



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Monday, March 14, 2022 at 6:30 PM

Steve Kreidt
Chair

Ryan Santurri
Vice-Chair

David Gragg
Board Member

David Nelson
Board Member

Melissa Gibson
Board Member

AGENDA

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

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL AND DETERMINATION OF QUORUM

D. APPROVAL OF MINUTES

- [1.](#) February 14, 2022 P&Z Meeting Minutes (pages 3-6)

E. NEW BUSINESS

- [1.](#) Details of March 14, 2022 Meeting (pages 7-8)
- [2.](#) Variance 2022-02 - 535 Mandalay Rd. - Home Addition (pages 9-17)
- [3.](#) Proposed Replat and Variance 2022-01 - 506 & 512 Linson Ct. (pages 18-49)
- [4.](#) Holden Avenue PD/Haven Oaks Development Plan/Preliminary Subdivision Plan (pages 50-77)
- [5.](#) Ordinance 2022-01 - County Zoning to City Zoning (pages 78-106)
- [6.](#) Ordinance 2022-02 - Window Sign Change (pages 107-111)

F. UNFINISHED BUSINESS

G. COMMENTS/ANNOUNCEMENTS

H. ADJOURNMENT

UPCOMING MEETINGS

Tuesday, March 15, 2022..... March City Council Meeting
Monday, April 11, 2022..... April Planning & Zoning Meeting

General Rules of Order

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

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

Thank you for participating in your government!

Appeals

According to Edgewood City Code Section 26-24 (2), “any person aggrieved by any recommendation of the Board acting either under its general powers or as a Board of Adjustment may file a notice of appeal to the City Council within seven (7) days after such recommendation is filed with the City Clerk. Per **Section 286.0105**, Florida Statutes state that if you decide to appeal a decision made with respect to any matter, you will need a record of the proceeding and may need to ensure that a verbatim record is made.

Americans with Disabilities Act

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



**Planning and Zoning Meeting Draft Minutes
February 14, 2022 at 6:30 pm**

CALL TO ORDER

Vice-Chair Santurri called the meeting to order at 6:30 pm and led everyone in the Pledge of Allegiance.

ROLL CALL AND DETERMINATION OF QUORUM

The following Planning and Zoning and staff members were present.

Board Members:

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

Absent:

Melissa Gibson, Board Member

Staff:

Sandra Riffle, Deputy City Clerk
John Freeburg, Police Chief
Drew Smith, City Attorney
Jim Winter, RLA, CPH
Ellen Hardgrove, AICP City Planner

Applicants:

Nelson Lerma, Mecato's Bakery & Cafe
Edwin Lurduy, Mecato's Bakery & Cafe

APPROVAL OF MINUTES

1. January 10, 2022 Planning and Zoning Meeting Minutes
Board Member Nelson made a motion to approve the January 10, 2022 Planning and Zoning Meeting Minutes as presented. The motion was seconded by Board Member Santurri. Approved (4/0).

NEW BUSINESS

1. **Mecato's Bakery and Café- Waiver Request Section 134-471(2)e**
Planner Hardgrove opened the site plan and waiver request review and explained that the applicant proposes to enlarge and retrofit the existing building. She reviewed City Council's approval of the waivers to the ECD that the Planning and Zoning Board recommended approval for on January 10, 2022. Council accepted P&Z's recommendation except that related to the required wall along the Hoffner Avenue right-of-way where parking is proposed. Council denied this requested waiver,

without prejudice. Attorney Smith said that City Council wants to see more information about the concept, and they were specific about leaving the door open to consider the waiver.

She reviewed what was in the packet for P&Z's consideration including: the submitted plans, photometrics, and a boundary survey. She also stated staff is still requesting twenty-six items that still need to be corrected but believes those items will not affect the site plan layout, and staff is confident these modifications can be accomplished prior to City Council's review. Discussion ensued relative to the waiver requested.

Attorney Smith noted that the plans show the required wall without the waiver. If the waiver is approved, the street wall can be removed.

Applicant Nelson Lerma said they added car stops to protect the wall, but it is still possible that it could be bumped by a vehicle. He stated concern that there is not enough space between the parking lot and the property line for a wall, a tree, and shrubbery. The tree roots could lift the sidewalk and influence the wall.

Discussion about the sustainability of landscaping with the wall continued.

Board Member Gragg noted that he thought Planning and Zoning's solution on January 10, 2022, to have the wall along Hansel turn and front the first couple of spaces fronting Hoffner and landscaping the remainder of the Hoffner frontage was good. He thinks the property would look better with the landscaping and does not see the need for a continuous wall.

Board Member Santurri said that the wall would take up space that could be used for environmental-friendly natural materials.

Chair Kreidt said he likes the wall and thought it would enhance the southern entrance into the City.

Mr. Lerma said that he would prefer P&Z's original recommendation. What people can see at the traffic light would have the same effect without the 200 feet of wall.

Board Member Santurri said the wall would appear, from that location, to go up the street.

Chair Kreidt said he would be more concerned about what people would see coming from Belle Isle. Board Member Santurri responded that it is a standalone blank wall from the stairs to the sidewalk. Planner Hardgrove said the People Space was envisioned for the main roads of the ECD, including Gatlin and Hoffner Avenues. City Council had a concern about setting precedent should this waiver be approved. Treating this portion of Hoffner Avenue as a side street rather than a main road would be a policy decision.

Board Member Nelson said people would be at the intersection to see the Edgewood Central District concept.

There was no public comment.

Chair Kreidt made a motion to recommend denial of the waiver request. Board Member Nelson seconded the motion.

Board Member Santurri said that he thought that the same goal could be accomplished by a hedge, offsetting the wall expense and providing a more environmental-friendly buffer.

Board Member Nelson said the 2-foot distance between vehicles’ front bumpers and the proposed wall will likely not sustain landscaping, even if it is groundcover. He said they could put in pine straw or mulch between the wheel stops and the wall because you will not see it.

Board Member Gragg said he thought it would be unreasonable to require groundcover in that location.

Board Member Nelson said it would be a logical way to offset some of the cost.

Discussion ensued about the waiver approval criteria and the fact that the request was an applicant preference instead of a technical reason that the wall could not be provided. Landscape Architect Winter stated the land between the wall and the sidewalk could sustain understory trees and ground cover.

There was no public comment.

The motion was approved by roll call vote (3/1):

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

2. Mecato's Bakery and Café- Site Plan Review

Chair Kreidt made a motion to recommend approval of the site plan conditioned on the completion of the 26 items recommended by staff, to be submitted by February 28, 2022, to maintain City Council meeting March 15, 2022 agenda space. Board Member Nelson seconded the motion.

The motion was approved by roll call vote Approved (4/0):

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

UNFINISHED BUSINESS

None

COMMENTS/ANNOUNCEMENTS

None

ADJOURNMENT

Board Member Santurri made a motion to adjourn the meeting at 7:15 pm; seconded by Chair Kreidt. Approved (4/0).

Steve Kreidt, Chair

Sandra Riffle, Interim City Clerk

DRAFT

Memo

To: Planning and Zoning Board Members
CC: Sandy Riffle, Drew Smith, Ellen Hardgrove, David Mahler, Allen Lane, Jim Winter
From: Brett Sollazzo, Administrative Assistant
Date: March 9, 2022
Re: New Business Items Planning and Zoning Meeting March 14, 2022

For the March 14, 2022 Planning and Zoning Board meeting, the following is provided in your agenda packet for your review and consideration.

1. Variance 2022-02 (Sec. 134-579) - 535 Mandalay Road Home Addition

- City Engineer report dated 3/4/2022
- Variance application and plans dated 2/16/2022

The notice of Public Hearing was mailed on Thursday, March 3, 2022 to those property owners within 500 feet of the subject property regarding Variance 2022-02. There were 41 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 Engineer has no objections to the variance and is prepared to respond to any questions you may have regarding the variance request.

2. Proposed Replat – 506 & 512 Linson Ct.

Variance 2022-01 (Sec. 126-168(8))

- Combined staff report dated 3/2/2022
- CPH Plat review and checklist dated 2/28/2022
- Preliminary subdivision application and plans dated 1/11/2022
- Variance application and plans dated 2/2/2022

A legal advertisement was placed in the Orlando Sentinel on Thursday, March 3, 2022, to advertise the proposed replat and variance.

The notice of Public Hearing was mailed on Thursday, March 3, 2022 to those property owners within 500 feet of the subject property regarding the proposed replat and Variance 2022-01. There were 39 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 and City Engineer support the approval of the proposed replat, with conditions. They also support the approval of the requested variance. Both the City Planner and City Engineer are prepared to respond to any questions you may have regarding the proposed replat and variance request. The applicant/representative for 506/512 Linson Ct will also be in attendance.

3. Holden Avenue PD/Haven Oaks Development Plan/Preliminary Subdivision Plan Review

- City Planner report dated 3/7/2022
- Landscape Architect report dated 3/8/2022
- City Engineer report dated 3/4/2022
- Development plans dated 2/28/2022 and 3/4/2022

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.

4. Ordinance 2022-01 – County Zoning to City Zoning

- County Zoning to City Zoning Ordinance
- Rezoning staff report dated 2/21/2022

A display advertisement was placed in the Orlando Sentinel on Friday, March 4, 2022, to advertise the notice of consideration of ordinance amending chapter 134 code of ordinances to create new zoning districts. No comments were received at City Hall as of the date of this memo

The City Planner is prepared to respond to any questions you may have regarding the County Zoning to City Zoning Ordinance.

5. Ordinance 2022-02 – Window Sign Change

- Window Sign Ordinance

The City Planner is prepared to respond to any questions you may have regarding the Window Sign Ordinance.



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

March 4, 2022

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

RE: 535 Mandalay Road – home addition Application review
CPH Project number E7601

Dear Brett,

We are in receipt of the revised plans and application, received March 4, 2022, for the proposed home addition for the above address. The submittal was in response to our February 21, and March 2, 2022 review letters. No response letter was provided with the submittal. We reviewed the application and plans to verify all our plan review comments have been addressed.

All our comments have been addressed. We do not have any objections to the Town approving this set of plans. We also do not have any objection to the requested variance for encroachment into the side yard setback as described in our previous variance application review letter (attached).

Please be reminded, final approval of the application by the City of Edgewood does not grant authority to alter other portions of this property, nor does it waive any permits that may be required by Federal, State, or County agencies which may have jurisdiction.

Sincerely,
CPH, Inc.

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

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

CC: File

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

February 23, 2022

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

RE: 535 Mandalay Road – home addition Application review
CPH Project number E7601

Dear Brett,

We are in receipt of the plans for the proposed home addition for the above address. The application included an Application for Variance, Justification for Variance response, and two plan sheets showing the proposed improvements. We reviewed the application and plans to verify the proposed request. We also searched this property on the Orange County Property Appraisers (OCPA) web site. Per the web site the lot is zoned R-1AA. Below are our comments.

Plan review comments:

1. The plan sheets were submitted as 11"x17". When plotted, they do not print to the scale listed on the drawing. Please check the scale and drawing size.
2. Both plan sheets are numbered CV and are listed as "Cover Sheet." Please revise the second sheet number and name accordingly.
3. Plan Sheet CV (the cover sheet with notes) lists the property zoning as Residential – R3. As noted above, the OCPA website lists the zoning as R-1AA. Please verify and revise as necessary.

Variance application review and summary:

4. The side setback is called out as 10'. The proposed addition will encroach in the setback by 1'-1", leaving 8'-11" from the corner of the addition to the side lot line. A variance will be required.
5. The applicant submitted an Application for Variance and provided a response to the Justification for Variance. We reviewed the response to the questions, which are summarized below.
 - A. Response 1 – the applicant stated the special condition is due to being required to work from home. The need is to add additional living space to replace the area being used for a new home office.
 - B. Response 2 – The applicant stated the special condition is due to being required to work at home.
 - C. Response 3 – The applicant stated this variance will not allow the applicant any special privilege. The request will provide this specific home a privilege of building into the setback. Other home owners will be afforded the same opportunity to request a variance should they require a similar condition. As an added note, this home already encroaches into the setback on the south side of the lot. This appears to have been a construction condition and not a previous variance request.



- D. Response 4 – the applicant referenced the needed extra space while allowing the applicant to have the needed office space to work from home.
- E. Response 5 – This is the minimum variance requested while allowing the addition to encroach into the setback 1'-1".
- F. Response 6 – the applicant did not confirm the encroachment would not be detrimental to the public or injurious to the neighborhood. Based on the engineering review by CPH, we do not see where the encroachment will be injurious to the neighborhood.
- G. Response 7 – the applicant reference “improving” the exterior appearance of the building. The City comprehensive plan also makes reference to maintaining the appearance of the home.

We reviewed the response to the Justification items in the Variance checklist. Based on our review of the application and the review of the existing plat for the development, we do not have any objections to approving the request.

This completes our review of the submitted plans. Please have the applicant make the necessary changes to the plans noted in the comments above, and resubmit the revised plan sheets along with a response letter addressing the comments.

Please be reminded, final approval of the application by the City of Edgewood does not grant authority to alter other portions of this property, nor does it waive any permits that may be required by Federal, State, or County agencies which may have jurisdiction.

Sincerely,
CPH, Inc.

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

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

CC: File

j:\e7601\civil\documents\city plans-application review\535 mandalay rd office addition\letter\535 mandalay road - office addition review 2-21-22.docx



RECEIVED
 FEB 16 2022
 CITY OF EDGEWOOD

Section E, Item 2.

APPLICATION FOR VARIANCE

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

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

Please note this fee is non-refundable

Office Use Only:	2/16/2022	Variance Application #:	2022-VAR-02
Received Date:		Received by:	Brett Soliz
P&Z Meeting Date:		City Council Meeting Date:	

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

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

Applicant's Name:	Eric Baker	Owner's Name:	Eric Baker
Address:	535 Mandalay Rd.	Address:	535 Mandalay Rd.
Phone Number:	407-963-5695	Phone Number:	407-963-5695
Fax:		Fax:	
Email:	eric.c.baker67@gmail.com	Email:	eric.c.baker67@gmail.com
Legal Description:	Mandalay Shores 3/37 Lot B		
Zoned:	0103 - Single Fam Class III (R-1AA)		
Location:			
Tract Size:	22502 sqft : 52 acres		
City section of the Zoning Code from which Variance is requested:	Variance on easement on house		
Request:			
Existing on Site:			

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



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

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

Applicant must agree that:

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

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

AGREE:	<i>EP</i>	DISAGREE:	
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The applicant hereby states that the above request for Variance does not violate any deed restrictions on the property.

Applicant's Signature:		Date:	
Applicant's Printed Name:			
Owner's Signature:	<i>Eric Baker</i>	Date:	<i>2/16/2022</i>
Owner's Printed Name:	<i>Eric Baker</i>		

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

FEB 16 2022

CITY OF EDGEWOOD

Justification for Variance

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

Due to covid the applicants job requires working from home going forward. We are turning a closet into a home office and adding a new closet to replace the one being turned into an office. By seeking this variance, we are choosing the design that least effects the look of the house and makes it aesthetically pleasing.

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

Due to covid the applicant's job is now a home based position as dictated by her employer.

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

This variance will not allow the applicant any special privilege. It is allowing the owner to maintain much needed storage space while allowing them to work from home as instructed by applicant's employer.

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

The granting of this variance would allow the homeowner to maintain much needed storage space in a home that is already one of the smallest on the street while allowing the applicant to have the needed office space to work from home.

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

The variance requested sits 1'-1" into the allowed setback of 10'. By allowing the variance the applicant will be able to square off the side of the house and make it more visually pleasing to the community.

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

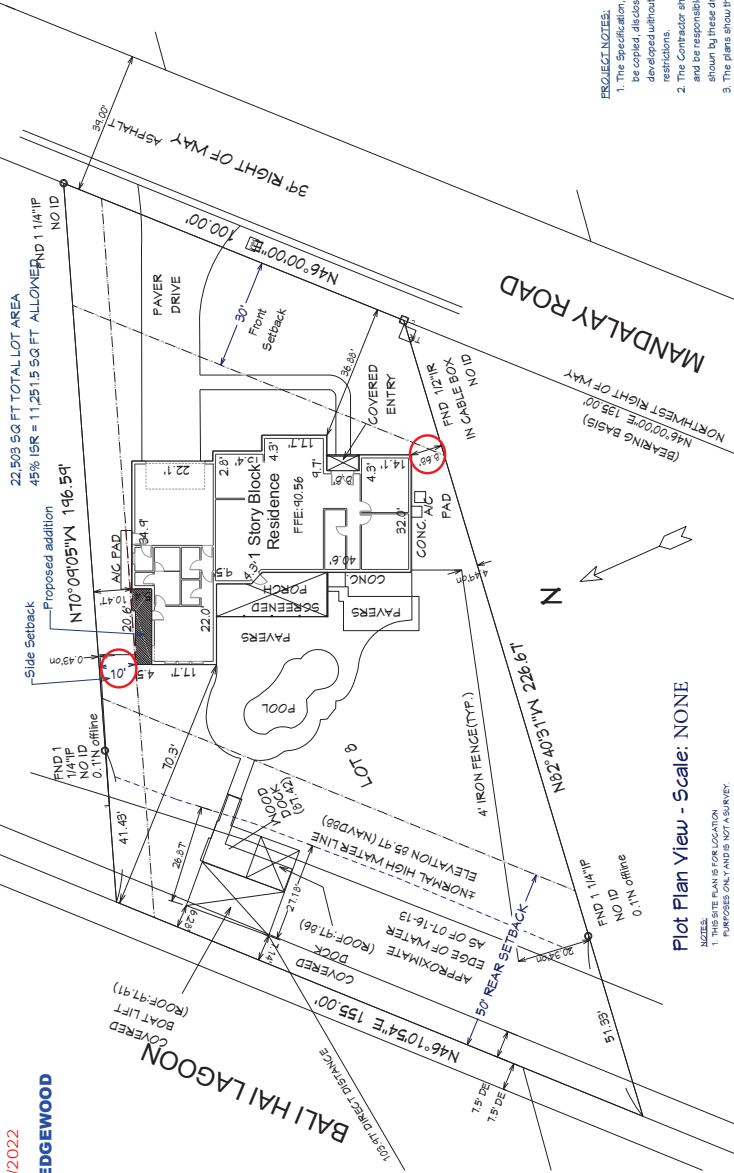
Approval of this variance will improve the look of this structure and therefore add aesthetic value and create a more cohesive design to the structure.

