	3	Removed
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414	Quercus laurifolia	8	Removed
415	Quercus laurifolia	10	Removed
416	Quercus laurifolia	6	Removed
417	Quercus laurifolia	9	Removed
418	Quercus laurifolia	10	Removed
419	Quercus virginiana	12	Removed
420	Quercus virginiana	10	Removed
421	Quercus laurifolia	8	Removed
422	Quercus laurifolia	15	Removed
423	Quercus laurifolia	8	Removed
424	Quercus laurifolia	10	Removed
425	Quercus laurifolia	11	Removed
426	Quercus laurifolia	8	Removed
427	Quercus laurifolia	9	Removed
428	Quercus laurifolia	14	Removed
429	Quercus laurifolia	5	Removed
430	Prunus serotina	4	Removed
431	Prunus serotina	4	Removed
432	Quercus laurifolia	4	Removed
433	Quercus laurifolia	10	Removed
434	Quercus laurifolia	10	Removed
437	Syagrus romanzoffiana	7	Removed
438	Quercus laurifolia	10	Removed
439	Quercus laurifolia	4	Removed
440	Prunus serotina	4	Removed
441	Quercus laurifolia	8	Removed
442	Quercus laurifolia	4	Removed
443	Quercus laurifolia	11	Removed
444	Quercus laurifolia	8	Removed
445	Quercus laurifolia	8	Removed
446	Quercus laurifolia	11	Removed
447	Prunus caroliniana	4	Removed
448	Quercus laurifolia	4	Removed
449	Quercus laurifolia	6	Removed
450	Quercus laurifolia	9	Removed
451	Quercus laurifolia	4	Removed
452	Quercus laurifolia	4	Removed
453	Quercus laurifolia	4	Removed
454	Prunus caroliniana	7	Removed
455	Quercus laurifolia	7	Removed
456	Quercus laurifolia	12	Removed
457	Quercus laurifolia	8	Removed
470	Quercus laurifolia	13	Removed
471	Quercus laurifolia	4	Removed
472	Quercus laurifolia	16	Removed
473	Quercus laurifolia	4	Removed
474	Quercus laurifolia	14	Removed
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501	Prunus serotina	7	Removed
502	Prunus serotina	4	Removed
503	Prunus serotina	8	Removed
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507	Quercus virginiana	13	Removed
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509	Prunus serotina	7	Removed
510	Prunus serotina	6	Removed
511	Prunus serotina	6	Removed
512	Sabal Palmetto	11	Removed
515	Sabal Palmetto	14	Removed
516	Sabal Palmetto	11	Removed
517	Prunus serotina	5	Removed
518	Prunus serotina	5	Removed

Tree ID	Tree Species	Tree DBH	Saved, Removed, Out Of Property
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MATCH TO SHEET A-102
 MATCH TO SHEET A-101

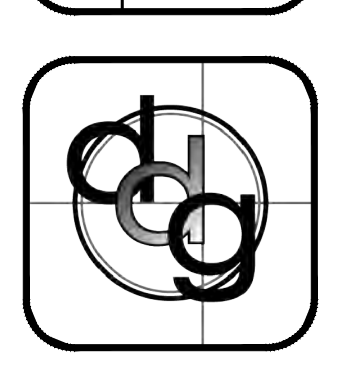
RECEIVED
4/19/2022
CITY OF EDGEWOOD

Digitally signed by
thomas Daly
 Date: 2022.04.13
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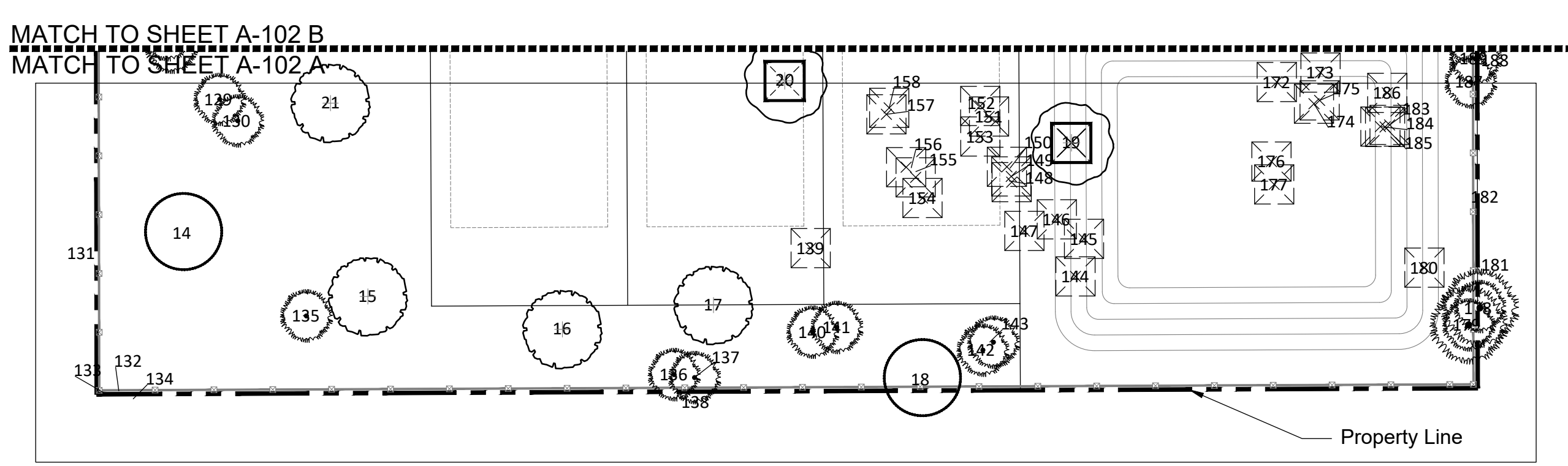
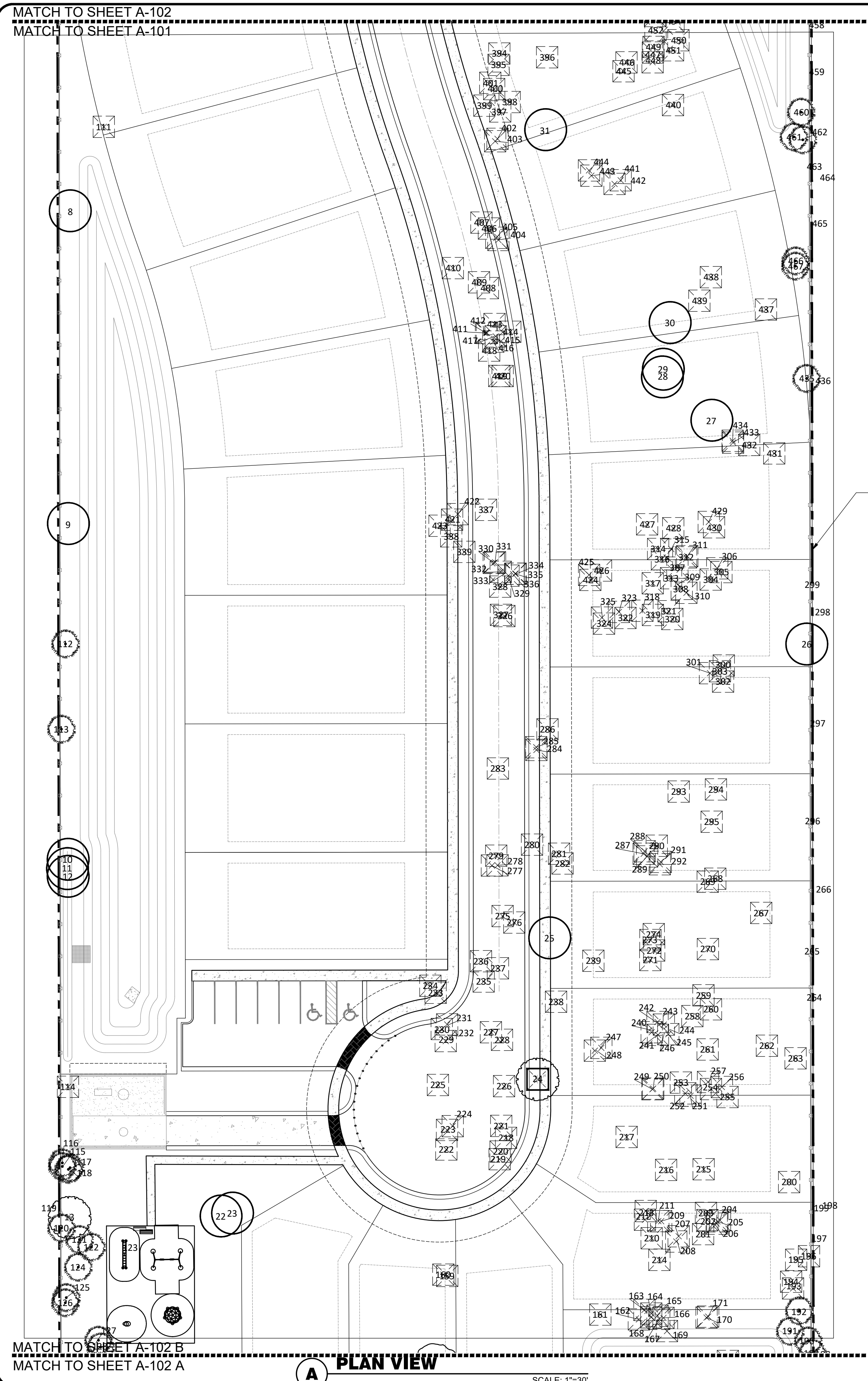
daly design group inc.
 Urban Planning, Landscape Architecture, Project Management, Development Consulting
 913 N Pennsylvania Ave, Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