7. **That the variance sought will be consistent with the Edgewood comprehensive plan.**

By improving the exterior appearance of the building the applicant is staying consistent with the Edgewood comprehensive plan.

RECEIVED
3/7/2022

CITY OF EDGEWOOD



Plot Plan View - Scale: NONE

- NOTES:
1. THIS SITE PLAN IS FOR LOCATION APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR TO CORROBORATE THE INFORMATION PROVIDED BY THE SURVEYOR.
 2. ALL DIMENSIONS AND PROPORTIONS ARE LOCATIONS OF ALL SITE FEATURES ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR TO CORROBORATE THE INFORMATION PROVIDED BY THE SURVEYOR.
 3. IF KNOWLEDGE OF EXACT SITE CONDITIONS IS NOT AVAILABLE, THE CONTRACTOR SHALL OBTAIN A SITE SURVEY FROM A LICENSED SURVEYOR.

GENERAL NOTES:

1. The contractor shall visit the site prior to preparation of his bid and thoroughly familiarize himself with conditions of the construction area and work required to perform the work of this contract. Obtain dimensions by calculation, DO NOT SCALE THE DRAWINGS. If dimensions are in question, the contractor shall request clarification from the Building Designer prior to continuing construction of the area in question.
2. All dimensions are taken from face of existing finish or masonry or (GF or stud unless noted otherwise).
3. Terminate protection to comply with IBC 2011, 6th Edition, Sections 1916 and R515.
4. All conduit, piping, and ductwork penetrating any rated assembly, floor, ceiling or wall shall have an approved fire rated assembly for the specific application.
5. All mechanical and electrical equipment shall be located on site per construction documents or civil drawings.
6. All lumber in contact with the soil, concrete, masonry, or as indicated or required shall be pressure preservative treated.
7. All floor joists and related ceiling joists shall be labeled.
8. All exterior doors, windows, and doors between air conditioned & non air conditioned spaces and exterior materials shall be labeled on either side.
9. All soffits, gutters, roof systems and exterior systems to meet all uplift and static criteria as required by codes.
10. Specifications and requirements indicated on structural, mechanical, plumbing and electrical drawings are considered minimum acceptable criteria and may be superseded by more stringent criteria required as part of construction documents. Contractor shall notify the Building Designer for any possible conflicts or discrepancies prior to commencing the specific work.
11. Contractor to coordinate and verify all exterior wall control and expansion joints prior to the commencement of specific work.
12. All glass to be tempered per code adjacent to doors, bathrooms, etc..
13. Provide Durolock tile backer board at all locations as scheduled for the finish.
14. Provide ceiling beads at all slatco and drywall transitions to different material. Provide slatco joint ur backerrod or bond break. Typical unless noted otherwise.
15. Provide corner beads at all slatco and drywall returns.
16. Provide control joints between different construction types. I.e. metal framing and C.I.P. or C.M.U. construction.
17. All finishes shall be repaired to produce a uniform finish.
18. The Building Designer shall not be held responsible for work performed not in accordance with these documents nor for misinterpretation of the drawings, nor for unsatisfactory work by contractor.
19. Selection of interior finishes, electrical housewiring, plumbing fixtures/equipment, HVAC equipment shall be as specified in the contract between the Owner and Contractor/bidder.

PROJECT COMPLIANCE:

1. Code requirements: It is the intent that all work shall conform to the adopted codes, standards and rules of the administrative authority having jurisdiction.
2. All work shall conform with drawings and specifications in accordance with the requirements of all the following where applicable:
 - a. Governing municipal and regulatory agencies
 - b. Local, state and federal bodies

AFFILIABLE CODES:

- FLORIDA BUILDING CODE
- RESIDENTIAL
- FLORIDA FIRE PREVENTION CODE
- FLORIDA BUILDING CODE ACCESSIBILITY
- NFPA 70-14, NATIONAL ELECTRICAL CODES
- BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 308-14)
- SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 308-14)
- CONCRETE REPAIR AND RECONSTRUCTION (ACI 308-14)
- NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2015 EDITION)
- WOOD FRAMED CONSTRUCTION MANUAL (2015 EDITION)
- APA PLYWOOD DESIGN SPECIFICATION (2012 EDITION)
- AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) 31-16
- ALUMINUM DESIGN MANUAL (2015 EDITION)

OCCUPANCY CLASSIFICATION:

Residential - R3
ZONING: R.1AA

Source Footage:

Existing Residence Under air: 2,607
 Total Lot Area = 23,503 SQ FT
 Existing Residence Not under air: 874
 45% IFR = 11,251.5 SQ FT ALLOWED
 New Addition Under air: 57
 Total under roof: 3,383
 6,807 ACTUAL

Label	Title	Sheet Index
CV	Cover Sheet	
1.1	Structural Notes	
2.1	Foundation Plan and Details	
2.2	Floor Plan	
2.3	Roof Plans	
2.4	Roof Framing Plan and Notes	
2.5	Roof Framing Plan	
3.1	Exterior Elevation	
3.2	Interior Elevation and Details	

PROJECT NOTES:

1. The Specification, Ideas, Designs, and Arrangements represented herein are and shall remain the property of the Designer and no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for which they have been prepared and developed without written consent. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance of these restrictions.
2. The Contractor shall verify all conditions and dimensions and report any discrepancies to the Owner prior to beginning work. Contractors shall verify and be responsible for all dimensions and conditions on the Job and this office must be notified of any variation from the dimensions and conditions shown by these drawings.
3. The plans show the location of all fixtures and equipment and are intended to convey the general intent of the work in scope and layout. They are not intended to show in minute detail every and all accessories intended for the purpose of execution of the work, but it is understood that such details are part of this work.
4. The Contractor is responsible for providing a complete and finished product. Any items not specified, or identified, but required to complete a part of this work, shall be provided by the Contractor.
5. The Contractor shall coordinate and assure themselves that all items of work will fit and function in accordance with the intent of these documents and that individual pieces of the same and different systems will properly function in conformance with the Manufacturer and Industry Standard requirements.
6. The Contractor shall be responsible for all damage, inside or outside the limit of work due to operations. The Contractor shall restore all damaged areas or items to their original condition at no additional cost to the Owner. The Contractor shall provide all temporary protection as required to protect the building from intruders, animals, and the elements.
7. The Contractor shall be responsible for any existing material or system integrated with scope of work for conformance with the contract documents and objectives of this project. All clearances and conflicts of any and all construction, Framing/Mechanical/Plumbing/Electrical etc required shall be adjusted for proper fit, accessibility and function.
8. The Contractor shall be responsible for the coordination of all trades not identified, indicated or described in the drawings. Individual Contractors shall be responsible for the conformance of their design and execution to all applicable Local, State and Federal Building Codes and Ordinances, Zoning Bylaws and Governing Agencies as well as OSHA, NFPA and the Health Act. The Contractor shall coordinate all I.C., Owner supplied, and furnished items as required. 10. The Contractor shall work in a clean, organized, and professional manner and shall be responsible for maintaining the safety and security of the site during construction.
9. The Contractor shall be responsible for the removal of trash from the site, on a weekly basis, at a minimum, and maintain a safe and orderly condition.
10. Coordinate all dimensions or equipment and built in items with final placement locations as built conditions.
11. All materials shall be installed in strict accordance with manufacturers specifications and related trade practices or standards. The preparations and modifications or installing conditions shall be complete and ready for the next trade or product. All work shall be in conformance with good trade practice and performed by skilled workers, trained in the installation of the product being installed. Work not conforming to these requirements shall be cause for rejection. Satisfactory remedies may involve complete removal and replacement of defective work or material at the contractor's expense.
12. General Contractor shall be responsible for all required drawings, calculations and diagrams for plumbing, mechanical and electrical permits and to install required components to meet all applicable codes.
13. General Contractor shall be responsible for all required drawings, calculations, diagrams and certification for contractor supplied systems for required permitting and as required to meet all applicable codes.
14. The Contractor is advised that the Owner and other Contractors may be performing work during the performance of this work. Complete cooperation and coordination is required.
15. Any Contractor, Subcontractor, Individual, Company, or their designees performing work or services for this project, be it for materials, labor or both shall be responsible for the detailed examination of existing conditions at the site, as indicated in drawings, or in other information available from a Public Agency or Utility Company. No consideration shall be given for claims made as a result of failure to understand, identify or establish existing conditions. Any damage to existing shall be the responsibility of the Contractor and repaired at its own expense.

CONCEPT DESIGNER
Designing
 INFO@DARLING-INC.COM
 555 Mandalay Road
 Orlando, FL 32809

REVISION TABLE	DATE	REVISION BY	DESCRIPTION

COVER SHEET NAME:
Baker Residence
 DATE:
 10/28/2021
 SHEET:
 CV

Side Setback

Proposed addition

N70°09'05"N 1'

0.43' on

ie

A/C PAD

Amount over setback

20.6' - 4.15'

34.9'

5.4'

Enlarged Plot Plan - Scale: 1/4 in = 1 ft

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3/3/2022
CITY OF EDGEWOOD

Section E, Item 2.



REVISION TABLE	REVISION BY	DESCRIPTION

Baker Residence
555 Mandala Road
Orlando, FL 32804

SHEET NAME:
Enlarged Plan
View

DATE:
2/25/2022

SHEET:
17

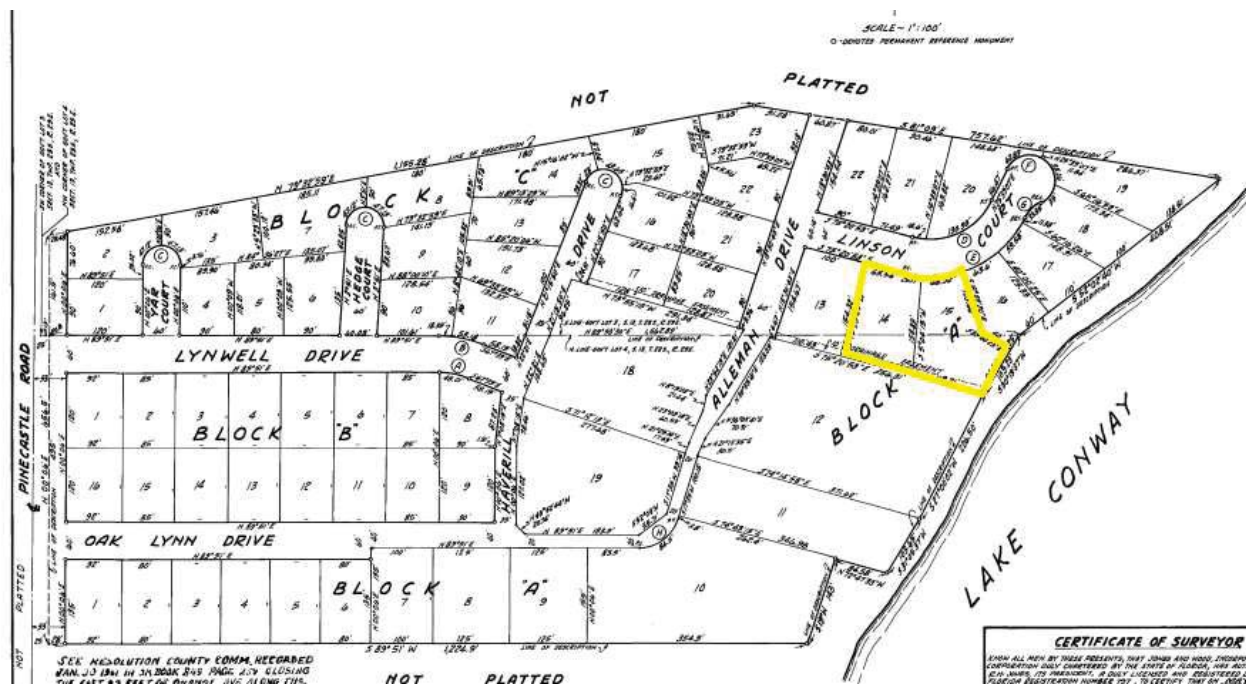
2



Date: March 2, 2022
 To: Planning and Zoning (P&Z) Board
 From: Ellen Hardgrove, City Planning Consultant
 Allen Lane,, City Engineering Consultant
 XC: Sandy Riffle, Interim City Clerk
 Brett Sollazzo, Administrative Assistant
 Drew Smith, City Attorney
 Re: Proposed Replat of Lots 14 and 15, Block A, Oak Lynn Second Plat, Plat Book W, Page 97

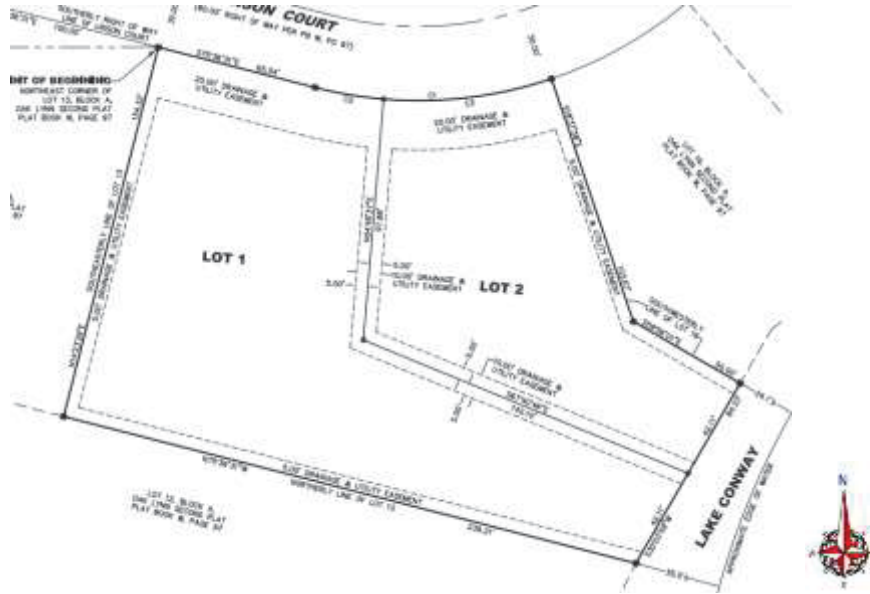
This is a review of a proposed replat of two lots of the Oak Lynn Second Plat: Lots 14 and 15 Block A as recorded in Plat Book W, Page 97, as copied to Exhibit 1. No additional lots are proposed; the proposal is a change in the lot lines of Lots 14 and 15 to provide Lot 14 (new Lot 1) with lake frontage as shown in Exhibit 2.

Exhibit 1 – Subject Property/Oak Lynn Second Replat (platted in 1958)



Code Section 126-61 provides an exemption to the full subdivision review process when no new streets, water, sewer or drainage structures are involved. Such is the case for the proposed replat. The proposed preliminary and final subdivision plan (the plat) can be considered simultaneously by the Planning and Zoning Board followed by City Council’s consideration of approval.

Exhibit 2 – Proposed Replat



Lot 14 is currently 16,528 square feet and proposed to be, as Lot 1, increased to 23,081 square feet; Lot 15 is currently 19,654 square feet and is proposed to be, as Lot 2, decreased to 13,108 square feet. Both are zoned R1AA. Both new lot configurations meet the R1AA minimum lot area (10,890 square feet).

A house exists on each lot. The proposed new lot line will clip two corners of the house on existing Lot 15 (to become Lot 2), as shown in Exhibit 3. The applicant has stated that the existing house will be demolished if the replat is approved.

Exhibit 3 – New Lot Line Clips Existing House



A new house can be constructed to meet the minimum R1AA site standards, which are shown in the table below.

R1AA Site Standards		Proposed Lot 14	Proposed Lot 15
Minimum Lot Size	10,890 square feet	23,081 square feet	13,108 square feet
Minimum Lot Width	90 feet	No change	No change
Minimum Front Yard	30 feet*	No change	Will be able to meet
Minimum Rear Yard	35 feet	No change	Will be able to meet
Minimum Side Yard	10 feet	No change	Will be able to meet
Minimum House Size	2,200 square feet	No change	Will be able to meet
Maximum Impervious Surface	45%	Existing impervious surface percentage decreases with new lot area	Can be met while meeting the minimum house size
Minimum setback from Normal High Water Line (NHWL)	50 feet	Existing house exceeds the minimum	An effective building envelope is possible outside the NHWL minimum setback
*Per Code Sec. 126-168(8), for Lot 15, the front building setback is the distance required to meet the minimum lot width of the zoning district since it is an irregular shaped lot.			

As part of this replat application, a variance is being requested as to how the front yard setback will be applied for the new construction on new Lot 2. When lots do not meet the minimum lot width requirement at the street, the setback line is where the lot meets the minimum lot width required as measured perpendicular to a line drawn from the midpoints of the front and rear property lines. For new Lot 2, that setback line would be at an unusual location as shown in Exhibit 4.

Exhibit 4 - Estimated Front Yard Setback of New Lot 2



Furthermore, the new house would be atypically situated compared to the houses built on the surrounding lots, including houses built on irregular shaped lots. The applicant is requesting the

front setback be measured as a standard R1AA lot would be measured; i.e., 30 feet from the front property line.

Staff supports this request. The subdivision was platted in 1958, prior to City subdivision regulations requiring a different method of determining front setback for irregular shaped lots. Had the lot line not moved, a newly constructed home could have been built at the 30 foot setback without the need for a variance. Such was the case on the other houses on irregular lots on Linson Court, including the house directly to the east. The standards for granting a subdivision variance have been met. Granting the variance would make possible the reasonable use of the land, would be in harmony with the general purposes and intent of subdivision rules, and will not be injurious to the surrounding territory or otherwise be detrimental to the public welfare.

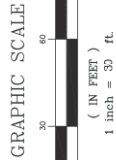
The City Engineer and CPH Surveyor have reviewed the submitted survey and plat and have identified several changes that need to be corrected prior to City Council approval (see attached Boundary Survey dated Received 2/2/22, Reviewed Plat, and City of Edgewood Record Plat Review Check Sheet signed February 28, 2022). With these changes, the plat will be in conformance with City Code Section 126-190 and Chapter 177, Florida Statutes.

Suggested Motions:

1. Approval of the Subdivision Plan and Plat, after the following changes are made and conditioned on delay in the recording of the final plat until the existing house on existing Lot 15 (new Lot 2) is demolished to avoid creating a nonconforming side setback and encroachment into new Lot 1.
 - A. Changes to Survey: Add title information
 - B. Changes to Plat:
 - (4) All Mortgages listed in Title Certificate need to be referenced on Plat.
 - (19) Correct the typo in the “Certificate of Approval by Municipality” block. It should read, “the City of Edgewood” not “the City County of the”.
 - (20) Correct the credentials of the “Certificate of Approval by Reviewing Surveyor.”
 - (25) Provide Joinder or separate filing notice.
 - (46) Illustrate the location/width of the existing 10 feet wide drainage easement along southerly property lines.
 - (53) Label or note radial lot lines (Directions of nonradial lines shall be indicated) as noted on the reviewed plat.
 - Rectify dimensions of the existing plat with that proposed as noted on the reviewed plat.
 - Add a bearing from the plat for a tie in as noted on the reviewed plat.
 - Capitalize the W as noted in General Notes #1 shown corrected on the reviewed plat.
2. Approval of a variance in measuring the front building setback. The standard front R1AA building setback shall be applied as measured from the front property line.

END

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2/2/2022
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BOUNDARY SURVEY

DESCRIPTION:

PARENT PARCELS:
LOT 14, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
LOT 15, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

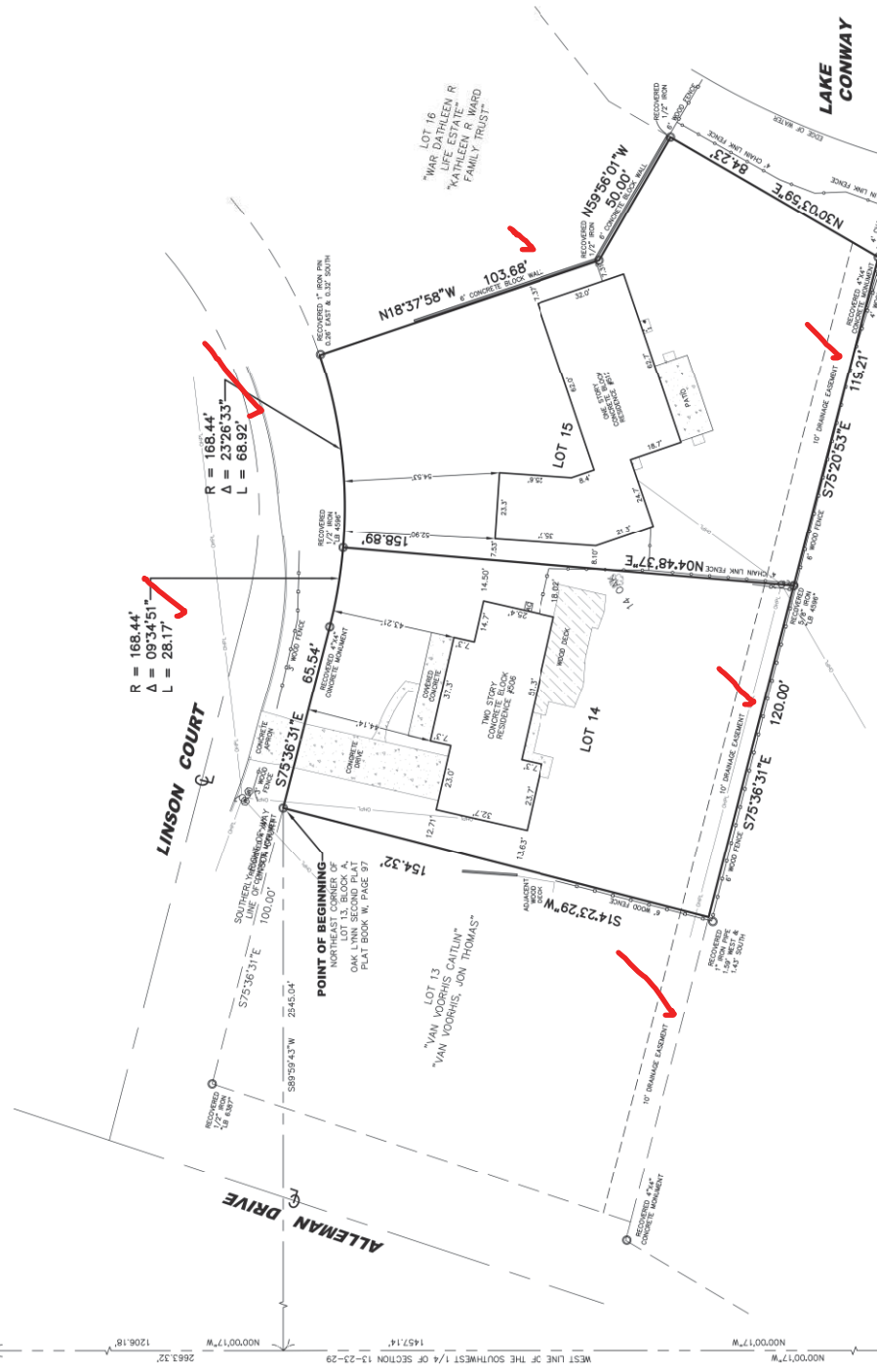
ALL OF THE ABOVE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Lot 14 and Lot 15, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:
Begin at the Northeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, said point also being on the Southerly right of way line of Linson Court; thence run S75°36'31"E along said Southerly right of way line of Linson Court, a distance of 65.54 feet to the beginning of a curve concave to the North, having a radius of 168.44 feet; thence continue Easterly along said Southerly right of way line and along the arc of said curve through a chord bearing of N87°52'53"E and a chord distance of 95.74 feet; thence run S18°37'58"E along the Southwesterly line of Lot 16, Block A, of said plat of Oak Lynn Second Plat, a distance of 103.68 feet; thence continue S89°56'01"E along said Southwesterly line of Lot 16, a distance of 50.00 feet; thence run S30°03'59"W, a distance of 84.23 feet; thence run N75°36'31"W along the Northerly line of Lot 12 of said plat of Oak Lynn Second Plat, a distance of 239.21 feet; thence run N14°23'29"E along the Southeasterly line of the aforesaid Lot 13, a distance of 154.32 feet to the Point of Beginning.

Contains 36,189 square feet or 0.831 acres, more or less.

- NOTES:
- BEARING STRUCTURE SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE. BEARINGS SHOWN ON THE WEST SIDE OF THIS PLAT ARE BEARINGS BASED ON THE 1983 DATUM MEASURED BETWEEN COR #396121 AND COR #396118.29 AS BEING N00°00'17"W AS SHOWN ON PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.

add title information dated Feb 24, 2022

SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13-23-29 RECOVERED 5" X 5" CM W/ IRON PIN, N 53°54'5.17" E 535.545.17049



LOT 12
"SEABROOK WILLIAM F"
"SEABROOK BETH W"



JAMES E. SHANNON, S.S. 464571
NOT VALID WITHOUT THE SURVEYOR AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE OF SURVEY: 12/06/2020
FIELD BY: JACOB
SCALE: 1" = 30'
FILE NUMBER: 2020-002-000A-102

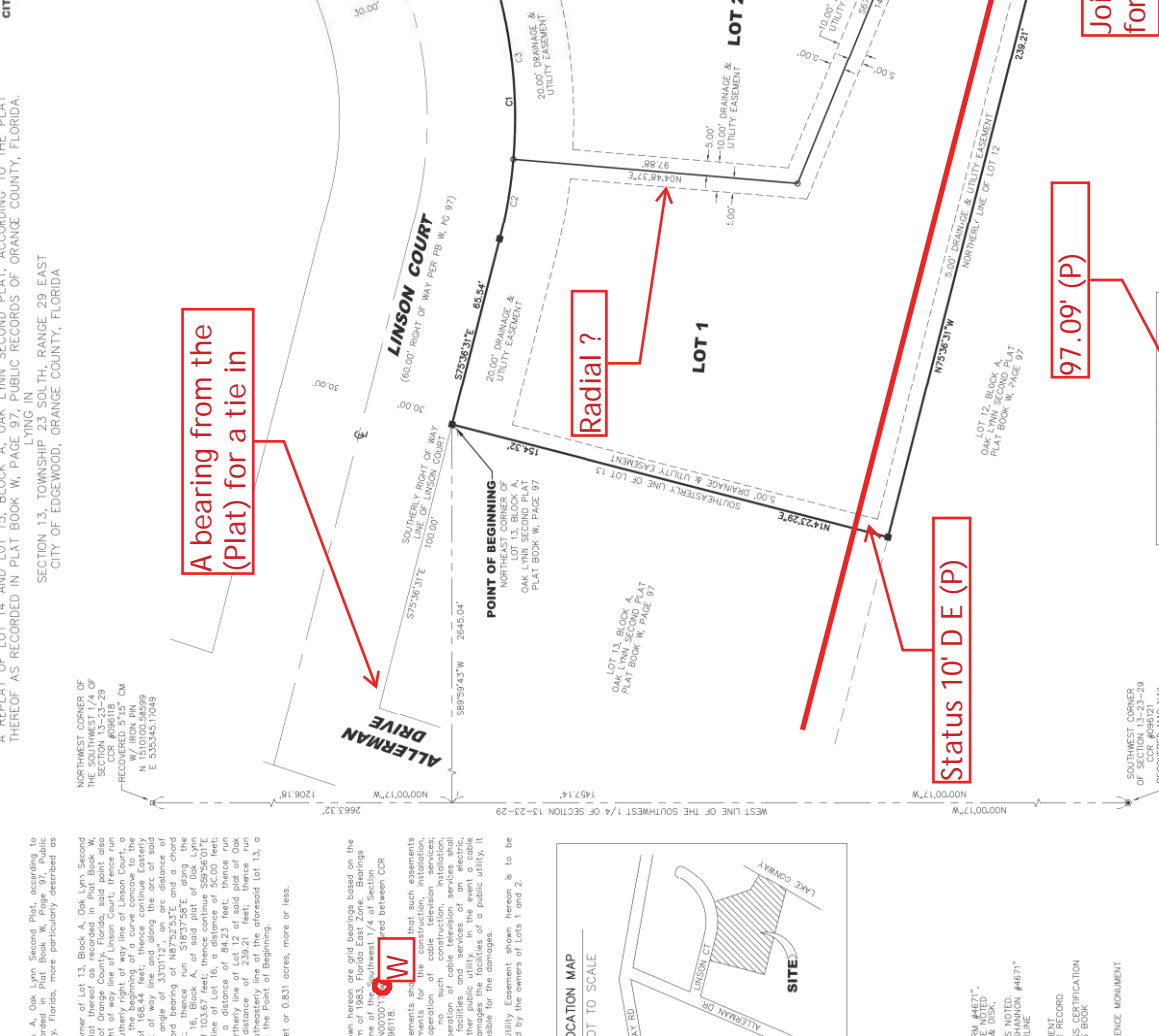
RECEIVED 2/2/2022 CITY OF EDGEWOOD

LINSON HOMESTEAD

A REPLAT OF LOT 14 AND LOT 15, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SECTION 13, TOWNSHIP 23 SOUTH, RANGE 29 EAST, CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA

SHEET 1 OF 1

PLAT BOOK PAGE



A bearing from the (Plat) for a tie in

Radial ?

Radial ?

103.68' (P)

Status 10' D E (P)

97.09' (P)

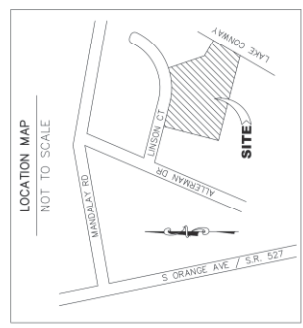
Joinder and Consent for Lot 14

Summation .08'

LEGAL DESCRIPTION:
Lot 14 and Lot 15, Block A, Oak Lynn Second Plat, according to Records of Orange County, Florida, more particularly described as follows:
Begin at the Northwest corner of Lot 13, Block A, Oak Lynn Second Plat, Public Records of Orange County, Florida, said point also being the Southwestern corner of the Section 13-23-29 of Township 23 South, Range 29 East, City of Edgewood, Orange County, Florida, and run South 75°30'31" West 575.9631 feet to the Southwestern corner of Lot 15, Block A, Oak Lynn Second Plat, a distance of 575.9631 feet to the beginning of a curve concave to the South. The curve has a central angle of 37°17'12", an arc distance of 232.21 feet and a bearing of 33°01'05" East along the arc to the Southwestern corner of Lot 14, Block A, Oak Lynn Second Plat, a distance of 232.21 feet. The bearing from Lot 15 to the Southwestern corner of Lot 14, Block A, Oak Lynn Second Plat, is N 74°09'13" E, a distance of 500.00 feet. The bearing from Lot 14, Block A, Oak Lynn Second Plat, to the Southeastern line of the plat is N 17°23'29" E, a distance of 500.00 feet to the point of beginning. Contains 36.69 square feet or 0.831 acres, more or less.

GENERAL NOTES:

1. The Plat was prepared and bearings were verified based on the North American Datum of 1983, Florida East Zone. Bearings shown on the West line of the plat are 1/4 of Section 13-23-29, Orange County, Florida, more particularly described as follows: S 75°30'31" W 575.9631 feet to the Southwestern corner of Lot 15, Block A, Oak Lynn Second Plat, a distance of 575.9631 feet to the beginning of a curve concave to the South. The curve has a central angle of 37°17'12", an arc distance of 232.21 feet and a bearing of 33°01'05" East along the arc to the Southwestern corner of Lot 14, Block A, Oak Lynn Second Plat, a distance of 232.21 feet. The bearing from Lot 15 to the Southwestern corner of Lot 14, Block A, Oak Lynn Second Plat, is N 74°09'13" E, a distance of 500.00 feet. The bearing from Lot 14, Block A, Oak Lynn Second Plat, to the Southeastern line of the plat is N 17°23'29" E, a distance of 500.00 feet to the point of beginning. Contains 36.69 square feet or 0.831 acres, more or less.
2. All plotted utility easements are based on field notes, installation, maintenance, and operation of cable television services shall be the responsibility of the property owner. Such construction, installation, maintenance, and operation of cable television services shall be the responsibility of the property owner. In the event a cable television service is provided, the property owner shall be responsible for the installation, maintenance, and operation of cable television services. The property owner shall be responsible for the installation, maintenance, and operation of cable television services. The property owner shall be responsible for the installation, maintenance, and operation of cable television services.
3. The Driveway and Utility Easement shown herein is to be owned and maintained by the owners of Lots 1 and 2.



- LEGEND:**
D = DITCH OR "V" OR "W" OR "RT"
E = UNLESS OTHERWISE NOTED
N = NORTH
S = SOUTHWEST
E = EAST
W = WEST
○ = SET BY ORIGINATOR #1000 #4871
U = UTILITIES (GENERAL)
UT = UTILITIES (UNDERGROUND)
M = METERS
C = CONCRETE MONUMENT
COR = CORNER
CEB = CERTIFIED BUSINESS CERTIFICATION
O = ORIGINAL BUSINESS RECORD
PL = PLAT BOOK
P = PAGES
PMS = PERMANENT REFERENCE MONUMENT

SHANNON SURVEYING, INC.
499 NORTH S.E. 234 - SUITE 2045
ALTAIR SPRINGS, FLORIDA 32714
(407) 774-8978 LB # 6696

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, that John C. Mezzina and Julia B. Mezzina, being the owners in fee simple of the lands described in the foregoing instrument, do hereby dedicate to the public, for the use and purposes herein expressed, an easement, interest and dedication of the lands described in the foregoing instrument, to be held in trust for the perpetual use of the public.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the _____ day of _____, 2022.
By: _____
Printed Name: John C. Mezzina
Overs: _____
Printed Name: Julia B. Mezzina
Overs: _____
By: _____
Printed Name: _____
STATE OF _____
The foregoing instrument was acknowledged before me by means of _____
 physical presence or online notarization, this _____ day of _____, 2022, at _____, Florida, as owners, who are personally known to me or has produced _____ as identification.
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
Signature of Notary: _____
Printed Name: _____
Commission Number: _____
My Commission Expires: _____

CERTIFICATE OF CITY ENGINEER
THIS IS TO CERTIFY, that on _____, the foregoing plat was examined and approved by _____, the
_____ the City Engineer
Allen C. Lane, Jr., CITY ENGINEER

CERTIFICATE OF APPROVAL BY EDGEWOOD PLANNING & ZONING BOARD
THIS IS TO CERTIFY, that on _____, the Board of _____ of the Edgewood Planning & Zoning Board of the City of Edgewood
Chairman _____ Date _____

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR
I hereby certify that this plat has been reviewed for the conformity of the same with the provisions of the Florida Statutes and the confirmation of mathematical course, of the placement of IRMS's and
_____ Date _____
CPH, Inc. LB #7143
see checklist

CERTIFICATE OF APPROVAL BY MUNICIPALITY
This is to certify that on _____, the City _____ of Edgewood approved the foregoing plat.
John Dawless, Mayor
Boa L. Meeks, City Clerk

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat is qualified to prepare the same in accordance with all the requirements of chapter 177 and that said plat is located in the City of Edgewood, Orange County, Florida.
JAMES P. SHANNON, SR. IN FWA REGISTRATION No. 4871
SHANNON SURVEYING, INC. 1818 N. ALTAIR SPRINGS, ALTAIR SPRINGS, FLORIDA 32714, (407) 774-8372
Date _____

CERTIFICATE OF COUNTY COMPTROLLER
I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN Orange County Official Records _____ as Document No. _____ on _____, 2022, at _____, Florida, as required by the Florida Statutes, and for Orange County, Florida.
By: _____

NOTICE: THIS DOCUMENT IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS SHOWN HEREIN. IT IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS AS SUPPLIED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	186.44	33°01'05"	97.09	N 74°09'13" E	195.74
C2	186.44	23°28'46"	103.68	N 33°01'05" E	195.74
C3	186.44	37°17'12"	232.21	N 33°01'05" E	461.45

**CITY OF EDGEWOOD
RECORD PLAT REVIEW CHECK SHEET**

Section E, Item 3.