REV	DATE	DESCRIPTION	BY

Trees Removal & Saved Plan
 Arbor Plan
Haven Oak
 Orlando, FL



PROJECT NO.
1930
 SCALE
1"=30'
 DATE
Jan 2022
 SHEET
A-101

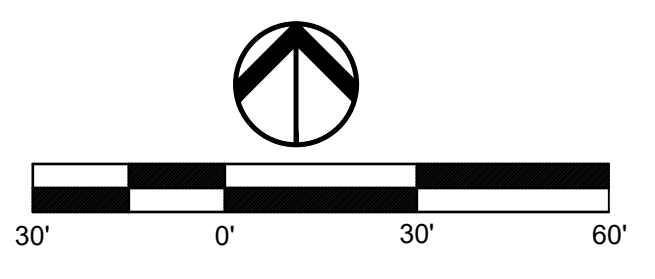


B PLAN VIEW
SCALE: 1"=30'

- Legend**
-  Trees in poor condition to be removed
 -  Historic Trees to be removed
 -  Historic Trees to be Saved
 -  Specimen Trees to be removed
 -  Specimen Trees to be Saved
 -  Trees to be Saved
 -  Trees to be Removed

thomas Daly Digitally signed
by thomas Daly
Date: 2022.04.13
08:46:16 -04'00'

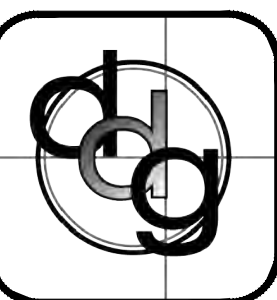
RECEIVED
4/19/2022
CITY OF EDGEWOOD



daly design group inc.
Urban Planning, Landscape Architecture, Project Management, Development Consulting
913 N Pennsylvania Ave, Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

REV	DATE	DESCRIPTION	BY
1	03.03.2022	Revision by City Comments	GH

Tree Removal & Saved Plan
Arbor Plan
Haven Oak
Orlando, FL



PROJECT NO.
1930
SCALE
1"=30'
DATE
Jan 2022
SHEET
A-102



APPLICATION FOR TREE REMOVAL

City Code Chapter 130-4 (d): It shall be unlawful for any person to, or cause to, destroy, permanently injure or remove any existing tree as defined herein, within the City of Edgewood, without first obtaining a tree removal permit as required by the provisions of this chapter.

City Code Chapter 130-5(a) and 130-5(b)(3): Persons desirous of removing a nonexempt tree(s) from any privately held single family residential or commercial/multi-family property shall make application to and on a form prescribed by the City of Edgewood and shall pay the fee established by resolution.

Date:	May 2, 2022
Applicant Name:	Khaled Husein
Applicant Address:	8671 Currituck Sound Ln, Orlando, FL 32829
Applicant Phone:	(321) 695 - 7772
Applicant Signature:	

NOTE: APPLICATION IS INCOMPLETE WITHOUT SIGNATURE OF PROPERTY OWNER

Property Owner Name: (If different from Applicant)	Baveria Holdings, LLC
Property Owner Address:	8671 Currituck Sound Ln, Orlando, FL 32829
Property Owner Phone:	(321) 695 - 7772
Property Owner Signature:	<div style="display: flex; align-items: center;"> <div style="margin-right: 20px;">khaled h husein</div> <div style="font-size: small;"> Digitally signed by khaled h husein Date: 2022.05.02 15:32:55 -04'00' </div> </div>

Number of Trees to be Removed:	384
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Attach Drawing(s), Diagram(s), or Photo(s) to the back of this application identifying the tree(s) to be removed.

Office Use Only:	
Additional Comments:	
Date:	
TP #	
Fee Amount Paid:	
Approved Date:	
Approved By:	

Revised: 10/5/2021



Resolution 2010-01

Tree removal permit fee (Single Family)	\$25 for first tree removed \$25 for each additional tree removed under the same permit with a maximum fee of \$100	Section 130-5(a) (Ord. No. 2001-13 adopted on 8/21/2001)
Tree removal permit fee (Multiple tenant structures or commercial property)	\$250 for first tree removed \$25 for each additional tree removed under the same permit with a maximum fee of \$1,000	Section 130-(b)(3) (Ord. No. 2001-13 adopted on 8/21/2001)

Chapter 130

Historic trees. The following species are historic trees so long as they are healthy and are 24 or more inches DBH: Bald cypress (*Taxodium distichum*); Southern red cedar (*Juniperus silicicola*); Eastern red cedar (*J. virginiana*); Winged elm (*Elmus alata*); Florida elm (*Ulmus american floridana*); White oaks (*Quercus alba*); Bluff oak (*Q. austrina,*); Sand live oak (*Q. geminata*); Swamp chestnut/basket oak (*Q. prinus,*); Live oak (*Q.virginiana*); Pecan (*Carya ilinoensis,*); Mockernut hickory (*C. tomentosa*); Pignut hickory (*C. glabra,*); Loblolly bay (*Gordonia lasianthus*); Longleaf pine (*Pinus glabra*); Southern magnolia (*Magnolia grandiflora*); Sweetbay magnolia (*Magnolia virginiana*); Red maple (*Acer rebrum*); Florida maple (*A. barbatum*); Tupelo (*Nyssa sylvatica*); White ash (*Fraxinus americana*).

Specimen trees means trees that are on the recommended stock list set forth in section 130-7 or on the list of species which are historic, have a DBH of 18 inches or greater, and are well shaped and in good health.

Sec. 130-8. Tree replacement trust fund.

- (a) There is hereby created a tree replacement trust fund, a separate fund of the city, which shall receive all funds collected as tree replacement fees and shall be administered by the city. **Tree replacement fees shall be \$250.00 for removal of each non-specimen or non-historic tree and \$500.00 for removal of each specimen or historic tree.**

Sec. 130-9. Penalties and enforcement.