NAME OF PLAT: Linson Homestead
DATE REVIEWED: February 28, 2022 REVISED
REVIEWED BY: Randall L. Roberts, RLS

177.041 - Boundary Survey and Title Certification Required

1. Signed and Sealed Boundary Survey prepared by Professional Surveyor and Mapper submitted.

APPROVED
 FAILED

2. Title Opinion or Property Information Report prepared by Attorney, Abstractor, or Title Company.

APPROVED
 FAILED

3. Title Certificate Legal Description exactly matches Plat Legal Description.

APPROVED as to parent parcels Overall plat description not in Title
 FAILED

4. All Mortgages listed in Title Certificate are referenced on Plat.

APPROVED
 FAILED

5. All Easements listed in Title Certificate are shown on Plat.

APPROVED
 FAILED –

6. Title Opinion or Property Information Report addressed to the City of Edgewood.

APPROVED
 FAILED

**CITY OF EDGEWOOD
RECORD PLAT REVIEW CHECK SHEET**

Section E, Item 3.

NAME OF PLAT: Linson Homestead

DATE: February 28, 2022

177.051 - Name of Subdivision

7. Name of Subdivision is not a duplicate of any other subdivision except if it is another phase of existing Plat.

APPROVED
 FAILED

8. The words “the”, “replat” or “a” may not be used as first word of Subdivision’s primary name.

APPROVED
 FAILED

9. All words in the name are of the same size and type of font. (No hand lettered additions)

APPROVED
 FAILED

10. The subdivision name must be recited in the Owner’s dedication.

APPROVED
 FAILED

11. Subtitle of plat states the Section, Township, Range, County, City (if inside corporate limits) and State.

APPROVED
 FAILED –

12. If this is a replat, Subtitle must state that this is a replat and must quote the full name and recording data.

APPROVED
 FAILED

CITY OF EDGEWOOD
RECORD PLAT REVIEW CHECK SHEET

Section E, Item 3.

NAME OF PLAT: Linson Homestead

DATE: February 28, 2022

177.061 - Qualification of Person filing Plat

13. Plat was prepared by a Professional Surveyor licensed in accordance with Chapter 177 and the Boundary Survey was prepared by a Professional Surveyor licensed in accordance with Chapter 472, Florida Statutes

APPROVED
 FAILED

14. Plat contains the printed name of the Surveyor of Record.

APPROVED
 FAILED

15. Plat contains the full address of the Surveyor of Record.

APPROVED
 FAILED

16. Plat contains the registration number of the Surveyor of Record

APPROVED
 FAILED

17. Plat contains the certificate of authorization number of the Company if applicable.

APPROVED
 FAILED

18. Signing surveyor must state that the plat was prepared under his/her direction and complies with all survey requirements of F.S. 177 Part I.

APPROVED
 FAILED

CITY OF EDGEWOOD
RECORD PLAT REVIEW CHECK SHEET

Section E, Item 3.

NAME OF PLAT: Linson Homestead

DATE: February 28, 2022

177.071 - Approval of Plat by Governing Bodies

19. Municipality Approval checked for form and spelling.

- APPROVED
 FAILED typo

20. Planner's Approval checked for form and spelling.

- APPROVED –
 FAILED Printed Name

21. Surveyor's Approval checked for form and spelling.

- APPROVED
 FAILED –

22. Mayor, City of Edgewood Acceptance checked for form and spelling.

- APPROVED
 FAILED

23. Clerk of the Court's Approval checked for form and spelling.

- APPROVED
 FAILED

177.081 - Dedication and Approval

24. Dedication executed by all owners. Dedicates streets, alleys, and easements.

- APPROVED
 FAILED
N/A – Not Final Submittal

**CITY OF EDGEWOOD
RECORD PLAT REVIEW CHECK SHEET**

Section E, Item 3.

NAME OF PLAT: Linson Homestead

DATE: February 28, 2022

25. Mortgagee(s) executed joinder to the Dedication on face of Plat.

- APPROVED
 FAILED – No Joinder or separate filing notice
-

177.091 - Plats made for Recording

26. Index or key map required for multiple sheet plats.

- APPROVED N/A
 FAILED
-

27. All matchlines are clearly labeled, if applicable.

- APPROVED N/A
 FAILED –
-

28. Scale and font size sufficient to show all detail. The minimum recommended text height is 0.07' at 1"=1"

- APPROVED
 FAILED
-

29. Scale shall be stated and graphically shown on every sheet showing any portion of the lands being platted.

- APPROVED
 FAILED
-

30. Name of the subdivision shown on all sheets in the same size and type of font.

- APPROVED
 FAILED
-

**CITY OF EDGEWOOD
RECORD PLAT REVIEW CHECK SHEET**

Section E, Item 3.

NAME OF PLAT: Linson Homestead

DATE: February 28, 2022

31. Name of Surveyor or legal entity, street and mailing address shown on all sheets.

APPROVED
 FAILED

32. Prominent North Arrow on all sheets showing any portion of the lands being platted.

APPROVED
 FAILED

33. Basis of Bearing referenced to a well-established and monumented line stated on all sheets.

APPROVED
 FAILED

34. Permanent Reference Monuments (PRM's) placed at each corner or change in direction of the plat boundary. **(May not be more than 1400 feet apart and must be set prior to acceptance of the plat. Cannot be bonded.)**

APPROVED Per Legend
 FAILED

35. Inaccessible PRM's offset within the boundary of the plat and the offset properly noted.

APPROVED
 FAILED –

36. Registration number for found previously set PRM's noted or, if un-numbered, shall be so noted.

APPROVED Per Legend
 FAILED

**CITY OF EDGEWOOD
RECORD PLAT REVIEW CHECK SHEET**

Section E, Item 3.

NAME OF PLAT: Linson Homestead

DATE: February 28, 2022

37. Permanent Control Points (PCP's) set on centerline at the intersection and terminus of all streets, all changes of direction and not more than 1000 feet apart. **(Must be set within one year of the plat acceptance or, if bonded, must be set prior to the expiration of the bond)**

APPROVED None
 FAILED

38. Monumentation set at all lot corners, points of intersection, and changes of direction of lines within the subdivision which do not require a PRM or PCP. **(Must be set before the transfer of any lot or, if bonded, must be set prior to the expiration of the bond.)**

APPROVED - per plat legend
 FAILED -

39. Section, Township and Range stated immediately under the name of the subdivision on each sheet along with the name of the appropriate city, town, village, county and state in which the plat is situated.

APPROVED
 FAILED

40. Description is complete, exactly matches the title opinion and accurately depicts the lands being platted.

APPROVED Subject to City Attorney review of overall plat description
 FAILED

41. All dedications and approvals required by ss.177.071 and 177.081 are shown.

APPROVED
 FAILED

42. The Clerk of the Court's and Professional Surveyor's seal and certification shown.

APPROVED
 FAILED

N/A - Preliminary Copy

**CITY OF EDGEWOOD
RECORD PLAT REVIEW CHECK SHEET**

Section E, Item 3.

NAME OF PLAT: Linson Homestead

DATE: February 28, 2022

43. All section lines and quarter section lines occurring within the subdivision are shown.

- APPROVED
 FAILED

44. All information in the legal description is shown. (Point of Commencement, Point of Beginning, etc.)

- APPROVED
 FAILED (Not in title description)

45. Location, width, and names of all streets waterways or other right-of-ways shown.

- APPROVED
 FAILED

46. Location, width, and purpose of all existing and proposed easements shown. (Recording information for all existing easements required.)

- APPROVED
 FAILED – Existing 10' Drainage Easement

47. All contiguous properties identified by subdivision title, plat book and page, or if unrecorded, noted as such.

- APPROVED
 FAILED

48. If a replat, sufficient ties to controlling lines on the previous plat to allow an overlay to be made.

- APPROVED
 FAILED
-

CITY OF EDGEWOOD
RECORD PLAT REVIEW CHECK SHEET

Section E, Item 3.

NAME OF PLAT: **Linson Homestead**

DATE: **February 28, 2022**

49. All lots numbered progressively or, if in blocks, progressively within the blocks.

APPROVED
 FAILED

50. Sufficient survey data to accurately describe the bounds of every lot, block, street, easement, tract, etc.

APPROVED
 FAILED -

51. All distances to the nearest hundredth of a foot.

APPROVED
 FAILED -

52. Curvilinear lot lines shall show as a minimum, the radii, arc distances and central angles.

APPROVED
 FAILED

53. Radial lot lines shall be so designated. Directions of nonradial lines shall be indicated.

APPROVED
 FAILED - Label or note

54. All angles, bearings, or azimuths to the nearest second of arc.

APPROVED
 FAILED

55. Centerlines of noncurved streets dimensioned with distances together with either angles, bearings or azimuths.

APPROVED
 FAILED

**CITY OF EDGEWOOD
RECORD PLAT REVIEW CHECK SHEET**

Section E, Item 3.

NAME OF PLAT: Linson Homestead

DATE: February 28, 2022

56. Centerlines of curves streets dimensioned with arc distances, central angles, radii, chord distances, and chord bearings or azimuths.

APPROVED
 FAILED

57. Parks and recreations areas so designated.

APPROVED – N/A
 FAILED

58. All excepted parcels labeled as “Not a part of this plat.”

APPROVED – N/A
 FAILED

59. The purpose of all dedicated blocks, tracts or parcels shall be clearly stated.

APPROVED N/A
 FAILED –

60. If line or curve tables are used, the tabular data must appear on the sheet to which it applies.

APPROVED –
 FAILED

61. The plat shall include in a prominent place the following statement:

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

APPROVED
 FAILED

CITY OF EDGEWATER
RECORD PLAT REVIEW CHECK SHEET

Section E, Item 3.

NAME OF PLAT: **Linson Homestead**

DATE: **February 28, 2022**

62. All platted utility easements shall provide that such easements are for the construction, installation, maintenance, and operation of cable television.

APPROVED
 FAILED

63. A legend of all symbols and abbreviations shall be shown.

APPROVED
 FAILED –

COMMENTS:

Minor comments as shown on pdf.

Also this is from a surveying review and other staff comments including City Attorney and Engineer may affect final review

CERTIFICATION:

I HEREBY CERTIFY that this plat has been reviewed for the conformity to the requirements of Chapter 177, Part I of Florida Statutes. No confirmation of mathematical closure or the placement of PRM's and PCP's in the field was made in this review.

CPH, Inc. LB#7143

For the Firm

By: Randall L. Roberts, R.L.S.
Florida Registration Number 3144

Date: February 28, 2022



Application for Preliminary Plan for Subdivision Approval

Reference: City of Edgewood Chapter 126 - Subdivisions

PLANNING & ZONING BOARD/CITY COUNCIL
 MAKE PAYMENTS TO: CITY OF EDGEWOOD FEE:
\$500-RESIDENTIAL \$1,000 COMMERCIAL

Please note this fee is nonrefundable.

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

PLANNING & ZONING MEETING DATE:	3/14/2022
CITY COUNCIL DATE:	4/19/2022

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

Applicant's Name:	John & Julie Mezzina	Owner's Name:	John & Julie Mezzina
Address:	506 Linson Ct. Orlando, FL 32809		
Email:	jcocktails@aol.com		
Telephone:	407-810-2753	Telephone:	407-509-7376
Parcel ID:	13-23-29-6056-01-150		
Zoned:	R1-AA		

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

Applicant's Signature:	<i>John & Julie Mezzina</i>	Date:	1/01/2022
Applicant's Printed Name:	John & Julie Mezzina		
Owner's Signature:	<i>John & Julie Mezzina</i>	Date	1/01/2022
Owner's Printed Name:	John & Julie Mezzina		

APPLICATION MUST INCLUDE:

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

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

Sec. 126-94. - Submission and review.

The final plans and supporting data required for approval shall be prepared as specified in sections [126-190 through 126-199](#). The final plat and all other materials required by sections 126-90 through 126-199 shall be submitted to the office of the mayor. Review [procedures](#) shall be the same as for preliminary plans. A public hearing will not be required for final approval by the city council. The office of the mayor shall forward the final engineering plans and cost estimate to the city engineer and the planning and zoning board for review. The departments shall report within 15 working days on whether the final plans comply with requirements established in this chapter.

(Code 1985, § 21-41; Ord. No. 17-1A-8-78, Art. VI, § 6.3.2, 10-17-1978)

Sec. 126-95. - Action by council.

The final plans, supporting data, and reports from the planning and zoning board and reviewing agencies may be submitted to the city council at any regular meeting. The council shall approve the final plans and plat if it complies with this chapter and is in substantial conformity with the approval preliminary plan. In disapproving any final plans, the council shall provide reasons for such action making reference to specific sections in this chapter. The city council shall have the final authority to approve, approve subject to conditions or disapprove the final plans and plat.

(Code 1985, § 21-42; Ord. No. 17-1A-8-78, Art. VI, 6.3.3, 10-17-1978)

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

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

(Code 1985, § 21-43; Ord. No. 17-1A-8-78, Art. VI, § 6.4, 10-17-1978)

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

Office Use Only:	
Rec'd Date:	1/11/2022
Rec'd By:	Brett Sollazzo
Forwarded to:	Ellen Hardgrove - City Planner
Notes:	



From: jcocktails jcocktails@aol.com
Subject: 512 Linson Ct - Reconfiguration
Date: January 10, 2022 at 2:32 PM
To: Sandy Riffle sriffle@edgewood-fl.gov
Cc: bmeeks@edgewood-fl.gov

City of Edgewood,

My family and I have been residents of Edgewood for the last 14 years and presently reside at 506 Linson Ct. (aka Lot 14 as seen on the attached survey). The immediate property to our east at 512 Linson Ct. (aka Lot 15 on the attached survey) has been in need of extreme maintenance and repair for many years prior to us taking residence and remains in extremely poor condition presently. We recently had the opportunity to purchase this property and are excited to bring this property back to a more aesthetically pleasing and safer condition that will meet and continue to positively enhance our neighborhoods appearance while preserving our home values.

Please find the 6 attachments below:

- 1) Application for Approval,
- 2) list of abutting property owners,
- 3) drawing detailing the proposed lots sizes and available area to build on Lot 15.
- 4) drawing detailing the proposed new south lot line for Lot 15 and the lot line that will be removed between Lot 14 and 15.
- 5) one survey detailing both Lots 14 and 15 as they are today.
- 6) a second survey detailing Lot 14 and 15 as they would appear after the proposed lot reconfiguration of the south property line of Lot 15 with a sample 2400sq ft. home within the 3920sq ft. buildable area.

To observe and maintain the required building set backs, the present home on Lot 15 will be entirely or partially demolished. In addition, the proposed plan would allow Lot 14 to gain access to Little Lake Conway, while leaving Lot 15 also with lake frontage and ample square footage for construction of a new home that meets all R-1-AA requirements. Lot 15 will be 13,108 square feet or .30 acres (10,890 sq ft required). Lot 15 will also allow for an approximately 3,902sq ft new home (2,200sq ft required) while maintaining all set backs. Please note that the proposed survey shows a sample new home of 2,400sq ft single story home within the required set backs.

After many years of anticipation and planning for the purchase of this property, we are excited to move forward. With your help and approval, we look forward to completing this project.
Thank you in advance for you assistance,

John & Julie Mezzina

506 Linson Ct.
Edgewood, FL 32809

c. 407-810-2753
e. jcocktails@aol.com

ARNOLD, MATHENY & EAGAN, P.A.
ATTORNEYS AND COUNSELORS AT LAW
605 E. ROBINSON STREET, SUITE 730
ORLANDO, FLORIDA 32801
www.ameorl.com
E-Mail: labrams@ameorl.com

W.W. Arnold (1915-2006)
Randolph Y. Matheny, (1918-1995)

Lehn E. Abrams, Esquire
William W. Eagan, Retired

TELEPHONE (407) 841-1550

FACSIMILE (407) 841-8746

February 24, 2022

City of Edgewood
405 Bagshaw Way
Edgewood, FL 32809

Re: 506 Linson Court, Edgewood, FL 32809 / Plat-Pre-App

To Whom It May Concern:

In connection with the above referenced property, I have examined the title to the property above and the legal description and give the following opinion:

1. Title is vested in:

John C. Mezzina and Julie B. Mezzina by Warranty Deed recorded in O.R. Book 9804, Page 7557, Public Records of Orange County, Florida.

2. The land referred to in this opinion:

Lot 14, Block A, Oak Lynn Second Replat, according to the map or plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida.

3. Mortgages:

a. Mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for Citizens Bank, N.A., mortgagee(s), recorded in Clerk's File Number 2021 - 738338, Public Records of Orange County, Florida.

4. The land is subject to the following matters:

a. All matters contained on the Plat of Oak Lynn Second Plat, as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida.

b. Bill of Sale recorded in O.R. Book 2015, Page 87, Public Records of Orange County, Florida.

City of Edgewood
February 24, 2022
Page 2

5. Taxes and assessments for the year 2021 have been paid. Gross amount is \$4,872.28.
Parcel ID #13-23-29-6056-01-140.

This property information report is made for purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the City of Edgewood and Orange County Land Development Code. It has been prepared expressly for the appropriate governing body as defined by Chapter 177.041 (FS) and it is not to be relied upon by any other group or person for any other purpose.

Very truly yours,

ARNOLD, MATHENY & EAGAN, P.A.



BY: LEHN E. ABRAMS
FL BAR NUMBER: 0178398

ARNOLD, MATHENY & EAGAN, P.A.

ATTORNEYS AND COUNSELORS AT LAW

605 E. ROBINSON STREET, SUITE 730

ORLANDO, FLORIDA 32801

www.ameorl.com

E-Mail: labrams@ameorl.com

W.W. Arnold (1915-2006)

Randolph Y. Matheny, (1918-1995)

TELEPHONE (407) 841-1550

Lehn E. Abrams, Esquire

William W. Eagan, Retired

FACSIMILE (407) 841-8746

February 24, 2022

City of Edgewood
405 Bagshaw Way
Edgewood, FL 32809

Re: 512 Linson Court, Edgewood, FL 32809 / Plat-Pre-App

To Whom It May Concern:

In connection with the above referenced property, I have examined the title to the property above and the legal description and give the following opinion:

1. Title is vested in:

Julie Mezzina and John Mezzina by Warranty Deed recorded in Instrument Number 20210721536, Public Records of Orange County, Florida.