- (a) City officials shall be empowered to issue citations as a code inspector under chapter 2, article VII of this Code. A city official shall evaluate a site for compliance with this chapter and render decisions as to the interpretation of this chapter.
 - (1) Where violations of this chapter have occurred, remedial action shall be taken to restore the property consistent with the permit and replacement plan approved by the city official.
 - (2) Trees removed without permit must be replaced. No certificate of completion or certificate of occupancy shall be issued until all trees removed without permit are replaced.
 - (3) Historic and/or specimen trees removed without permit must be replaced with a tree of comparable size and type or with four trees for every one tree removed without permit. Said replacement trees shall be chosen from the recommended stock list found in section 130-7 and shall be a minimum of 12 feet tall. The property owner or permittee shall guarantee survival of replaced trees for one year from the date of planting.
 - (4) In addition to the provisions above, any person who shall violate the provisions of this chapter or any conditions of any permit issued pursuant to this chapter shall be subject to a reduced civil penalty provided in section 2-270 of this Code. A separate fine shall be imposed for each tree damaged or injured, or for each violation.

(Ord. No. 2001-13, § 1(25-9), 8-21-2001)



5555 E. Michigan Street, Suite 200
Orlando, Florida 32822
Phone: (407) 599-1122
Fax: (407) 599-1133
www.avconinc.com

April 6th, 2022

Ms. Bea L. Meeks
City Clerk
City of Edgewood

Reference: **Holden Ave. PD
Development Plan**

Dear Bea:

AVCON, INC. is in receipt of your comments dated March 4th, 2022, which outlined information you require to complete your review of the above referenced project. For your convenience, we have included the comments below, immediately followed by our response typed in **bold**.

Development Plan (ENG)

- A. The DA states that a maximum of 3 lots shall be allowed to have a minimum lot width of 50 feet, unless specific conditions are met and approved by the City at Development Plan review and if the Developer shows evidence that the reduction of lot sizes allows for historic tree preservation. The plans show 20 50-foot lots. That is an increase of 17 lots. **The Developer will need to provide additional justification in written form for the increase in the number of 50 foot lots.** The written response letter only notes that a change in the number of lots is allowable and the Developer needs to show by competent, substantial evidence that the reduction of lot sizes allows for preservation of historic or specimen trees.

Response: The reduction in the number of 60 foot lots allowed for more of the lots to be moved to the back of the subdivision, and provide a larger, centralized recreation area near the entrance which preserves a number of historic trees. Notably, this allowed for the preservation of trees 37,38,39,52,53,65,72,73,74 and 77 which comprise a total of 282". In addition, since the lot size reduction allows the street to be shortened and the cul-de-sac to be moved north, it creates an additional larger recreation area in the south-west corner, which preserves trees 13 and 21, for an additional 75".

- B. The DA also states there shall be a minimum of 36 60-foot lots. The plans show a total of 19 60-foot lots. That is a reduction of 17 lots. As noted in comment 1 above, this needs to be justified by the Developer. Is the Developer proposing to amend the DA or request a waiver of this DA requirement? Once resolved, please review and correct note #9 on sheet C-300.

Response: See A. Note #9 has been revised on sheet C-300.

- 1. Sheet C-000 – the legal description does not match the one shown on the Boundary Survey. There are six parcel ID numbers listed in the title area, but the legal description only lists two parcels.

Response: The legal description on the Cover Sheet has been revised for consistency with the latest boundary survey.

- 2. Sheet C100 – Sheet 1 of Boundary Survey – the survey datum is not stated.

Response: The Boundary Survey is based off of the north line of the northwest quarter of S14

T23S R29E as stated in the “Surveyor’s Notes”. There is no vertical Datum as the topographic survey was done separately.

3. Sheet C101 – what is the developer’s position on the gap between the parcels and what is being done to resolve?

Response: The portion of the gap located between the owned parcels has been included in the overall project site. The portion of the gap which is located to the south and borders a parcel with different ownership has not been included in these plans.

4. Sheet C300 – with the configuration for the parking lot on the southern end of the site. Will there be sufficient room for lush landscaping and a fence between the sidewalk and the lot line for Lot 21? Will there need to be some sort of “soft” buffer between the home and the parking lot and sidewalk?.

Response: There is a total of 15’ from the proposed lot building pad to the parking spaces. This 15’ will consist of the 5’ sidewalk, 5’ side setback, and a 5’ open area in the roadway tract. This will leave 10’ of room for landscaping to screen the home and parking lot.

5. Sheet C300 - The tot lot and the covered pavilion are not in the same tract and are on opposite ends of the development. These two features should be adjacent with each other. As an example, if a resident wishes to hold a birthday party for their child, will it be at the tot lot or the pavilion? At either location, they will not have the advantage of the other feature.

Response: The Developer prefers to keep these features at their current locations.

6. Sheet C301 – arrows to be provided per the requirements of OCPW review for proposed bi-directional turn lane.

Response: The striping shown on sheet C-301 is conceptual and the final striping and roadway design will be in accordance with the requirements of Orange County Public Works.

7. Sheet C301 - A swale will now be collecting all the runoff from the south half of Holden Avenue and conveying the runoff into the on-site storm water pond. Is that the intent? We will need to see the storm water calculations with the construction plans as part of the review of the pond design and discharge.

Response: As the southern half of Holden Avenue is flowing onto the property site in the current condition, the pond has been designed to collect the runoff from the southern half Holden Avenue in addition to the project site. The construction plans and stormwater report will include this area as a part of the pond design.

8. Sheet C302 – cul-de-sac will need to be larger to ensure that the fire trucks can maneuver without having to climb the curb.

Response: The current cul-de-sac has a pavement radius of 40’, which is larger than the minimum required by the City of Edgewood (34’), and allows the full turn by the largest fire truck. The vehicle tracking path on sheet C-302 “Vehicle Tracking Plan” has been revised to show the difference between the vehicle overhang (green) and the wheel path (red).

9. Sheet C302 – the corner at the exit will need to be softened to allow the fire truck to exit without climbing the “pointed” curb and the median curb.

Response: The vehicle tracking plan has been revised to show the vehicle overhang in green, and the wheel path in red. In addition, the roadway is proposed with type 'F' curbs which allow the trucks an additional 1.5' of space on either side before the truck would begin to climb the curb

10. Sheet C305 - The first lot at the entrance is a 50-foot wide lot. This lot will be considered a corner lot and will need to meet the setback requirements on two sides. Will this lot be large enough for a home to fit? The corner lot, side setback is 15 feet. That leaves 30 feet of width upon which to build.

Response: Lot 1 has a total width of 60' which will leave 40' to build upon with 5' and 15' side setbacks. The lot is counted as a 50' lot due to the area lost to the increased side setback.

11. Sheet C400 – where do the stormwater ponds discharge or do they retain the 100- year storm event?

Response: Stormwater Ponds 1 and 2 will discharge offsite through 100' wide spreader swales. Pond 3 will discharge to Pond 1 for large storm events only, and Pond 4 has been proposed to contain the 100-year and 25-year 96-hour storms. Detailed calculations will be provided with the final construction plans.

12. Sheet C500 – recommend that the water main be extended farther around the cul-de-sac to eliminate all the water service lines crossing the cul-de-sac.

Response: The water main has been extended around the cul-de-sac. Final layouts for potable water will be designed in accordance with OUC standards and will be subject to OUC review.

Development Plan (Landscape)

1. RECREATION AREA – REPEAT COMMENT: In over 40 years of park and recreation planning, I have learned from public meeting input, that the number 1 thing parents want at the playground, beyond the play equipment is shade and shelter. Based on my experience, I continue to highly recommend that the tot lot be near the pavilion.

Response: The Developer prefers to keep these features at their current locations.

2. REPEAT COMMENT: The previously identified swales in the Holden Avenue Tract H and Tract I north of the buffer wall has been removed from the civil and landscape drawings, so conformance with the previous request to move the west swale (in Tract I) to the north cannot be determined.

Response: The swales have been revised to have positive drainage flow towards the collection structures. Structure locations are shown on sheet C-400 "Drainage Plan".

3. The 4' sidewalk into the playground approaches the playground at a bench location. Please relocate the bench or change the alignment of the walk.

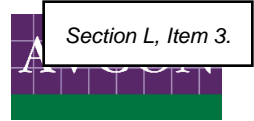
Response: The bench location has been adjusted.