2. The land referred to in this opinion:

Lot 15, Block A, Oak Lynn Second Replat, according to the map or plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida.

3. Mortgages:

a. None.

4. The land is subject to the following matters:

a. All matters contained on the Plat of Oak Lynn Second Plat, as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida.

b. Bill of Sale recorded in O.R. Book 2015, Page 87, Public Records of Orange County, Florida.

City of Edgewood
February 24, 2022
Page 2

5. Taxes and assessments for the year 2021 have been paid. Gross amount is \$5,562.38.
Parcel ID #13-23-29-6056-01-150.

This property information report is made for purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the City of Edgewood and Orange County Land Development Code. It has been prepared expressly for the appropriate governing body as defined by Chapter 177.041 (FS) and it is not to be relied upon by any other group or person for any other purpose.

Very truly yours,

ARNOLD, MATHENY & EAGAN, P.A.

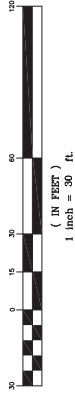


BY: LEHN E. ABRAMS
FL BAR NUMBER: 0178398

RECEIVED
2/25/2022
CITY OF EDGEWOOD



GRAPHIC SCALE



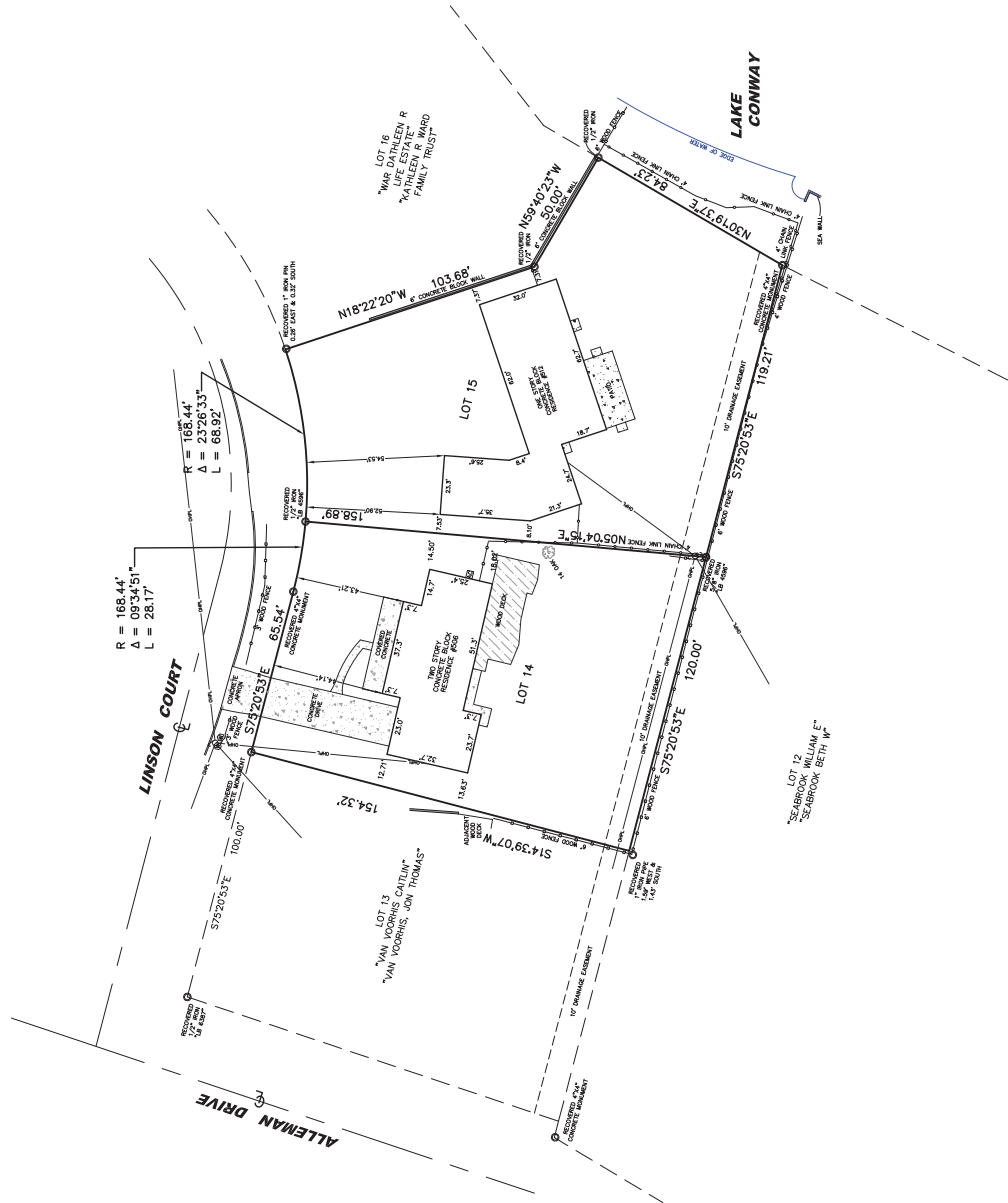
BOUNDARY SURVEY

DESCRIPTION:

PARENT PARCELS:

LOT 14, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOT 15, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



NOTES:
- BEARINGS BASED ON THE SOUTH RIGHT OF WAY LINE OF LINSON COURT AS BEING S75°20'33\"/>

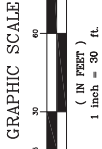


SHANNON SURVEYING, INC.
4650 W. STATE ROAD 15
ALTA MONTI SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

DATE OF SURVEY: 12/02/2021
FIELD BY: JCR
FILE NUMBER: 2021-2597-REKAL-LOT14-15

JAMES R. SHANNON JR., P.L.S., #4671
FLORIDA LICENSED SURVEYOR AND NUMBER

RECEIVED
2/25/2022
CITY OF EDGEWOOD



Lot 14 / Lot 15 Proposed Reconfiguration

DESCRIPTION:

PARENT PARCELS:

LOT 14, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOT 15, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

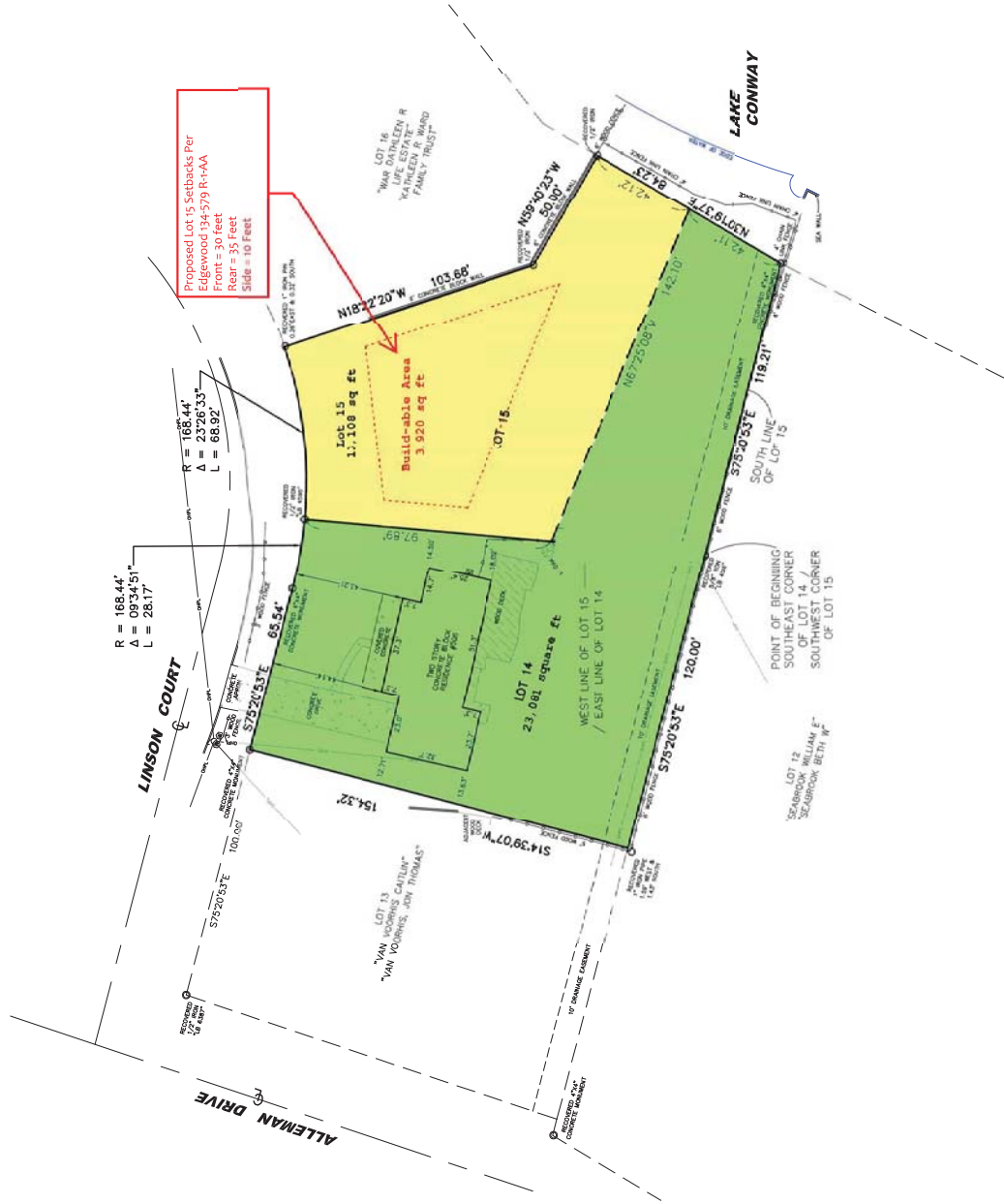
PROPOSED PARCELS:

LOT 14, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. BEGINNING AT THE SOUTHWEST CORNER OF LOT 15, THENCE RUN SOUTH 75°20'53" EAST ALONG THE SOUTH LINE OF LOT 15, A DISTANCE OF 119.21 FEET; THENCE RUN NORTH 30°19'37" EAST, A DISTANCE OF 42.11 FEET; THENCE RUN NORTH 67°25'08" WEST, A DISTANCE OF 142.10 FEET TO THE WEST LINE OF LOT 15 SAID LINE ALSO BEING THE EAST LINE OF LOT 14; THENCE RUN SOUTH 05°04'15" WEST ALONG THE WEST LINE OF LOT 15, A DISTANCE OF 61.00 FEET TO THE POINT OF BEGINNING. CONTAINS ±23,081 SQUARE FEET OR 0.53 ACRES

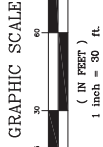
LOT 15, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. BEGINNING AT THE SOUTHWEST CORNER OF LOT 15, THENCE RUN SOUTH 75°20'53" EAST ALONG THE SOUTH LINE OF LOT 15, A DISTANCE OF 142.11 FEET; THENCE RUN NORTH 30°19'37" EAST, A DISTANCE OF 42.11 FEET; THENCE RUN NORTH 67°25'08" WEST, A DISTANCE OF 142.10 FEET TO THE WEST LINE OF LOT 15 SAID LINE ALSO BEING THE EAST LINE OF LOT 14; THEN RUN SOUTH 05°04'15" WEST ALONG THE WEST LINE OF LOT 15, A DISTANCE OF 61.00 FEET TO THE POINT OF BEGINNING. CONTAINS ±13,108 SQUARE FEET OR 0.30 ACRES

- NOTES:**
- DIMENSIONS BASED ON THE SOUTH, RIGHT OF WAY LINE OF LINSON COURT AS BEING 57°20'53"E.
 - NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BUSES WERE LOCATED.
 - EXISTING RESIDENCE ON LOT 15 TO BE DEMOLISHED.
 - ALL SETBACKS TO BE AS SHOWN ON THIS RECONFIGURATION.

Proposed Lot 14/15 Reconfiguration	Sheet A-01
Prepared for: John & Julie Mezzina	01/02/22



RECEIVED
2/25/2022
CITY OF EDGEWOOD



BOUNDARY SURVEY

DESCRIPTION:

PARENT PARCELS:

LOT 14, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

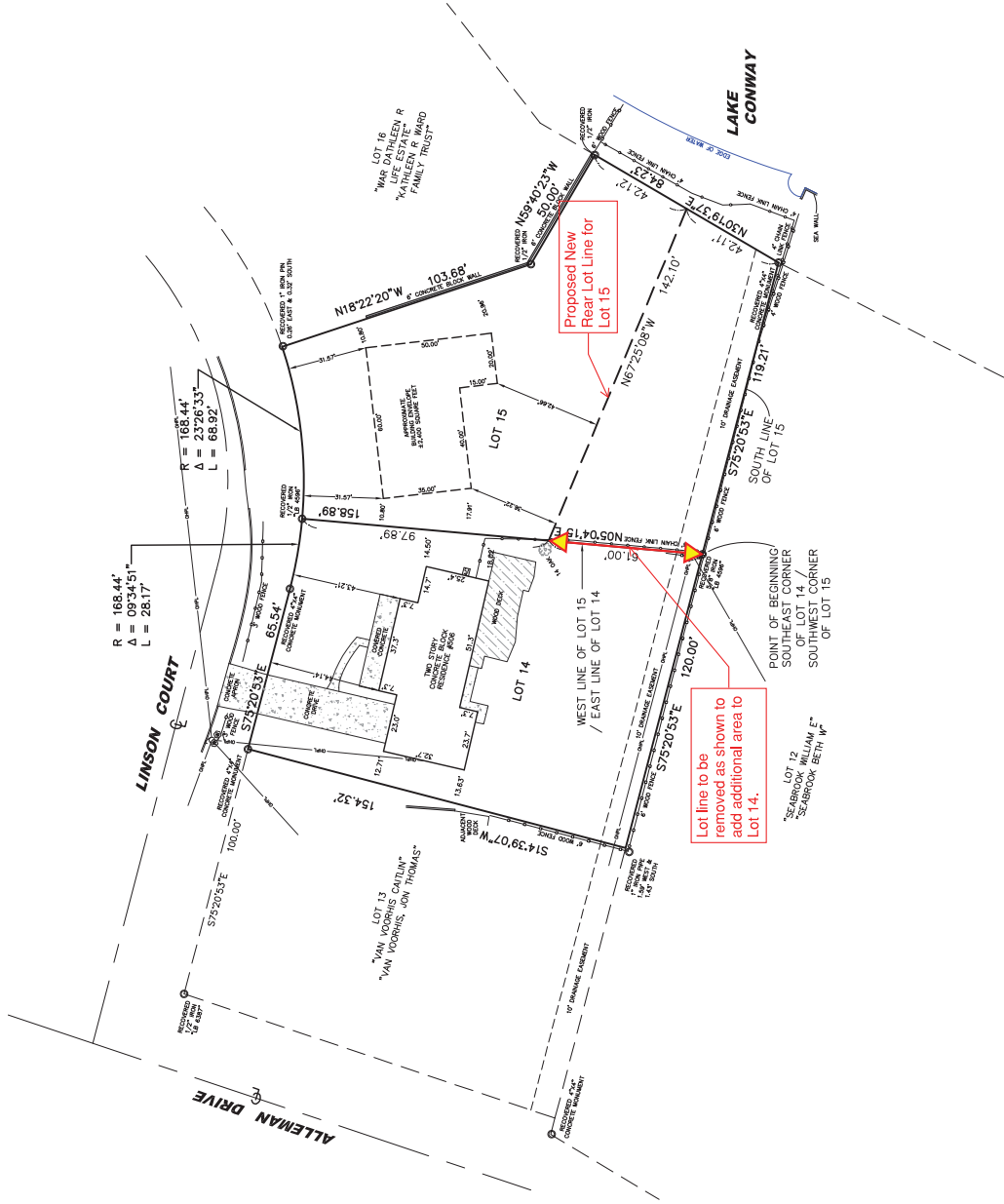
LOT 15, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PROPOSED PARCELS:

LOT 14, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LOT 15 BEING FURTHER DESCRIBED AS TOGETHER WITH A PART OF LOT 15 BEING FURTHER DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF LOT 14 ALSO BEING THE SOUTHWEST CORNER OF LOT 15, THENCE RUN SOUTH 75°20'53" EAST ALONG THE SOUTH LINE OF LOT 14, A DISTANCE OF 142.10 FEET; THENCE RUN NORTH 67°25'08" WEST, A DISTANCE OF 142.10 FEET TO THE WEST LINE OF LOT 15 SAID LINE ALSO BEING THE EAST LINE OF LOT 14; THEN RUN SOUTH 05°04'15" WEST ALONG THE WEST LINE OF LOT 15, A DISTANCE OF 61.00 FEET TO THE POINT OF BEGINNING. CONTAINS ±23.081 SQUARE FEET OR 0.53 ACRES

LOT 15, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LOT 15 BEING FURTHER DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF LOT 14 ALSO BEING THE SOUTHWEST CORNER OF LOT 15, THENCE RUN SOUTH 75°20'53" EAST ALONG THE SOUTH LINE OF LOT 15, A DISTANCE OF 119.21 FEET; THENCE RUN NORTH 30°19'37" EAST, A DISTANCE OF 42.11 FEET; THENCE RUN NORTH 67°25'08" WEST, A DISTANCE OF 142.10 FEET TO THE WEST LINE OF LOT 15 SAID LINE ALSO BEING THE EAST LINE OF LOT 14; THEN RUN SOUTH 05°04'15" WEST ALONG THE WEST LINE OF LOT 15, A DISTANCE OF 61.00 FEET TO THE POINT OF BEGINNING. CONTAINS ±13.108 SQUARE FEET OR 0.30 ACRES

NOTES:
- BEARINGS BASED ON THE SOUTH RIGHT OF WAY LINE OF LINSON COURT AS BEING S75°20'53"E
- ALL UNDERGROUND SIGN BASES WERE LOCATED.
- OR UNDERGROUND SIGN BASES WERE LOCATED.