Landscape Plan

1. Tree Removal Permit, Condition of Approval – As per Development Agreement 5.0., the tree removal application per Chapter 130 is required to be submitted concurrently with the Development /

Ms. Bea L. Meeks
April 6th, 2022
Page 4

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Subdivision plan. This has yet to be submitted and staff recommends that if P&Z recommends approval at the March hearing, that a condition of moving forward to City Council be that the tree removal permit be submitted at least two weeks prior to the Council public hearing submittal deadline, where the DP/PSP approval will be considered to ensure staff has adequate time for review.

Response: Included in the submittal is the updated arbor permit plans and calculations.

2. Provide sidewalk protection where oaks are provided at the entrance or propose evergreen understory trees.

Response: Ellen Hargrove insisted that we plan the oak trees at the entrance. Root protection barrier details will be provided with the submittal of final construction drawings.

Please do not hesitate to call should you require any additional information.

Sincerely,

AVCON, INC.

Rick V. Baldocchi, P.E.
Vice President

After recording return to:

Christopher Mills, AICP
Orange County Public Schools
6501 Magic Way, Building 200
Orlando, Florida 32809

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

**SCHOOL CONCURRENCY
MITIGATION AGREEMENT
EDW-21-002**

HOLDEN AVENUE PD

**Parcel ID#: 14-23-29-0000-00-004; 14-23-29-0000-00-005; 14-23-29-0000-00-042;
14-23-29-0000-00-062; 14-23-29-0000-00-063; 14-23-29-0000-00-064**

THIS SCHOOL CONCURRENCY MITIGATION AGREEMENT (“Agreement”), is entered into by THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA a body corporate and political subdivision of the State of Florida, (“School Board”); CITY OF EDGEWOOD, a municipal corporation of the State of Florida, (“City”) and BAVERIA HOLDINGS, LLC, a Florida Limited Liability Company, whose address is 5200 Vineland Road, Orlando, FL 32811, (the “Applicant”), collectively referred to herein as the “Parties.”

RECITALS:

WHEREAS, the School Board, Orange County, and the municipalities within Orange County have entered into that certain “First Amended and Restated Interlocal Agreement For Public School Facility Planning and Implementation of Concurrency” (the “Interlocal Agreement”); and

WHEREAS, pursuant to Section 18.6 of the Interlocal Agreement, an applicant submitting a School Concurrency Determination Application for approval of a Site Plan that will generate additional students in a School Concurrency Service Area in which there is insufficient Available School Capacity to accommodate the anticipated additional students must enter into a Proportionate Share Mitigation Agreement to prevent school overcrowding attributable to the anticipated additional students generated by the Residential Development as specified in the Interlocal Agreement; and

WHEREAS, an Applicant must submit the School Concurrency Determination Application along with a Development Analysis which identifies the proposed location of the Residential Development, the number of Residential Units that will be created, a phasing schedule (if applicable), a map demonstrating land use and zoning classifications for the Applicant’s property, as well as all other information required pursuant to Section 18.5 of the Interlocal Agreement, to the County; and

WHEREAS, Applicant is the fee simple owner, or authorized agent of the owner, of that certain tract of land, as more particularly described on Exhibit "A," attached hereto and incorporated herein by reference (the "Property"), the location of which is illustrated by a map attached hereto as Exhibit "B," and incorporated herein by reference; and

WHEREAS, the Applicant has submitted a School Concurrency Determination Application and Development Analysis to the City in connection with a proposal to obtain Site Plan Approval in order to develop 43 Residential Units on the Property (the "Project") and the City has forwarded the School Concurrency Determination Application and Development Analysis to the School Board; and

WHEREAS, the School Board has reviewed and evaluated the Applicant's School Concurrency Determination Application and Development Analysis as required by Section 18.6 of the Interlocal Agreement, and has determined that based on the current adopted Level of Service standards for the School Concurrency Service Areas within which the Property is located and the anticipated new School Capacity that will be available in the first three (3) years of the current District Facilities Work Program to serve the proposed Residential Development, there is insufficient Available School Capacity at the high school level to serve the new single-family Residential Units within the School Concurrency Service Areas for the Project or within adjacent School Concurrency Service Areas as determined by an Adjacency Review; and

WHEREAS, approving the School Concurrency Determination Application without requiring Proportionate Share Mitigation for the impacts of the proposed new Residential Units will either create or worsen school overcrowding in the applicable School Concurrency Service Areas; and

WHEREAS, the Applicant has agreed to enter into this Agreement with the School Board and County to provide Proportionate Share Mitigation proportionate to the demand for Public School Facilities to be created by the Project, as more particularly set forth herein.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto, intending to be legally bound, agree as follows:

1. INCORPORATION OF RECITALS. The foregoing recitals are true and correct and are hereby incorporated into this Agreement by reference as if fully set forth herein.
2. DEFINITION OF MATERIAL TERMS. Any capitalized terms used herein but not defined shall have the meaning attributed to such term in the Interlocal Agreement.
3. LEGALLY BINDING COMMITMENT. This Agreement constitutes a legally binding commitment by the Applicant to mitigate for the impacts of the new Residential Units for which the Applicant is seeking approval pursuant to the School Concurrency Determination Application and is intended to satisfy the requirements of Florida law and the Orange County Code.
4. PROPORTIONATE SHARE MITIGATION. The Parties hereby agree that the Applicant shall provide Proportionate Share Mitigation in order to meet the demand for School

Capacity created by the Project and to provide additional capacity for 6 high school students, as follows, in accordance with Section 19.2 of the Interlocal Agreement:

Payment in the amount of ONE HUNDRED FIFTY-TWO THOUSAND THREE HUNDRED EIGHTY-NINE AND 55/100 DOLLARS (\$152,389.55) to cover the Proportionate Share Mitigation associated with providing the necessary capacity to complete the Project (the "Proportionate Share") to the School Board. Such payment shall be due and payable prior to the time the plat or, if a plat is not required, a vertical Building Permit for the Property is approved and has been calculated in accordance with the formula found in Section 19.2 of the Interlocal Agreement. To the extent the Applicant's proposed Residential Development is subject to a Capacity Enhancement Agreement, any capacity enhancement mitigation paid pursuant to such agreement was applied as a credit to the Proportionate Share Mitigation required for the Project. Such credit was subtracted from the total Proportionate Share Mitigation required pursuant to the Interlocal Agreement and is reflected in the Proportionate Share required in this Section 4.

5. USE OF PROPORTIONATE SHARE. The School Board shall direct the Proportionate Share to a School Capacity improvement identified in the capital improvement schedule in the five (5) year district work plan of the School Board's District Facilities Work Program which satisfies the demands from the proposed Residential Development. If such a School Capacity improvement does not exist in the District Facilities Work Program, the School Board may, in its sole discretion, add a School Capacity improvement to its District Facilities Work Program to mitigate the impacts from the Project, as provided in Section 19.6 of the Interlocal Agreement.

6. IMPACT FEE CREDIT. The Proportionate Share paid pursuant to this Agreement shall be credited against the School Impact Fee on a dollar for dollar basis at fair market value.

Upon payment of the Proportionate Share, the School Board shall notify the City of Edgewood the amount of the School Impact Fee Credit based upon the amount received pursuant to Section 4 of this Agreement, and shall request a School Impact Fee credit account in such amount. Applicant shall not be entitled to a credit or refund for any portion of the Proportionate Share Mitigation in excess of the Impact Fee Credit Amount.

7. ISSUANCE OF SCHOOL CONCURRENCY RECOMMENDATION. Upon final execution of this Agreement by all Parties hereto, this Agreement will serve as the Applicant's Capacity Encumbrance Letter in accordance with Section 18.7 of the Interlocal Agreement.

8. SCHOOL CAPACITY ENCUMBRANCE AND RESERVATION. Upon final execution of this Agreement by all Parties hereto, this Agreement will serve as the Applicant's Capacity Encumbrance Letter that School Capacity will be available for the Project. This is in accordance with Section 18.6(g) of the Interlocal Agreement.