Shannon Surveying, Inc.
1500 N. W. 15th St.
Shannon, FL 32914
(407) 774-8372 LB # 6898

Digitally signed by
James R Shannon
Date: 2021.12.21
16:48:37 -05'00'

JAMES R. SHANNON JR., P.L.S. #4671
REGISTERED PROFESSIONAL SURVEYOR AND LAND SURVEYOR

DATE OF SURVEY: 12/08/2021
SCALE: 1" = 30'
FILE NUMBER: PRR-2021-06A-1038-115



APPLICATION FOR VARIANCE

City of Edgewood Code of Ordinances, Section 126-588

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

Please note this fee is non-refundable

Office Use Only:		Variance Application #:	VAR-2022-01
Received Date:	2/2/2022	Received by:	Brett Sollazzo
P&Z Meeting Date:	3/14/2022	City Council Meeting Date:	4/19/2022

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

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

Applicant's Name:	John Mezzina	Owner's Name:	John Mezzina
Address:	506 Linson Ct. Edgewood, FL 32809 512 Linson Ct. Edgewood, FL 32809	Address:	506 Linson Ct. Edgewood, FL 32809 512 Linson Ct. Orlando FL, 32809
Phone Number:	407.810.2753	Phone Number:	407.810.2753
Fax:	N.A.	Fax:	N.A.
Email:	Jcocktails@aol.com	Email:	Jcocktails@aol.com
Legal Description:	Parcel 13-23-29-6056-01-140 Parcel 13-23-29-6056-01-150		
Zoned:	R1-AA		
Location:	See above address		
Tract Size:	36,189 sq Ft / .83 acres		
City section of the Subdivision Regulations (Chapter 126) from which Variance is requested:	Code Section 126-168(8)		
Request:	A variance from Code Section 126-168(8) to allow a front setback of 30 feet from the front property line, regardless of the irregular shape of Lot 15.		
Existing on Site:	One (1) SFR on each lot		

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

Application must be signed by the legal owner, not agent, unless copy of power of attorney is attached.



Sec. 126-588 - Variances.

(a) The council may grant a variance from the terms of this chapter when such variance will not be contrary to the public interest and where, owing to special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship. Such variance shall not be granted if it has the effect of nullifying the intent and purpose of this chapter. Furthermore, such variance shall not be granted by the council unless and until:

(1) A written application for a variance is submitted demonstrating that:

a. Special conditions and circumstances exist which are peculiar to the land, structures or required subdivision improvements involved and which are not applicable to other lands, structures, or required subdivision improvements;

The subdivision was platted in 1958, prior to City subdivision regulations requiring a different method of determining front setback for irregular shaped lots. Consequently, the houses that were built on the irregular shaped lots, including those lots on Linson Court, are built at the minimum zoning setback: 30 feet. The proposed new subdivision is not creating a new lot, rather it is an adjustment of the property lines. Thus, the code requirement to calculate the front setback of an irregular lot should not apply

b. A literal interpretation of the provisions of this chapter would deprive the applicant of right commonly enjoyed by other properties with similar conditions;

The other houses on irregular lots on Linson Court were allowed to be built at the standard front setback without the need for a variance.

c. The special conditions and circumstances do not result from the actions of the applicant;

The subdivision was platted in 1958 prior to our ownership and

d. The granting of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures or required subdivision improvements under similar conditions. No pre-existing conditions on neighboring lands, which are contrary to this chapter, shall be considered grounds for the issuance of a variance.

The request is to meet the standard front setback of the zoning district.

(2) The council shall make findings that the requirements of this section have been met.

(3) A public hearing of the proposed variance shall be held. The public hearing may be held prior to or simultaneously with the public hearing for approval of the preliminary plan.

(4) The council shall further make a finding that the reasons set forth in the application justify the granting of the variance that would make possible the reasonable use of the land, buildings or other improvements.

(5) The council shall make further finding that the granting of the variance would be in harmony with the general purposes and intent of this chapter, will not be injurious to the surrounding territory or otherwise be detrimental to the public welfare.

(b) In granting any variance, the council may prescribe appropriate conditions and safeguards in conformity with this chapter. Violation of such condition and safeguards when made a part of the terms under which the variance is granted shall be deemed a violation of this chapter.

(Code 1985, § 21-195; Ord. No. 17-1A-8-78, Art. X, § 10.1, 10-17-1978)



Applicant must agree that:

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

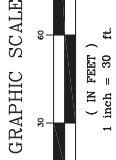
AGREE:	<i>John Mezzina</i>	DISAGREE:	
---------------	---------------------	------------------	--

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

Applicant's Signature:	<i>John Mezzina</i>	Date:	2/1/2022
Applicant's Printed Name:	John Mezzina		
Owner's Signature:	<i>John Mezzina</i>	Date:	2/1/2022
Owner's Printed Name:	John Mezzina		

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

RECEIVED
2/2/2022
CITY OF EDGEWOOD



BOUNDARY SURVEY

DESCRIPTION:

PARENT PARCELS:

LOT 14, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOT 15, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALL OF THE ABOVE MORE PARTICULARLY DESCRIBED AS FOLLOWS: Lot 14 and Lot 15, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

Begin at the Northeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, said point also being on the Southerly right of way line of Linson Court; thence run S75°36'31"E along said Southerly right of way line of Linson Court, a distance of 65.54 feet to the beginning of a curve concave to the North, having a radius of 168.44 feet; thence continue Easterly along said Southerly right of way line and along the arc of said curve through a central angle of 33°01'12", an arc distance of 97.07 feet, having a chord bearing of N87°52'53"E and a chord distance of 95.74 feet; thence run S18°37'58"E along the Southerly line of Lot 16, Block A, of said plat of Oak Lynn Second Plat, a distance of 103.68 feet; thence continue S59°56'01"E along said Southwesterly line of Lot 16, a distance of 50.00 feet; thence run S30°03'59"W, a distance of 84.23 feet; thence run N75°36'31"W along the Northerly line of Lot 12 of said plat of Oak Lynn Second Plat, a distance of 239.21 feet; thence run N14°23'29"E along the Southerly line of the aforesaid Lot 13, a distance of 154.32 feet to the Point of Beginning.

Contains 36,189 square feet or 0.831 acres, more or less.

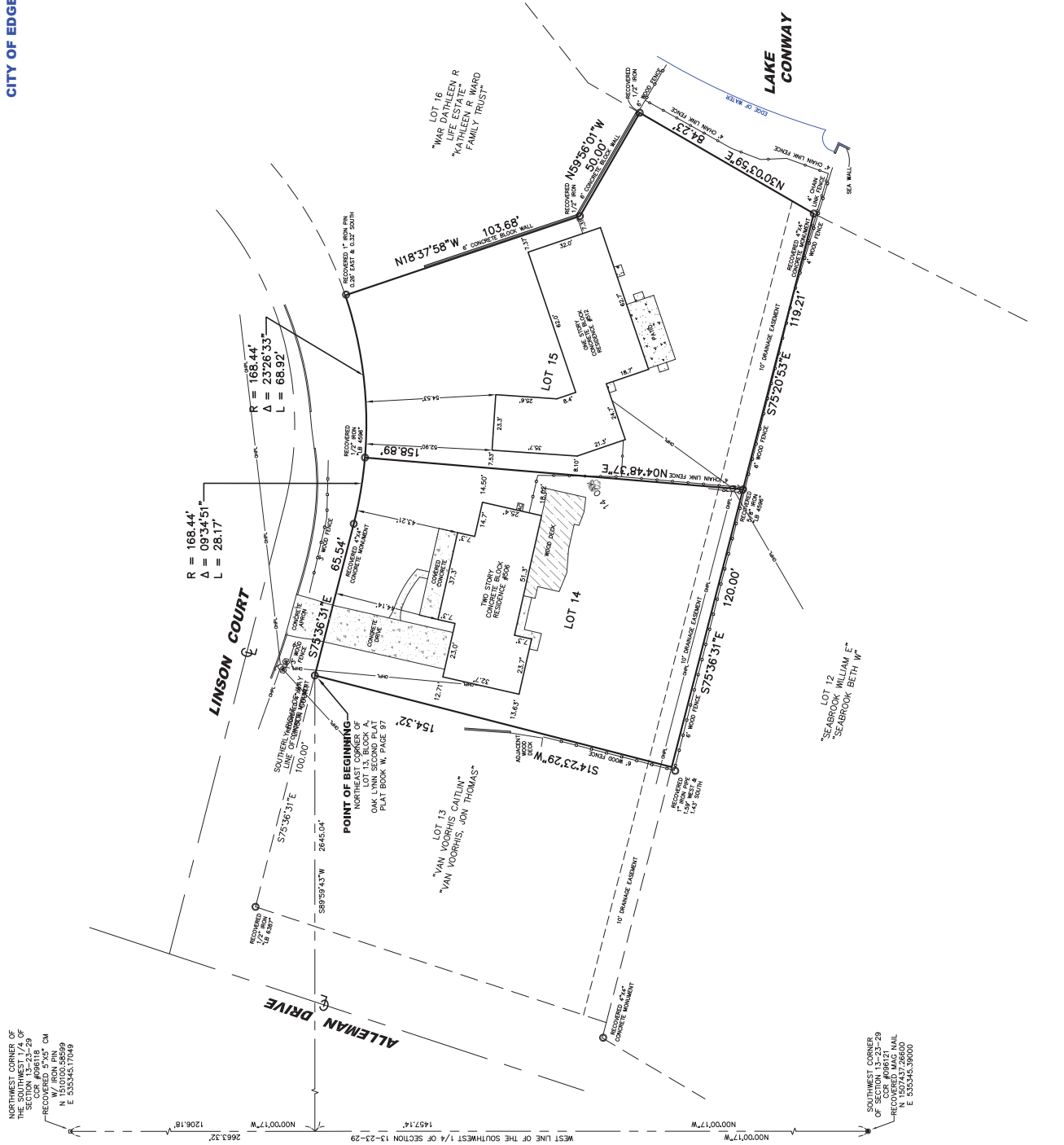
- NOTES:
- BEARING STRUCTURE SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE.
 - MEASUREMENTS WERE MADE BY THE SURVEYOR USING A TOTAL STATION MEASURED BETWEEN CORNERS #89612 AND COR. #89618.
 - NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.



JAMES R. SHANNON, JR., P.L.L.C. #4571
FIELD BY: J.S.-SR. SCALE:
FLORIDA LICENSED SURVEYOR AND MAPPER

DATE OF SURVEY: 12/06/2021

FILE NUMBER: JRM-1927-BLA-10



NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13-23-29 OF SECTION 15-23-29
RECOVERED 5"X5" CM N 1/2 IRON PIN
E 535345.17049

SOUTHWEST CORNER OF SECTION 13-23-29 OF SECTION 15-23-29
RECOVERED MAG NAIL
N 150742.72660
E 535345.29600

263.32' N00°00'17"W
1206.18'

1457.14' N00°00'17"W
13-23-29

N00°00'17"W

N00°00'17"W

PLAT BOOK PAGE

LINSON HOMESTEAD

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that John C. Mazzio and Julie B. Mazzio, being the owners in fee simple of the lands described in the foregoing instrument, do hereby dedicate to the public, for the use and purposes therein expressed, as shown hereon and attested to nothing to the perpetual use of the public.

IN WITNESS WHEREOF, I have caused these presents to be signed and attested to by the officers named below on this _____ day of _____, 2022.

Printed Name: John C. Mazzio
Owner

Printed Name: Julie B. Mazzio
Owner

Signed in the presence of:

Printed Name: _____
Printed Name: _____
STATE OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2022, at _____, Florida, as owners, who are personally known to me or has produced _____ as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Signature of Notary: _____
Printed Name: _____
Commission Number: _____
My Commission Expires: _____

CERTIFICATE OF CITY ENGINEER

THIS IS TO CERTIFY, that on _____, the foregoing plat was examined and approved by _____, the

City Engineer

Allen C. Lane, Jr., CITY ENGINEER

CERTIFICATE OF APPROVAL BY EDGEWOOD PLANNING & ZONING BOARD

THIS IS TO CERTIFY, that on _____, the foregoing plat was examined and approved by _____, the

Chairman

Date

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

I hereby certify that this plat has been reviewed for the conformity to the requirements of Chapter 177A, Part of the Florida Statutes, and the Florida Professional Surveyors Act, and that the placement of P&U's in the field was made in this review.

By: Randall L. Roberts, P.L.S.
Florida Registration Number 3144
State of Florida

Date

CERTIFICATE OF APPROVAL BY MUNICIPALITY

This is to certify that on _____, the City of Edgewood approved the foregoing plat.

John Dawless, Mayor
Bea L. Weeks, City Clerk

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a professional surveyor and mapper, that I have prepared the foregoing plat in accordance with the requirements of Chapter 177A and that said plat complies with all the requirements of chapter 177A and that said land is located in the City of Edgewood, Orange County, Florida.

Shannon Surivings, Inc., 499 North S.W. 434, Suite 2845
Altamonte Springs, Florida, 32714
Shannon Surivings, Inc., 499 North S.W. 434, Suite 2845
Altamonte Springs, Florida, 32714

Date

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in Orange County Official Records _____ as Document No. _____ on _____, 2022, at _____, Florida, and for _____, Orange County, Florida.

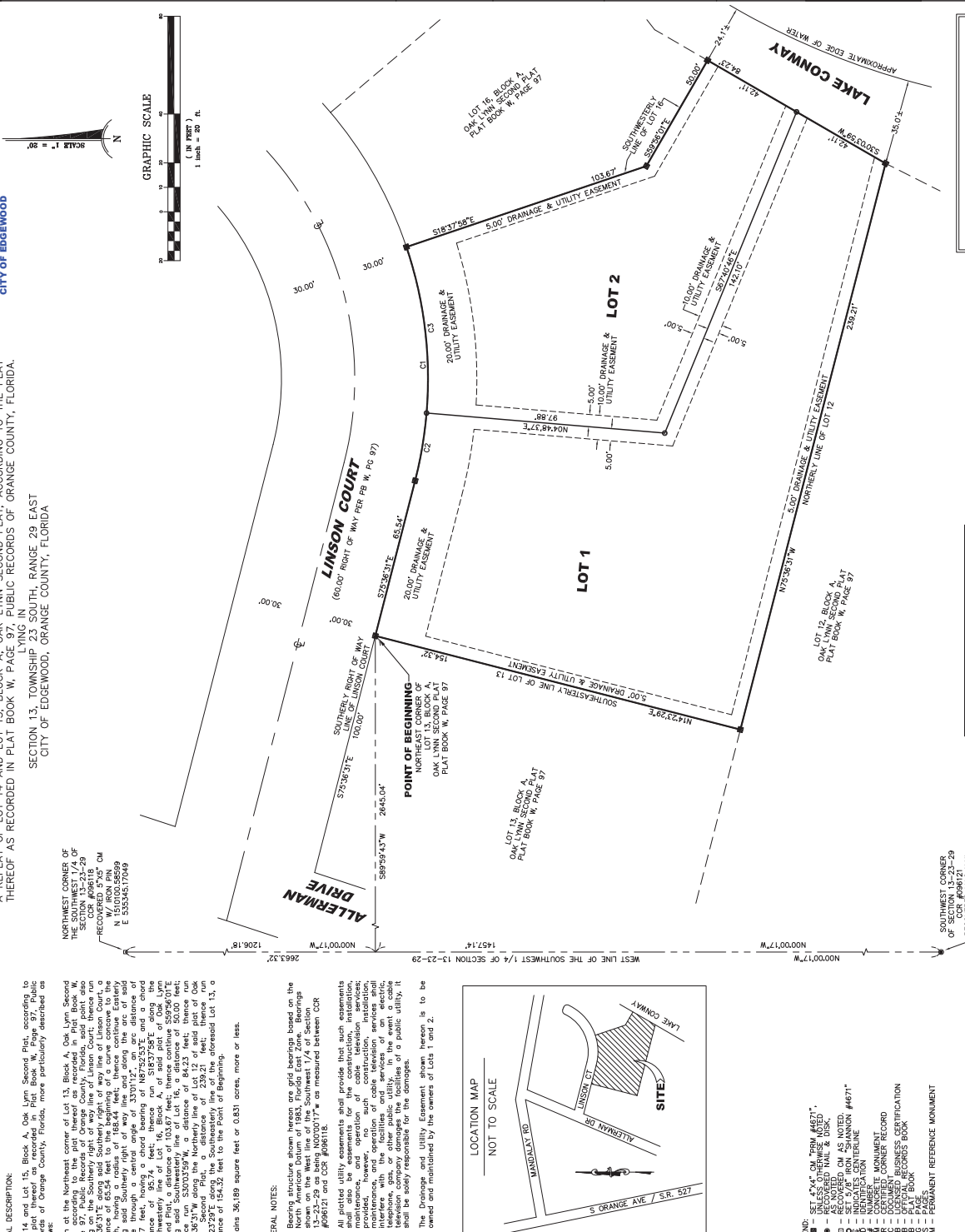
By: _____

SHEET 1 OF 1

RECEIVED
2/12/2022
CITY OF EDGEWOOD

LINSON HOMESTEAD

A REPLAT OF LOT 14 AND LOT 15, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SECTION 13, TOWNSHIP 23 SOUTH, RANGE 29 EAST, CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA



LEGAL DESCRIPTION:

Begin at the Northeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

1. Run N 75° 36' 31" E, 100.00' to the Southeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

2. Run S 75° 36' 31" E, 100.00' to the Southeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

3. Run S 75° 36' 31" E, 100.00' to the Southeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CHORD
C1	168.44	133°01'12"	97.07	N87°52'53"E	95.74
C2	168.44	109°24'56"	28.15	S89°53'44"E	28.11
C3	168.44	123°28'46"	126.93	N89°58'49"E	126.43

LEGAL DESCRIPTION:

Begin at the Northeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

1. Run N 75° 36' 31" E, 100.00' to the Southeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

2. Run S 75° 36' 31" E, 100.00' to the Southeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

3. Run S 75° 36' 31" E, 100.00' to the Southeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

LEGAL DESCRIPTION:

Begin at the Northeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

1. Run N 75° 36' 31" E, 100.00' to the Southeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

2. Run S 75° 36' 31" E, 100.00' to the Southeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

3. Run S 75° 36' 31" E, 100.00' to the Southeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

LEGAL DESCRIPTION:

Begin at the Northeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

1. Run N 75° 36' 31" E, 100.00' to the Southeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

2. Run S 75° 36' 31" E, 100.00' to the Southeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

3. Run S 75° 36' 31" E, 100.00' to the Southeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

LEGAL DESCRIPTION:

Begin at the Northeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

1. Run N 75° 36' 31" E, 100.00' to the Southeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

2. Run S 75° 36' 31" E, 100.00' to the Southeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

3. Run S 75° 36' 31" E, 100.00' to the Southeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

LEGAL DESCRIPTION:

Begin at the Northeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

1. Run N 75° 36' 31" E, 100.00' to the Southeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

2. Run S 75° 36' 31" E, 100.00' to the Southeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

3. Run S 75° 36' 31" E, 100.00' to the Southeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

LEGAL DESCRIPTION:

Begin at the Northeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

1. Run N 75° 36' 31" E, 100.00' to the Southeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

2. Run S 75° 36' 31" E, 100.00' to the Southeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

3. Run S 75° 36' 31" E, 100.00' to the Southeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS AND ANY DISCREPANCY BETWEEN THIS PLAT AND ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT, SHALL BE DEEMED TO BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT.