At such time as Applicant has prepaid the Proportionate Share further described in Section 4 and 6 of this Agreement, and paid the applicable installment(s) of the School Capacity Reservation Fee described in Section 9 below, School Capacity shall be reserved for the Project Units reflected on the application; if the Applicant fails to make any of the required School Capacity Reservation Fee payments described in Section 9 below or if this Agreement is

terminated, such reserved School Capacity shall lapse and be returned to the applicable Concurrency Service Area.

9. CAPACITY RESERVATION FEE. The Applicant shall be required to pay a School Capacity Reservation Fee for the Project in accordance with Section 30-599 of the Orange County Code. The Applicant shall pay the School Capacity Reservation Fee further described below.

- a. At the time of plat approval: \$125,904.00; and
- b. 12 months from date of plat approval: \$125,904.00; and
- c. 24 months from date of plat approval: \$125,904.00.

Notwithstanding the schedule provided by this Section, Applicant may prepay any or all of the School Capacity Reservation Fees in advance. School Capacity Reservation Fees paid pursuant to this Agreement shall be credited towards School Impact Fees as provided in Section 30-599 of the County Code.

10. TERMINATION. This Agreement shall terminate and Applicant shall forfeit any administrative fees paid, as well as any capacity encumbered or reserved under the following circumstances, unless the City and the School Board agree to an extension of the Applicant's School Concurrency Mitigation Agreement:

a. The Applicable Local Government does not approve the Plat within one hundred eighty (180) days from approval of the Site Plan by the City Council. In such event, all Proportionate Share Mitigation paid by the Applicant shall be refunded to the Applicant by the School Board.

b. The Applicant fails to proceed in good faith in a diligent and timely manner and secure at least one Building Permit for a unit other than a model home within three (3) years of recording of the plat or, if a plat is not required, within three (3) years of final approval of the Site Plan. The School Board shall have sole discretion to determine whether the Applicant has proceeded in good faith in a diligent and timely manner. In such case, this Agreement shall be terminated and any encumbered or reserved school capacity shall be returned to its applicable capacity bank. The Applicant will not be entitled to a refund of any portion of the Proportionate Share Mitigation paid under this Agreement, and will only be entitled to receive a 90% refund of the Capacity Reservation Fee assuming all other applicable conditions are met. The School Board delegates to the Superintendent, or designee, the authority to determine whether the Applicant has proceeded in good faith in a diligent and timely manner.

11. COVENANTS RUNNING WITH THE LAND. This Agreement shall be binding, and shall inure to the benefit of the heirs, legal representatives, successors, and assigns of the parties, and shall be a covenant running with the Property and be binding upon the successors and assigns of the Owner and upon any person, firm, corporation, or entity who may become the successor in interest to the Property.

12. NOTICES. Any notice delivered with respect to this Agreement shall be in writing and be deemed to be delivered (whether or not actually received) (i) when hand delivered to the

person(s) hereinafter designated, or (ii) upon deposit of such notice in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the person at the address set forth opposite the party's name below, or to such other address or other person as the party shall have specified by written notice to the other party delivered in accordance herewith:

School Board: School Board of Orange County, Florida
Attn: Superintendent
445 West Amelia Street
Orlando, Florida 32801

With a Copy to: Orange County Public Schools
Attn: Facilities Planning Department
6501 Magic Way, Building 200
Orlando, Florida 32809

Owner/Applicant: Bavaria Holdings, LLC
Attn: Khalid Hussein, Manager
5200 Vineland Road
Orlando, Florida 32811

With a Copy to: Toll Bros, Inc.
Attn: Mark McIntosh
2966 Commerce Park Dr., Suite 100
Orlando, Florida 32819

With a Copy to: Akerman LLP
Attn: Carolyn R. Haslam
420 S. Orange Avenue, Suite 1200
Orlando, Florida 32801

City/Town: City of Edgewood
Attn: City Clerk
405 Bagshaw Way
Edgewood, Florida 32809

13. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only. They in no way define, describe, extend or limit the scope or intent of this Agreement.

14. NO WAIVER. No waiver of any provision of this Agreement shall be effective unless it is in writing, and signed by the party against whom it is asserted. Any such written waiver shall only be applicable to the specific instance to which it relates, and shall not be deemed to be a continuing or future waiver.

15. EXHIBITS. All Exhibits attached hereto are a part of this Agreement and are fully incorporated herein by this reference.

16. AMENDMENTS. No modification, amendment, or alteration to the terms or conditions contained herein shall be binding upon the parties hereto unless in writing and executed by all the Parties to this Agreement.

17. ASSIGNMENT, TRANSFER OF RIGHTS. The Applicant may assign its rights, obligations and responsibilities under this Agreement to a third-party purchaser of all or any part of fee simple title to the Property; provided, however, that any such assignment shall be in writing and shall require the prior written consent of all of the Parties hereto, which consent shall not be unreasonably withheld, conditioned, or delayed. Such consent may be conditioned upon the receipt by the other parties hereto of the written agreement of the assignee to comply with conditions and procedures to aid in the monitoring and enforcement of the assignee's performance of the Applicant's obligations with regard to Proportionate Share Mitigation under this Agreement. The assignor under such assignment shall furnish the Parties with a copy of the written assignment within ten (10) days of the date of execution of same.

Notwithstanding the foregoing, the School Board acknowledges that Applicant may assign its rights, obligations and responsibilities, including all or part of the capacity reserved for the Property, under this Agreement to Toll Bros., Inc., or any of Toll's affiliates (in either case "Toll"). The School Board hereby consents to such assignment on the condition that Toll assumes the rights, obligations and responsibilities of the Applicant assigned to Toll, and a copy of such assignment and assumption is delivered to the School Board within thirty (30) days of its recording in the public records.

18. COUNTERPARTS. This Agreement may be signed in counterparts, each of which may be deemed an original, and all of which together constitute one and the same agreement.

19. RECORDING OF THIS AGREEMENT. The School Board agrees to record this Agreement, at Applicant's expense, in the Public Records of Orange County, Florida.

20. ENTIRE AGREEMENT. This Agreement sets forth the entire agreement among the Parties with respect to the subject matter addressed herein, and it supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, among the Parties.

21. SEVERABILITY. If any provision of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, the invalid or unenforceable provision will be stricken from the Agreement, and the balance of the Agreement will remain in full force and effect as long as doing so would not affect the overall purpose or intent of the Agreement.

22. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida and in accordance with the Orange County Code and venue for any action to enforce the provisions of this Agreement shall be in the Ninth Judicial Circuit Court in and for Orange County, Florida.

23. ATTORNEY'S FEES. In the event any party hereto brings an action or proceeding, including any counterclaim, cross-claim, or third party claim, against any other party hereto arising out of this Agreement, each party in such action or proceeding, including appeals therefrom, shall be responsible for its own attorney fees.

24. EFFECTIVE DATE. The effective date of this Agreement shall be the date when the last one of the parties has properly executed this Agreement as determined by the date set forth immediately below their respective signatures (the "Effective Date").

25. PRE-PAYMENT, MITIGATION & CAPACITY RESERVATION FORMS. This Agreement requires the Applicant to pay a Capacity Reservation Fee and Proportionate Share Mitigation prior to the recording of a Plat or, if a plat is not required, issuance of a Building Permit. The form attached hereto as **Exhibit "C,"** must be completed and returned to the School Board's Facilities Planning Department with all fees due hereunder, including, but not limited to, Capacity Reservation Fees and Proportionate Share Mitigation. This form must be completed and returned to the Facilities Planning Department, in addition to all fees payable pursuant to the terms of this Agreement, to satisfy Paragraph 4 and Paragraph 9 of this Agreement.

Signatures on Following Page

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

Signed and sealed in the presence of:

“SCHOOL BOARD”

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

Print Name: Marilith Gutierrez

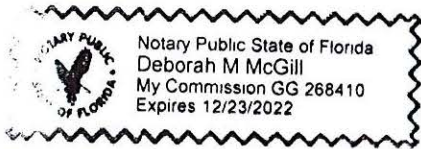
Print Name: Marieliz Pagan

By: Teresa Jacobs, Chair

Date: JANUARY 29, 2022

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 20th day of JANUARY, 2022, by Teresa Jacobs, Chair of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or had produced (type of identification) as identification.



AFFIX NOTARY STAMP

Deborah M. McGill
NOTARY PUBLIC OF FLORIDA
Print Name: Deborah M. McGill
Commission No.: _____
Expires: _____

[ADDITIONAL SIGNATURE PAGES TO FOLLOW]

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

Signed and sealed in the presence of:

Manuella Pagan
Print Name: Manuella Pagan

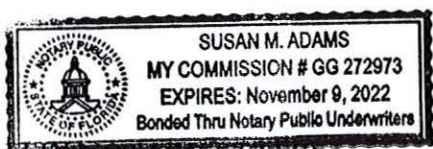
Arabia Herby
Print Name: Arabia Herby

Attest: Barbara M. Jenkins
Barbara M. Jenkins, Ed.D., as its Secretary and Superintendent

Dated: January 25, 2022

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 25th day of January, 2022, by Barbara M. Jenkins as Secretary and Superintendent of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or has produced _____ (type of identification) as identification.



AFFIX NOTARY STAMP

Susan M. Adams
NOTARY PUBLIC OF FLORIDA
Print Name: Susan M. Adams
Commission No.: _____
Expires: _____

Reviewed and approved by Orange County Public School's Chief Facilities Officer

John T. Morris
John T. Morris
Chief Facilities Officer

Date: January 14, 2022

Approved as to form and legality by legal counsel to The School Board of Orange County, Florida, exclusively for its use and reliance.

Jad M. Brewer
Jad M. Brewer
Staff Attorney III

Date: Jan 10, 2022

“APPLICANT”

Signed and sealed in the presence of:

BAVERIA HOLDINGS, LLC, a Florida limited liability company

Judith Combs
Print Name: Judith Combs

By: [Signature]

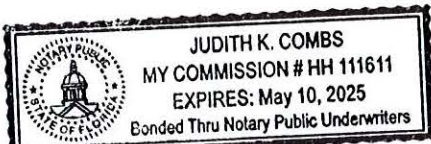
Svetlana Laznova
Print Name: Svetlana Laznova

Print Name: ~~Khaled Hussein~~ SURESH GUPTA
Title: Manager

Date: 10/15/2021

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 15 day of October, 2021, by ~~Khaled Hussein~~ SURESH GUPTA as Manager of Bavaria Holdings, LLC, a Florida limited liability company, on behalf of the organization. He is personally known to me or has produced _____ (type of identification) as identification.



AFFIX NOTARY STAMP

Judith Combs
NOTARY PUBLIC OF FLORIDA
Print Name: Judith Combs
Commission No.: HH111611
Expires: 5/10/2025

“CITY”

EDGEWOOD, FLORIDA, a municipal corporation of the State of Florida.

By: Mayor

Print Name _____

Title: _____

Date: _____

ATTEST:

By: _____

City Clerk

{Corporate Seal}

Date: _____

Exhibit "A" – Legal Description**PARCEL 1:**

THE WEST 165 FT OF THE FOLLOWING TRACT: BEGIN AT A POINT $6 \frac{2}{3}$ CHAINS EAST OF THE NORTHWEST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 23 S, RANGE 29 EAST, RUN THENCE EAST $5 \frac{1}{3}$ CHAINS; THENCE SOUTH 20 CHAINS TO THE SOUTH LINE OF THE SAID NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$; $5 \frac{1}{3}$ CHAINS; THENCE NORTH 20 CHAINS TO THE POINT OF BEGINNING.

PARCEL 2:

THE EAST 187 FEET OF THE FOLLOWING: BEGIN 440 FEET EAST OF THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, RUN EAST 352 FEET; THENCE SOUTH 1320 FEET; THENCE WEST 352 FEET; THENCE NORTH 1320 FEET TO THE POINT OF BEGINNING, ORANGE COUNTY, FLORIDA (LESS THE NORTH 30 FEET FOR RIGHT OF WAY).

ALSO DESCRIBED AS THE EAST 187 FEET TO THE FOLLOWING: BEGINNING AT A POINT $6 \frac{2}{3}$ CHAINS EAST OF THE NW CORNER OF THE NW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, RUN THENCE EAST $5 \frac{1}{3}$ CHAINS, THENCE SOUTH TO THE SOUTH LINE OF THE SAID FORTY 20 CHAINS; THENCE WEST ALONG THE SAID SOUTH LINE OF THE SAID FORTY $5 \frac{1}{3}$ CHAINS, THENCE NORTH 20 CHAINS TO THE POINT OF BEGINNING (LESS THE NORTH 30 FEET FOR RIGHT OF WAY).

PARCEL 3:

THE NORTH 380 FEET OF THE WEST 303 FEET OF THE EAST 426.7 FEET OF THE NW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ (LESS N 155 FEET OF E 125 FEET, AND LESS N 155 FEET OF W 128 FEET, AND LESS N 30 FEET FOR ROAD), SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, OF ORANGE COUNTY, FLORIDA.

PARCEL 4:

THE NORTH 155 FEET OF THE WEST 125 FEET OF THE EAST 248.7 FEET OF THE NW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ (LESS NORTH 30 FEET FOR ROAD) OF SECTION 14 TOWNSHIP 23 SOUTH RANGE 29 EAST, OF ORANGE COUNTY, FLORIDA.

PARCEL 5:

THE NORTH 155 FEET OF THE WEST 128 FEET OF THE EAST 426.7 FEET OF THE NW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 14 TOWNSHIP 23 SOUTH RANGE 29 EAST, ORANGE COUNTY, FLORIDA, LESS THE NORTH 30 FEET THEREOF FOR ROAD RIGHT OF WAY.

PARCEL 6:

THE NORTH 380 FEET OF THE WEST 100 FEET OF THE EAST 526.7 FEET OF THE NW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, LESS THE NORTH 30 FEET THEREOF FOR ROAD RIGHT OF WAY.