NOTICE: THERE MAY BE ADDITIONAL REVISIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SHANNON SURIVINGS, INC.
499 NORTH S.W. 434, SUITE 2845
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-9372 LB # 6896



Date: March 7, 2022
To: Planning and Zoning Board
From: Ellen Hardgrove, City Planning Consultant
XC: Sandy Riffle, Interim City Clerk
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 February 28, 2022" submitted by AVCON, along with landscape plans from Daly Design Group (ddg) dated "Received February 28, 2022," and a comprehensive sign plan for the DP/PSP dated "Received March 7, 2022."

DP/PSP Consistency with Development Agreement

Generally, the DP/PSP is consistent with the Development Agreement; however, it should be noted that there has been a significant change in the subdivision's lot size composition.

As allowed for in Development Agreement, some of the 60 feet wide lots shown on the Land Use Plan can be exchanged 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 expansion of the recreation area. The table below summarizes the change.

Table with 4 columns: Lot width, Number of Lots (Per Development Agreement, Approved Land Use Plan, As currently proposed). Rows include 50 feet, 60 feet, 70 feet, and Total.

Also to be noted was a discussion item at the Development Review Committee related to the proposed “recreation area.” The submitted plans show 0.821 acre of recreation area in two tracts, meeting the minimum required area of 0.775 acre; however, there was question as to whether the “recreation tracts” are recreational areas or simply open space. Furthermore, there was a 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 their child. The applicant has chosen to move forward with only including a pavilion on Tract E and a playground on Tract F.

There is the potential that when construction drawings are finalized, recreation tracts or the number of parking spaces in the lot near the proposed lift station would be reduced. Should this occur below that required by the Development Agreement or the parking spaces reduced below that shown on the Land Use Plan, the DP/PSP approval should be reconsidered.

While the DP/PSP is generally consistent with the Development Agreement, there is a minor change that needs to be made prior to the City Council public hearing. Sheet C-300 Note 9 inaccurately identifies the Development Agreement’s limit on 50 feet wide lots and minimum 60 feet wide lots. The limit of 50 feet wide lots is three (3), not ten (10), and the minimum number of 60 feet wide lots is 36, not 29.

Proposed Signage

In addition to the approval of the DP/PSP, the applicant has submitted an application for a 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 sign is will be in front of and parallel to the six (6) feet high perimeter wall.

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 February 28, 2022” and Daly Design Group Landscape Plans dated “Received 28, 2022,” conditioned on the following:
 - 1) The DP/PSP will be revised prior to Council’s public hearing to correct Sheet C-300 Note 9 related to the correct number of permissible 50 fee and 60 feet wide lots;

- 2) 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,
- 3) Any other conditions the Planning and Zoning Board would recommend related to issues identified in the City Engineer's and Landscape Architect's reports.

II. Approval of the Comprehensive Sign Plan included in the Daly Design Group plans dated "Received March 7, 2022" including the color illustration.



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

March 8, 2022

Brett Sollazzo
Administrative Assistant
City of Edgewood
405 Laure Avenue
Edgewood, FL 32809-3406

Re: Holden Ave PD/Haven Oaks, February 21, 2022 Development Plan Exhibit by Avcon Inc.
CPH Project # E7601- Landscape Architecture Services

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

DEVELOPMENT PLAN

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.
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.
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.

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

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

March 4, 2022

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

**RE: Holden Avenue PD – app – revised plan review
CPH Project No. E7601**

Dear Ms. Riffle;

We are in receipt of the revised plans, received on February 28, 2022, for the above listed project. The submittal includes development plans, landscape plans and a response letter to previous City and CPH comments. The response letter is referencing our comment letters from July of 2021 and September 28, 2021.

Please see our comments below that are a compilation from previous reviews:

- 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.
 - 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.
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.
 2. Sheet C100 – Sheet 1 of Boundary Survey – the survey datum is not stated.
 3. Sheet C101 – what is the developer's position on the gap between the parcels and what is being done to resolve?
 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?
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.
 6. Sheet C301 – arrows to be provided per the requirements of OCPW review for proposed bi-directional turn lane.
 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.
 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.
 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.
 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.
 11. Sheet C400 – where do the stormwater ponds discharge or do they retain the 100-year storm event?
 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.

This completes our review of the plan sheets.

Sincerely,
CPH, Inc.



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

CC: James Winter, CPH
Ellen Hardgrove, City Planner
File

J:\E7601\Civil\Documents\City Plans-Application Review\Holden Ave PD\letters\Holden Avenue PD - Development Plan - review civil comments 03-03-22.docx

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

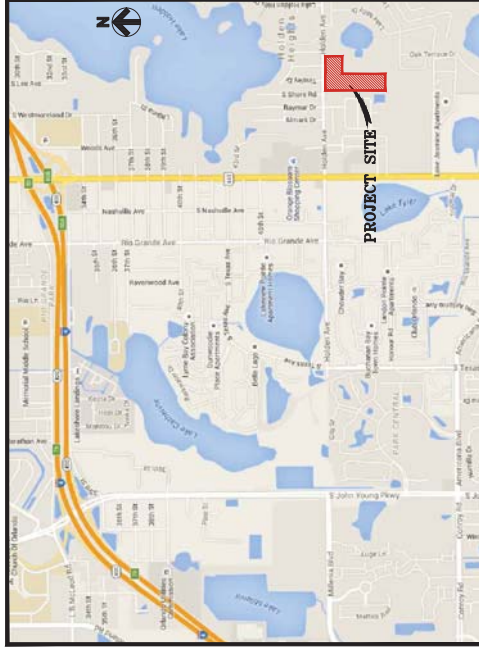
RECEIVED
2/28/2022
CITY OF EDGEWOOD

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

February 21, 2022

LOCATION MAP:



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

- APPROVED WAIVERS:
- A WAIVER FOR EDGEWOOD CODE SECTION 126-28(7) TO ALLOW A CUL-DE-SAC ON A STREET EXCEEDING 500 FEET. THE WAIVER WAS REQUESTED, AS THE CUL-DE-SAC IS THE ONLY WAY FOR THE ENTIRE PROPERTY TO BE DEVELOPED.
 - A WAIVER FOR EDGEWOOD CODE SECTION 126-28(2) TO WAIVE THE REQUIREMENT FOR STREET SUB OUTS TO ADJOINING LOTS. THE WAIVER WAS REQUESTED TO ALLOW FOR THE DEVELOPMENT TO BE GATED AND SURROUNDED BY THE ARCHITECTURAL PREGAST CONCRETE WALL.
 - A WAIVER PER EDGEWOOD CODE SECTION 134-60(4)(B) TO ALLOW FOR A MAXIMUM IMPERVIOUS SURFACE AREA RATIO OF 70% FOR RESIDENTIAL LOTS WITHIN THE HOLDEN AVENUE PD.

LEGAL DESCRIPTION

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, THENCE NORTH 1320 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PARCEL B
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, THENCE NORTH 1320 FEET TO THE POINT OF BEGINNING.
N 390 FT OF W 100 FT OF E 526.7 FT OF NW1/4 (LESS N 30 FT RD R/W) OF SEC 14-23-29 AND
N 380 FT OF W 303 FT OF E 426.7 FT OF NW1/4 (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 AND
N 155 FT OF W 128 FT OF E 246.7 FT OF NW1/4 (LESS N 30 FT RD R/W) OF SEC 14-23-29 AND
N 155 FT OF W 128 FT OF E 426.7 FT OF NW1/4 (LESS N 30 FT FOR RD R/W) OF SEC 14-23-29
TOTAL ACREAGE 13.68 ACRES MORE OR LESS

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) 854 - 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) 423-0604

UTILITY PROVIDERS

SEWER
ORANGE COUNTY UTILITIES (OCU)
9150 CURRY FORD RD,
ORLANDO, FL 32825
(407) 836-5915

WATER
ORLANDO UTILITIES COMMISSION (OUC)
3600 GARDENIA AVE
ORLANDO, FL
(407) 423-9018



AVCON, INC.
ENGINEERS & PLANNERS
5555 E. MICHIGAN ST., SUITE 200
ORLANDO, FL 32822
CONTACT: (407) 599-1122 FAX: (407) 599-1123
WWW.AVCON.COM

ENGINEER OF RECORD:

RICHARD V. BALDOCCCHI
FL.P.E. #38092

AVCON PROJECT NO. 2019.0099.15

DATE 02/21/2022

REVISIONS		
NO.	DATE	DESCRIPTION SHEETS

LEGAL DESCRIPTION:

PARCEL 1:
THE WEST 168.7 FT. OF THE FOLLOWING TRACT: BEGIN AT A POINT 6 2/3 CHAINS EAST OF THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, BEING NORTH 89.3317° EAST, THEREON A BEARING OF S 89.3317° E, 151.14 FEET TO THE SOUTH LINE OF THE SAID SECTION 14, 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, MAIN EAST, 352 FEET; THENCE SOUTH 1200 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).

PARCEL 3:
ALSO DESCRIBED AS THE EAST 187 FEET TO THE FOLLOWING: BEGINNING AT A POINT 6 2/3 CHAINS EAST OF THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, MAIN EAST, 352 FEET; THENCE SOUTH 1200 FEET; THENCE WEST 352 FEET; THENCE NORTH 1320 FEET TO THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SAID FORTY 5 1/3 CHAINS, THENCE NORTH 20 CHAINS TO THE POINT OF BEGINNING (LESS THE NORTH 30 FEET FOR RIGHT OF WAY).

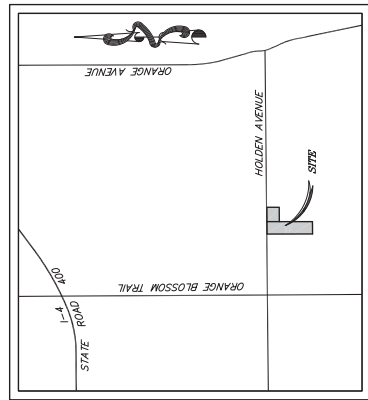
PARCEL 4:
THE NORTH 380 FEET OF THE WEST 303 FEET OF THE EAST 426.7 FEET OF THE NW 1/4 OF THE NW 1/4 (LESS NORTH 30 FEET FOR ROAD) OF SECTION 14 TOWNSHIP 23 SOUTH RANGE 29 EAST, OF ORANGE COUNTY, FLORIDA.

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 (LESS NORTH 30 FEET FOR ROAD) OF SECTION 14 TOWNSHIP 23 SOUTH RANGE 29 EAST, OF ORANGE COUNTY, FLORIDA.

PARCEL 6:
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 (LESS NORTH 30 FEET FOR ROAD) OF SECTION 14 TOWNSHIP 23 SOUTH RANGE 29 EAST, OF ORANGE COUNTY, FLORIDA.

PARCEL 7:
THE NORTH 380 FEET OF THE WEST 105 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 LOTS OF MORE OR LESS.



LOCATION MAP NOT TO SCALE

SURVEYOR'S NOTES:

- 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 89.3317° EAST.
- THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THE SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
- DEPARTMENTS OF FEDERAL, STATE, OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
- 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 WHOSOEVER.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE UNDISTURBED, FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
- UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNDISTURBED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
- 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.
- THE LEGAL DESCRIPTION SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
- THE LOTS SHOWN HEREON (E, W, ZONE Y) DETOUR AS AREAS DETERMINED TO BE OUTSIDE PARCEL NO.120182-010P, MAP REFINED SEPTEMBER 29, 2008.
- 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.
- THERE WAS NO VISUAL EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR OTHER WORK THAT COULD AFFECT THE STRUCTURES LOCATED ON THE SUBJECT PROPERTY APPEAR TO BE VACATED.
- THE SURVEYOR WAS NOT SUPPLIED ANY ZONING INFORMATION FOR THE SUBJECT PROPERTY.
- ADJOINING PARCEL OWNER AND RECORDING INFORMATION BELIEVED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
- THE LEGAL DESCRIPTION SHOWN HEREON IS AS PER THE DESCRIPTION PROVIDED BY THE CLIENT. THE SURVEYOR HAS REVIEWED THE INSTRUMENTS REFLECTED IN THE PARCEL DESCRIPTIONS FOR PARCELS 3 THROUGH 6. THE EAST LINE OF PARCEL 2 AND THE WEST LINE OF PARCEL 6 ARE NOT CONTIGUOUS.
- THE PROPOSED LAND USE HAS NOT BEEN PROVIDED TO THE SURVEYOR.
- WE HAVE EXAMINED THE FURNISHED COMMITMENT TO INSURE TITLE, COMMITMENT NO. 2037-433786, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE 01/27/2022, AND BELIEVE THE SAME TO BE CORRECT. THE COMMITMENT HAS BEEN EXAMINED AND IS REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.
- DISTRIBUTION EASEMENT RECORDED IN BOOK 3961, PAGE 916, (AS TO PARCEL 3), AFFECTS THE SUBJECT PROPERTY AND COULD AFFECT THE LOCATION OF THE EASEMENT AREA THAT ARE SUBSURFACE AND COULD AFFECT THE LOCATION OF THE EASEMENT AREA.

TO: TOLL BROS., INC., A PENNSYLVANIA CORPORATION; BAKEMIA 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 REQUIREMENTS OF THE FLORIDA SURVEYING AND MAPPING ACT AND THE PROFESSIONAL JUDGMENT ESTABLISHED AND ADOPTED BY ALMA AND ASSPS, 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

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

16 EAST PLANT STREET
WINTER HARBOR, FLORIDA 32177
407 694-5355 FAX 407 694-5358



FOR:
TOLL BROTHERS

FOR THE LICENSED BUSINESS #023 817
JAMES L. BOONAN, P.S.M. #6633

DATE	REVISIONS

JOB # 201907008
DATE: JANUARY 8, 2020
SCALE: 1" = 60'
CALC BY: BAYON
DRAWN BY: SEJ
CHECKED BY: MR.

16 EAST PLANT STREET
 WHITE HERB HOUSE, UNIT 151
 407.654-5355 FAX 407.654-5358

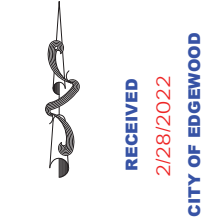


ALTOPS LAND TITLE
 OF
 BOUNDARY SURVEY
 HOLDEN AVENUE
 SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST
 ORANGE COUNTY, FLORIDA
 CITY OF EDGEWOOD