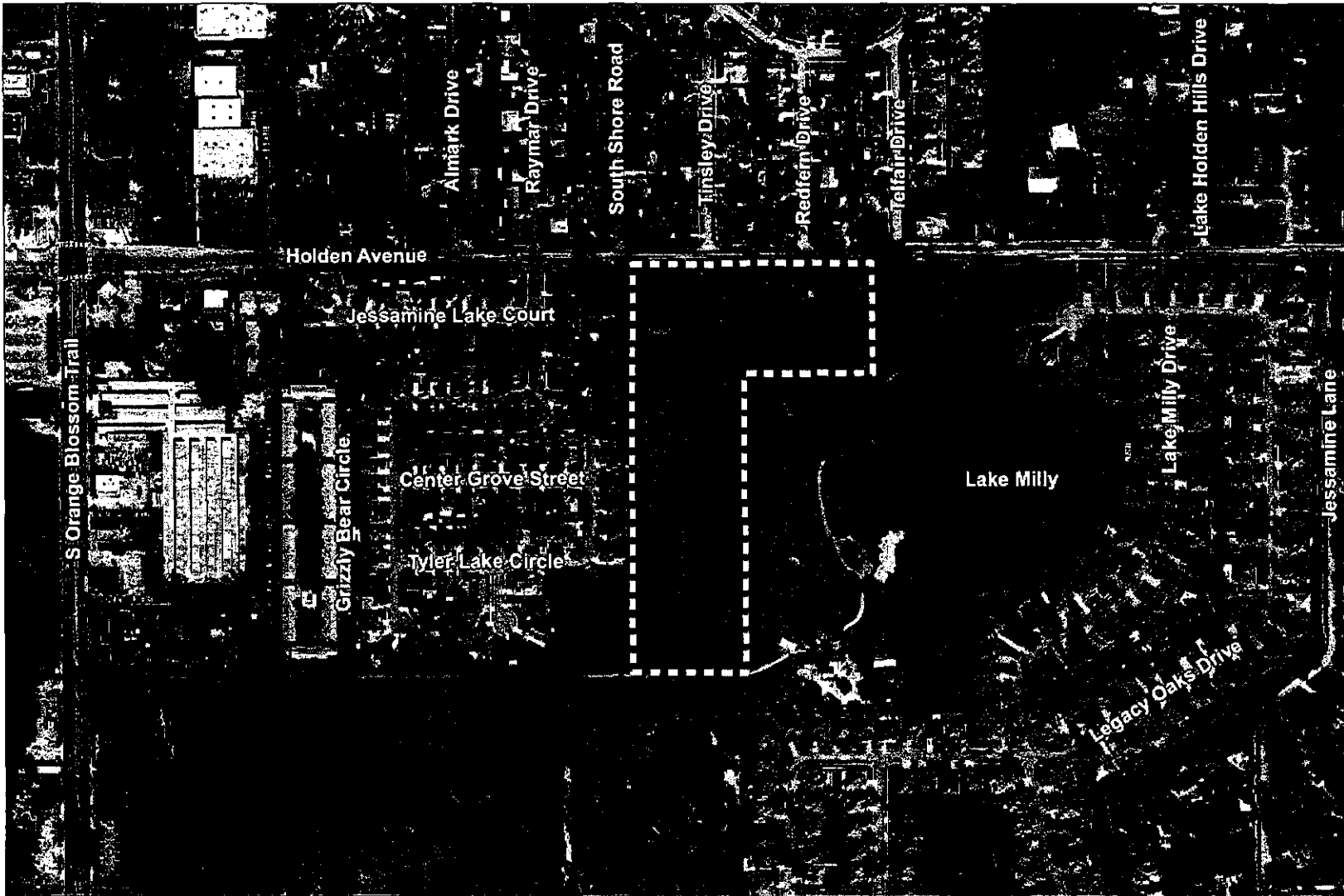


Exhibit "B"-Location Map



Jurisdiction: City of Edgewood
 School Board Dist.: # 5
 Parcel ID: Multiple Parcels
 Acreage: +/- 13.68 ac

Schools
 ES: Pineloch
 MS: Memorial
 HS: Oak Ridge

EDW-21-002
 Holden Avenue PD

Exhibit "C"-Forms



CAPACITY RESERVATION FEE & MITIGATION FORM

DEPARTMENT OF FACILITIES PLANNING

6501 MAGIC WAY, BUILDING 200, ORLANDO, FL 32809

TEL: 407-317-3974 / FAX: 407-317-3263 / WEBSITE: <http://planning.ocps.net>

A Concurrency Mitigation Agreement (CMA) or Capacity Encumbrance Letter (CEL) may require property owners and developers to pay a Capacity Reservation Fee (CRF) and/or Proportionate Share Mitigation at some point in the development process prior to issuance of a building permit. This form must be completed and returned to the Department of Facilities Planning at Orange County Public Schools (OCPS) along with a check for the estimated Capacity Reservation Fees, and/or Proportionate Share Mitigation. This form must be completed and returned to the Department of Facilities Planning at Orange County Public Schools. Any questions regarding this form should be directed to the following:

Contact: Christopher C. Mills, AICP
 (407) 317-3700 x2022391
 Christopher.Mills@ocps.net

SECTION 1: CMA/CEL INFORMATION	CMA \ CEL #:
	CMA \ CEL Title:
	Jurisdiction:
	Parcel ID(s): ¹
	General Location:
	Development Permit Type: ²

SECTION 2: APPLICANT INFORMATION	Date:
	Applicant Name:
	Company:
	Address:
	Phone #:
	Email:

Exhibit "C"-Forms

CAPACITY RESERVATION FEE & MITIGATION FORM

For OCPS Use Only:	
Reviewer: _____	Received Stamp
Date Reviewed: _____	
<input type="checkbox"/> Application Sufficient	
<input type="checkbox"/> Letter of Authorization Approved	

Footnotes:

1. List all parcel identification numbers assigned to the parcels within the Preliminary Subdivision Plan (PSP), site plan, or plat boundaries that apply to this application. List parcel IDs in a separate attachment, if necessary.
2. Development permit type - state whether the credit will be applied to a plat, PSP, site plan, or other type of permit required by local government. Only one development permit type should apply. A separate Prepaid School Impact Fee Form must be completed for each development permit application.
3. State the title of the PSP, site plan or plat exactly as it appears on that document.

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

	March	April
Residential Burglaries	0	3
Commercial Burglaries	3	0
Auto Burglaries	1	1
Theft	1	1
Assault/Battery	4	1
Sexual Battery	0	0
Homicides	0	0
Robbery	0	0
Traffic Accident	21	10
Traffic Citations	211	117
Traffic Warnings	152	96
Felony Arrests	4	1
Misdemeanor Arrests	1	2
Warrant Arrests	3	0
Traffic Arrests	0	1
DUI Arrests	0	1
Code Compliance Reports	71	70

Department Highlights:

- The week of April 11th through April 15th the Edgewood Police Department participated in National Work Zone Awareness Week (NWZAW). During this time officers conducted extra patrol in the areas of the City that were currently under construction.
- On April 8th Sergeant Tim Cardinal graduated from the 50th Florida Leadership Academy. The academy took place over a period of four months and consisted of course work and presentations from Law Enforcement leaders across the state.
- On April 13th the Edgewood Police Department held a Code Enforcement Meeting to bring together ideas from the City Attorney, Engineer, City Hall and the Code Compliance Officer.
- On April 19th, Detective Nicolle Crock, Analyst Stacey Salemi and Police Clerk Haymee Watkins participated in the Orange County Law Enforcement Torch Run held in Apopka. The department provided a snack and water station for the runners.

Edgewood Police Department April City Council Report 2022

- On April 22nd, The Edgewood Police Department hosted the Blue Line Support meeting. Numerous peer support officers from around the Central Florida Area attended.
- From April 26th through April 28th, the Edgewood Police Department had the scheduled On-Site Accreditation Assessment. During this time, Assessors visited the Department to review our agency. With the hard work and dedication of Accreditation Manager Adam LaFan and the members of the agency, the Department completed the assessment in less than two days. See attached report.
- On April 30th the Edgewood Police Department participated in the Drug Enforcement Administration (DEA) National Prescription Drug Take Back. During this time 88 pounds of medication and opioids were turned over for proper disposal.

To: Commission for Florida Law Enforcement Accreditation, Inc.
From: Vicki Cutcliffe, Team Leader
Date: May 3, 2022
Re: Edgewood Police Department
Full Compliance Assessment Report
April 26 – 27, 2022

A. Agency/Assessment Information:

Chief Executive Officer: Chief John Freeburg
Accreditation Manager: Officer Adam LaFan

Standards Manual Version: 5.16

Previous Accreditation Dates: June 2007, July 2010, June 2013, June 2016, June 2019

Assessment Team Recommendation: Reaccreditation

Assessment Team

Team Leader: Vicki Cutcliffe
Supreme Court of Florida, Office of the Marshal
Lfcvlc42@aol.com

Erika Hasson
St. Petersburg Police Department
Erika.hasson@stpete.org

Kayla Dixon
Palm Beach County Sheriff's Office
dixonk@pbsso.org

B. Compliance Tally:

Status	Mandatory Standards	Other-than-mandatory standards	Total Standards
In compliance	140	40	180
Not in compliance	0	0	0
Not applicable	42	13	55
Elected exemptions	0	0	0
Waiver	0	0	0
Total:	182	53	235

Total <i>Applicable</i> "Other-than-mandatory" Standards.....	40
Maximum allowable number of Elected Standards.....	8

C. Agency Profile:

The city of Edgewood is located just south of Orlando, within Orange County, Florida. The city was established in 1924. The police department was established in the 1960s due to the growth in the area. There are approximately 2,700 residents, 845 homes, 220 townhomes, and over 300 businesses in Edgewood. The main roadway running through the city is Orange Avenue (SR 527), which has over 60,000 vehicles per day driving through the city limits.

The Edgewood Police Department has 13 full-time sworn officers. The department additionally has three civilian positions, including an analyst. The command structure currently has three patrol sergeants and the chief of police. An officer is assigned as the detective. The evidence and property custodian(s) are certified by the Property and Evidence Association of Florida (PEAF). Officers work 12-hour shifts with a minimum of two officers per shift. Officers' experience ranges from four to 26 years (most or all with the Edgewood Police Department).

The chief of police is John Freeburg. Chief Freeburg began his career with the Edgewood Police Department in 1995 as a reserve officer. In 1996, he became a full-time officer and has served as a detective, sergeant, and captain, and was promoted to chief in 2017. The department has strong relationships with the Orange County Sheriff's Office, Orlando Police Department, and Belle Isle Police Department. All these jurisdictions touch the city's borders.

The Edgewood Police Department stands for Excellence/Professionalism/Dignity (EPD). The department's attitude is, "We never say it's not our job."

D. Assessment Summary:

The assessment team arrived in Edgewood on Monday evening, April 25, 2022. The team met and discussed the assessor package and previous assessment reports. On Tuesday, April 26, 2022, the team was met at the hotel by Accreditation Manager Adam LaFan and escorted to the department. The work space accommodations were perfect for the team's needs. An entrance interview was held with Chief Freeburg and Accreditation Manager LaFan. After the entrance interview, the team began reviewing files.

Over the next two days, the assessment team reviewed files, conducted many interviews, and participated in ride-alongs. All department members were ready for the team and displayed full cooperation and excitement with the process. The supporting documentation presented in the accreditation files was complete and properly highlighted for assessors to quickly verify compliance. The assessors requested to see other examples of proofs from various areas within the department to verify that the accreditation files presented to the assessors were an accurate representation of activities performed by the department.

The department has a solid structure with clear lines of communication, authority, and accountability. All members are held to the highest ethical standards from the top down. The written directive system is easy to follow. Interviews with personnel verified access to policies and updates are prompt and thorough. All sworn members interviewed have a clear understanding of the use of force and pursuit policies, and related reporting practices. The department supplies clear directives regarding the conduct and discipline process, grievances, and misconduct complaint processing.

The department does not use interview rooms or holding areas, nor does it operate courtroom security.

The department has a very good training component. It is clear the department recognizes the overall professionalism obtained through qualified and relevant training. All training is consistent with the department's goals and objectives. All records are current, complete, and secure. The department supports a well-established infectious disease program. All sworn members attend firearms training at least once annually. All members are current with lethal and less than lethal training.

Assessors interviewed different sworn members, both in their work areas and in the hallways. All were knowledgeable about patrol duties and responsibilities, investigative practices, juvenile operations, and unusual occurrences.

Members interviewed in the field described the department's policy and response to traffic incidents, including how hazardous materials are handled. All members have reflective vests readily accessible and described how they always wear them while directing traffic.

The team had the pleasure of speaking with Mayor John Dowless, who stopped by to see how the assessment was proceeding. Mayor Dowless spoke favorably about the department and its members.

Assessor Hasson took part in a ride-along with Officer Christopher Meade. Officer Meade was interviewed about the pursuit policy, juvenile detention, procedures related to bomb threats, domestic violence calls, and conducting show-ups. Assessor Hasson observed Officer Meade's reflective safety vest and the first aid kit assigned to the vehicle. Officer Meade also confirmed that weapons and infectious disease trainings are conducted annually.

Assessor Dixon conducted a ride-along with Police Officer Ronald Beardslee, a 26-year veteran of the department. Officer Beardslee described the process for inspecting vehicles at the start of shift. All personal protective equipment and first aid supplies are assigned to the vehicle and not the individual officers. Upon inspection by the assessor, the fire extinguisher, personal protective equipment, NARCAN (naloxone HCl) Nasal Spray, and first aid equipment were all present with current end dates. The automated external defibrillator (AED) was present and functional. Officer Beardslee is familiar with the requirements and limitations of the use of force, pursuit, and policies. He described the department's evidence and property procedures.

Assessors interviewed Evidence/Property Room Custodian Stacey Salemi and Evidence Trainee Amy Watkins. The evidence room was found to be secured with two door locks and an alarm system. Entrance to the evidence/property room is limited to Stacey Salemi, Amy Watkins, and Chief Freeburg. When entering the evidence/property room, assessors were required to sign into the log book and were always accompanied by Stacey Salemi or Amy Watkins.

Assessors were able to observe separate, secure storage for guns, narcotics, money, jewelry, and other high dollar/sensitive items. The department has access to excellent temporary storage lockers to include refrigeration. All evidence and property information is entered into the eForce Records Management System (RMS) prior to submitting the items to evidence either directly or in temporary evidence/property lockers.

Officer Nicolle Crock was interviewed and advised that every year officers have a refresher training for bloodborne pathogens. The Exposure Control Plan is accessible to all employees and is reviewed annually and updated as needed.

Assessors interviewed Crime Analyst Stacey Salemi about criminal intelligence information. No criminal intelligence information was received during this accreditation cycle, nor were there any files kept by the Edgewater Police Department at the time of the assessment. The department does have a policy to address procedures related to criminal intelligence information and a secure limited-access computer file to secure such information if the need arises.

Detective Nicolle Crock was interviewed by Assessor Hasson about procedures related to sexual violence and missing persons investigations. Detective Crock explained the process in administering photo lineups via an independent administrator and conducting necessary follow-up investigations, including those for domestic violence reports. Assessor Hasson observed the secure storage of investigative files.

Assessor Cutcliffe interviewed Training Sergeant Michael Fraticelli about the department’s training plan. Sergeant Fraticelli presented all training files that further backed up the proofs in accreditation files. All members are up to date with all required training.

The department has a clear policy on biased policing. All members receive the required training. There were no bias complaints this accreditation cycle, or ever. While the standard requires an annual administrative review of traffic stop procedures related to fair and impartial policing, the department goes further and reviews all enforcement action and investigations in the review process.

- E. Standards Noncompliance Discussion:** None
- F. Corrective Action Discussion:** None
- G. Standards Elected for Exemption:** None
- H. Standards Verified by the Team as Waiver Applicable:** None
- I. Standards Verified by the Team as Not Applicable to the Agency:**

1.04	5.05M	5.06M	8.01M
8.02	8.03	9.04	9.07
10.17M	13.01M	13.02	14.02
14.11M	14.12M	14.13M	15.03M
15.11M	17.04M	15.02M	17.08M
18.11M	18.12	17.05M	22.02M
22.03M	22.04M	22.01M	22.06M
22.07M	22.08M	22.05M	22.10M
22.11M	22.12M	22.09M	22.14M
22.15M	23.01M	22.13M	23.03
23.04M	23.05M	23.02	23.07
23.08	26.06M	23.06M	27.03M
27.11M	27.06M	26.07M	31.02M
32.03M	32.04	31.01M	

- J. Standards with a Status Changed by Assessors:** None
- K. Public Information Activities:** None

L. Exemplary Policies/Projects/Procedures:

Mental, Financial, and Wellness

Each year a health screening is hosted at the department. Officers receive gift cards for taking part in this program. Officers participate in the program on the city's time. The department hosts the Advanced Cardiovascular Diagnostics team, also known as "the heart bus." This event takes place over two days and the team performs electrocardiograms (EKGs), sonograms, and other screenings regarding the officer's heart health. The Edgewood Police Department also invites surrounding agencies and officials to participate. During scheduled block training, the department supplies a financial consultant to address financial health. The officers learn about their retirement, investments, and different methods to manage their monies for the future. In addition, mental health for law enforcement officers and their families is covered. Part of this discussion is the different services available to all officers and the importance of officers' mental well-being.

M. Summary and Recommendation:

The Edgewood Police Department is a family made up of exceptional and dedicated personnel who enjoy their profession. All members of the department wear many hats and enjoy the responsibilities. The department is a professional law enforcement agency which exceeds the goals and standards set forth by the Commission.

The team is in full agreement that the Edgewood Police Department be reviewed for reaccreditation status by the Commission for Florida Law Enforcement Accreditation.

Submitted by Vicki Cutcliffe
Team Leader