FOR:
 TOLL BROTHERS

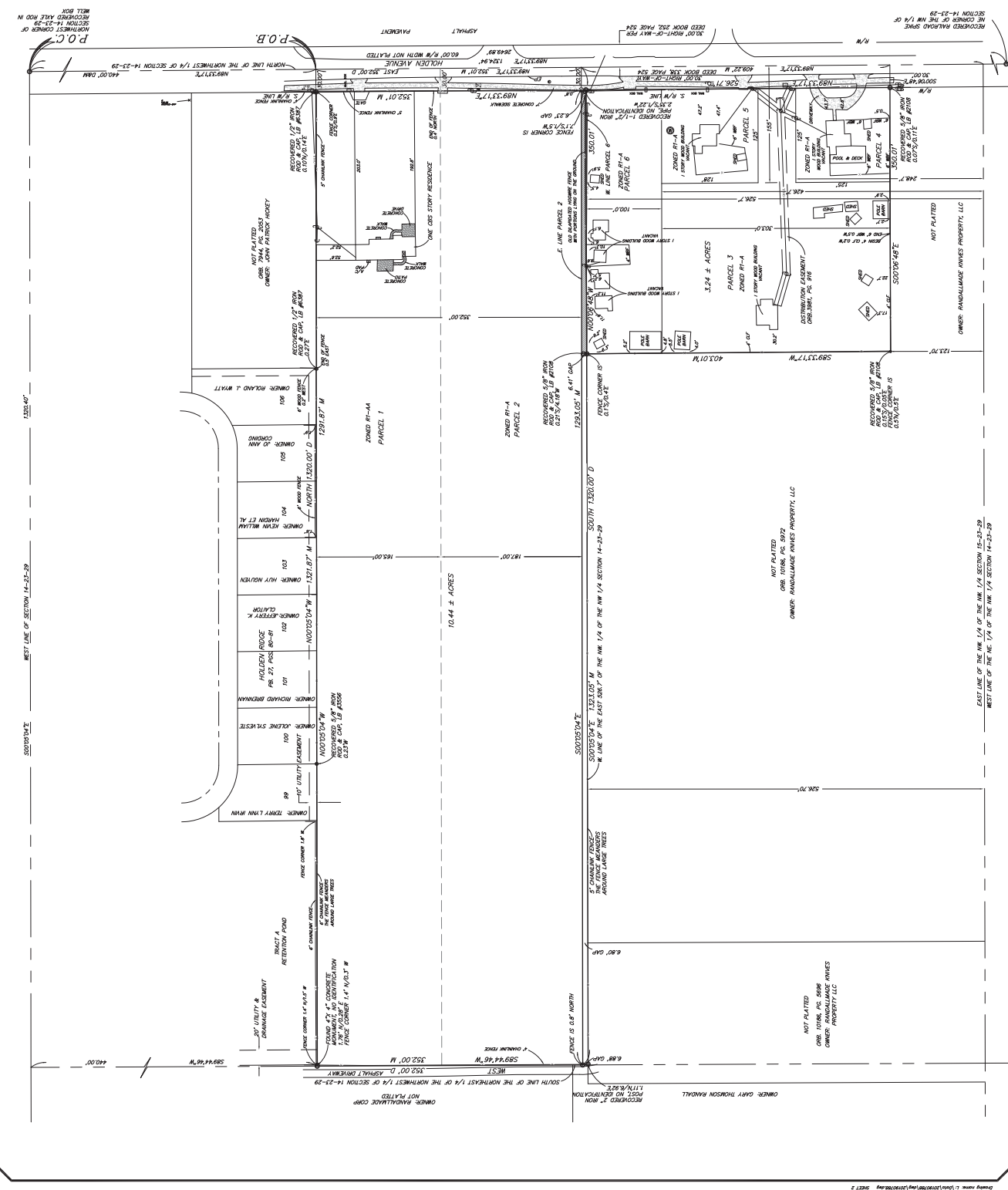
DATE	REVISIONS

JOB # 20210108
 DATE: JANUARY 6, 2022
 SCALE: 1" = 60'
 CALC BY: [Redacted]
 DRAWN BY: SEJ
 CHECKED BY: MR

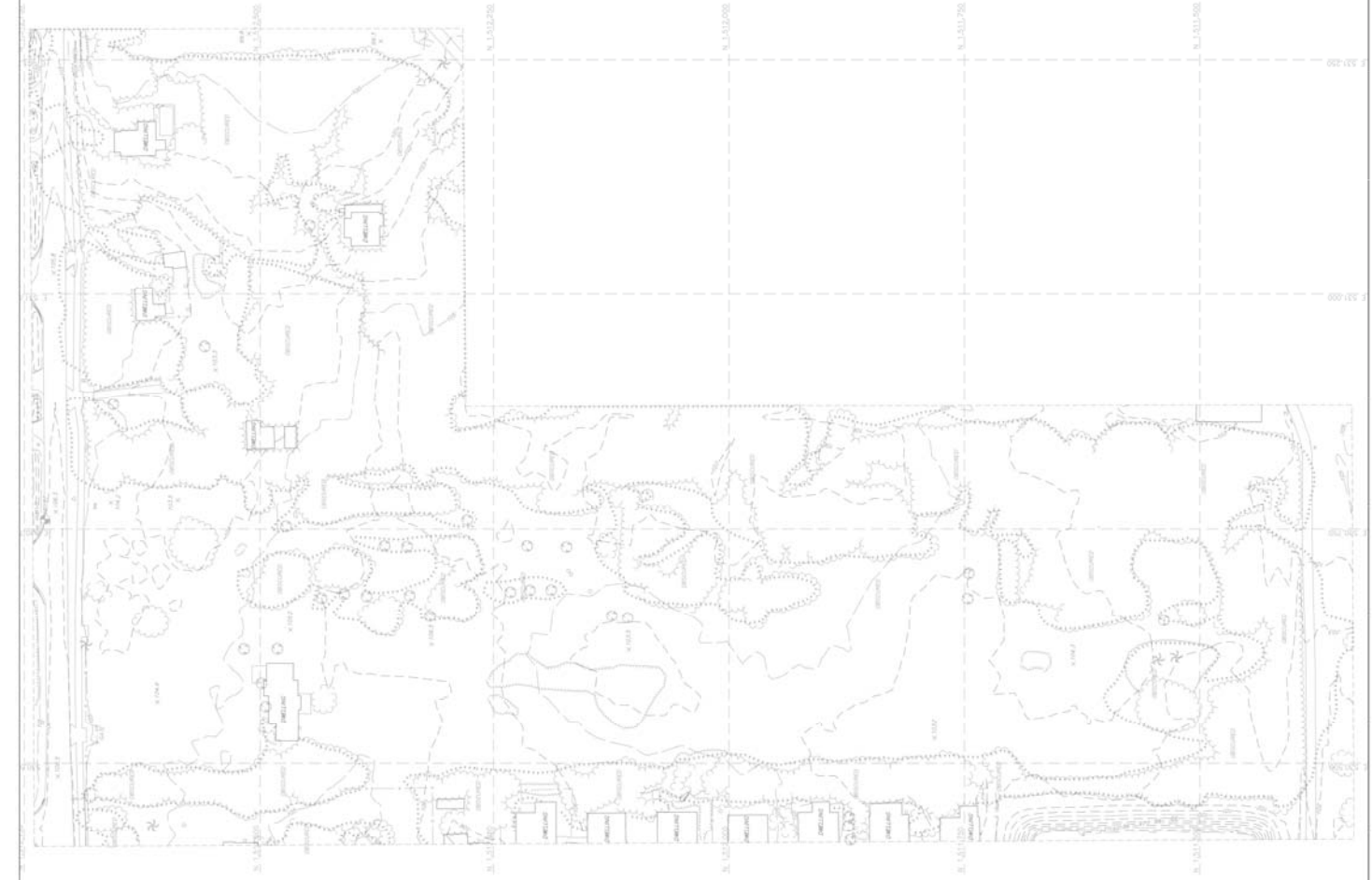


LEGEND:

- POINT OF BEGINNING
- PAID BOOK
- RIGHT-OF-WAY
- OPENED UTILITY LINE
- EDGE OF PAVEMENT
- CHAIN LINE POINTE
- MEASURED
- ADJUSTED
- METERS
- COMMUNICATION MANHOLE
- SET 1/2" ROW PDS & C&G LG #P222
- SET 1/2" ROW PDS & C&G LG #P223
- SET 1/2" ROW PDS & C&G LG #P224
- ELECTRICAL METER
- METER METER
- CONCRETE SURFACE
- 6.00' GAP



Drawing Name: L:\proj\10170817\10170817.dwg SHEET 2



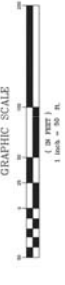
LOCATION MAP
SITE AREA

ADJACENT SURVEY CONTROL

POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
473	11313771.3	1330771.08	104.91	ADJ
474	11313771.3	1330771.08	104.91	ADJ
475	11313771.3	1330771.08	104.91	ADJ
476	11313771.3	1330771.08	104.91	ADJ
477	11313771.3	1330771.08	104.91	ADJ
478	11313771.3	1330771.08	104.91	ADJ
479	11313771.3	1330771.08	104.91	ADJ
480	11313771.3	1330771.08	104.91	ADJ
481	11313771.3	1330771.08	104.91	ADJ
482	11313771.3	1330771.08	104.91	ADJ
483	11313771.3	1330771.08	104.91	ADJ
484	11313771.3	1330771.08	104.91	ADJ
485	11313771.3	1330771.08	104.91	ADJ
486	11313771.3	1330771.08	104.91	ADJ
487	11313771.3	1330771.08	104.91	ADJ

- NOTES:
1. ALL SURVEYING AND TOPOGRAPHIC DATA OBTAINED BY ESE CONSULTANTS, INC. FROM THE STATE OF FLORIDA SURVEYING BOARD AND FROM THE NATIONAL SURVEYING SYSTEM (NAD 83) WITH A PHOTO SCALE OF 1:24,000.
 2. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 1992 AND THE SURVEYING AND MAPPING BOARD OF THE STATE OF FLORIDA.
 3. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 1992 AND THE SURVEYING AND MAPPING BOARD OF THE STATE OF FLORIDA.
 4. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 1992 AND THE SURVEYING AND MAPPING BOARD OF THE STATE OF FLORIDA.
 5. THE HORIZONTAL DATUM AND VERTICAL DATUM ARE AS SHOWN ON THE PHOTOGRAPHIC MAP.
 6. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 1992 AND THE SURVEYING AND MAPPING BOARD OF THE STATE OF FLORIDA.
 7. TOPOGRAPHIC INFORMATION FOR INTERNAL USE ONLY, NOT FOR PUBLICATION OUTSIDE OF THE BUREAU OF SURVEYING.

- LEGEND:
- 1. MISC. SURVEY CONTROL
 - 2. UNIDENTIFIED TREE LOCATION
 - 3. UNIDENTIFIED TREE LOCATION
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 - 100. UNIDENTIFIED TREE LOCATION



RECEIVED
2/28/2022
CITY OF EDGEWOOD

ESE CONSULTANTS, INC.
250 GERRARD ROAD, SUITE 201, KENNESAW, GA 30144
T: 201-914-2050
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

MAP OF TOPOGRAPHY
CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA

 AVCON, INC. <small>AVCON, INC. 10000 W. HAYDEN AVENUE, SUITE 200, DENVER, CO 80231 303.440.1100 WWW.AVCON.COM</small>	RICHARD V. BALDOCCHI <small>P.E. #38692</small>	DEVELOPMENT PLAN / PRELIMINARY SUBDIVISION PLAN
		HOLDEN AVENUE PD
PROJECT MAPS		

ATTENTION: THE OWNER HAS BEEN ADVISED BY AVCON, INC. THAT THE INFORMATION CONTAINED HEREIN IS FOR OFFICIAL USE ONLY AND IS NOT TO BE RELEASED TO THE PUBLIC WITHOUT THE EXPRESS WRITTEN PERMISSION OF AVCON, INC. ANY UNAUTHORIZED DISSEMINATION OF THIS INFORMATION IS STRICTLY PROHIBITED.

SCALE:

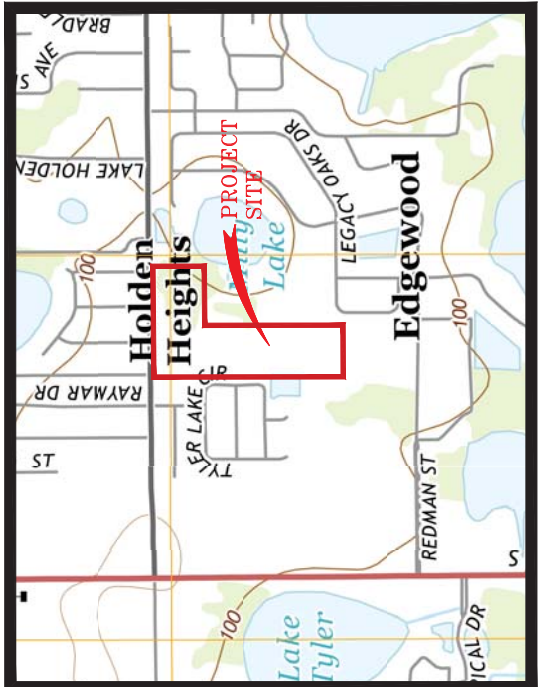
NO.	DATE	BY	DESCRIPTION

DESIGNED BY: RVB
DRAWN BY: BRE
CHECKED BY: RVB
APPROVED BY: RVB
DATE: February 21, 2022

AVCON PROJECT No. 2019.0099.15

SHEET NUMBER
C-200

USGS TOPO MAP



AERIAL MAP



FLOOD MAP



SOILS 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
 2/28/2022
CITY OF EDGEWOOD

RECEIVED
2/28/2022
CITY OF EDGEWOOD



AVCON, INC.
5015 N. HAYDEN ST. SUITE 100, DENVER, CO 80221-7779
CORPORATE OFFICE: 303.755.1100
www.avcon.com

RICHARD V. BALDOCCHI
P.E. #36092

DEVELOPMENT PLAN /
PRELIMINARY
SUBDIVISION PLAN

HOLDEN AVENUE PD

SITE & GEOMETRY PLAN

ATTENTION:
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NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED
IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION
SYSTEMS, WITHOUT THE WRITTEN PERMISSION OF AVCON, INC. ANY
VIOLATION OF THIS NOTICE IS SUBJECT TO LEGAL ACTION.
SCALE: 1" = 40' (AS SHOWN)

SCALE: 1" = 40' (AS SHOWN)

REVISIONS table with columns NO., DATE, BY, DESCRIPTION.

DESIGNED BY: RVB
DRAWN BY: BRE
CHECKED BY: RVB
APPROVED BY: RVB
DATE: February 21, 2022

AVCON PROJECT NO. 2019.0099.15

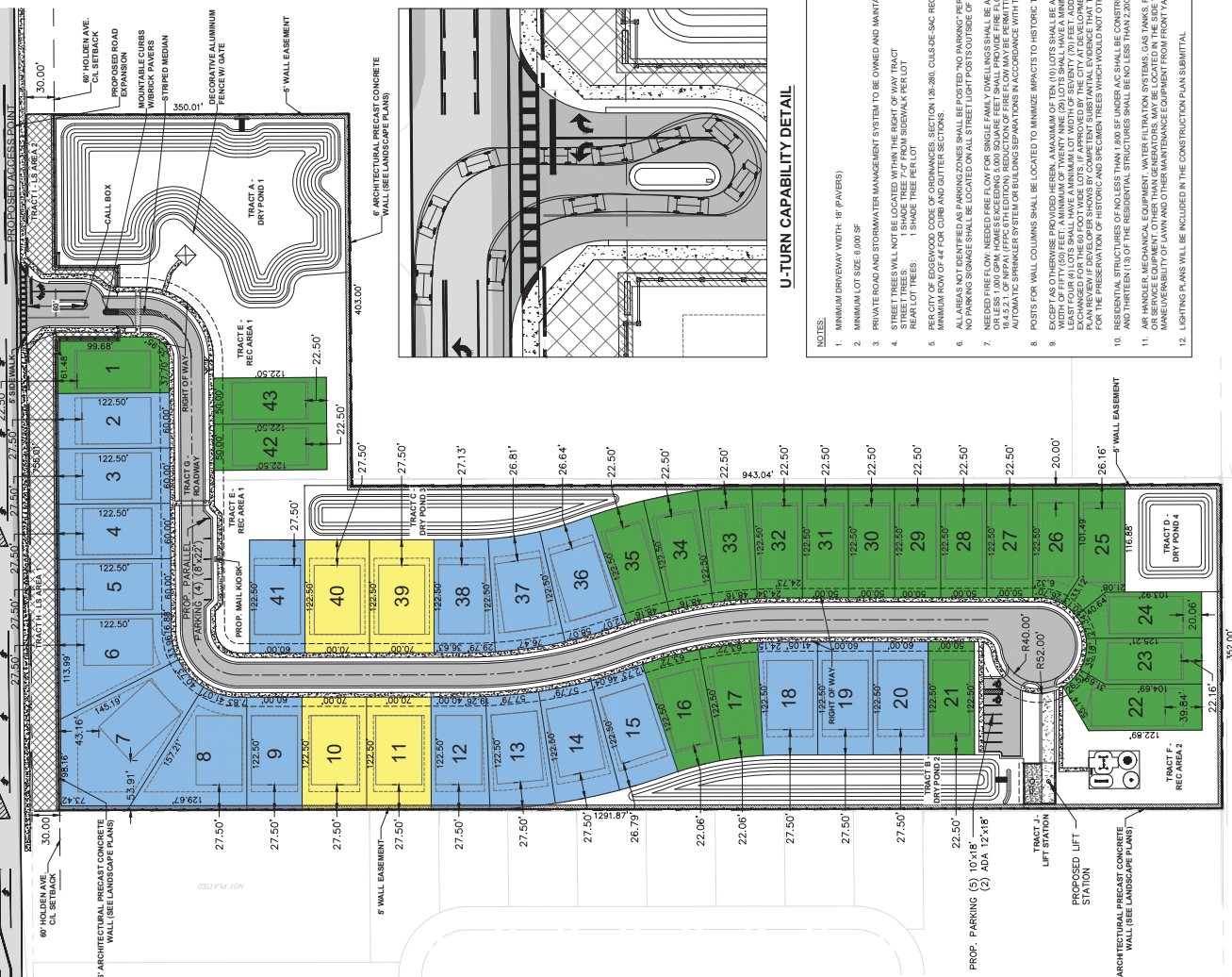
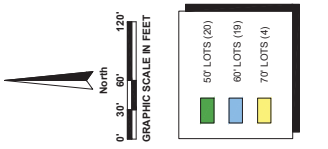
SHEET NUMBER

C-300

GENERAL SITE DATA table with columns PARCEL ID#, ZONING, EXISTING USE, JURISDICTION, FUTURE LAND USE, DEVELOPABLE AREA, LOT DENSITY, PROPOSED DEVELOPMENT, MINIMUM LIVING AREA, MIN. LOTS PER ACRE, MAX. LOT SIZE, MAX. LOT WIDTH, MAXIMUM BUILDING HEIGHT, MAXIMUM IMPERVIOUS LOT COVERAGE, OPEN SPACE REQUIREMENT, RECREATION AREA (% OF TOTAL AREA), PROJECTED STUDENT POPULATION, STUDENTS PER CLASS, GOLF COURSE WATER SERVICE, FIRE PROTECTION, ORANGE COUNTY FIRE & RESCUE, STORMWATER, PHASING SCHEDULE, MODEL HOMES.

TRACT AREAS table with columns TRACT, AREA, PERCENTAGE. Includes TRACT A through TRACT H, TRACT I, TRACT J, TRACT K, TRACT L, TRACT M, TRACT N, TRACT O, TRACT P, TRACT Q, TRACT R, TRACT S, TRACT T, TRACT U, TRACT V, TRACT W, TRACT X, TRACT Y, TRACT Z, TRACT AA, TRACT AB, TRACT AC, TRACT AD, TRACT AE, TRACT AF, TRACT AG, TRACT AH, TRACT AI, TRACT AJ, TRACT AK, TRACT AL, TRACT AM, TRACT AN, TRACT AO, TRACT AP, TRACT AQ, TRACT AR, TRACT AS, TRACT AT, TRACT AU, TRACT AV, TRACT AW, TRACT AX, TRACT AY, TRACT AZ, TRACT BA, TRACT BB, TRACT BC, TRACT BD, TRACT BE, TRACT BF, TRACT BG, TRACT BH, TRACT BI, TRACT BJ, TRACT BK, TRACT BL, TRACT BM, TRACT BN, TRACT BO, TRACT BP, TRACT BQ, TRACT BR, TRACT BS, TRACT BT, TRACT BU, TRACT BV, TRACT BW, TRACT BX, TRACT BY, TRACT BZ, TRACT CA, TRACT CB, TRACT CC, TRACT CD, TRACT CE, TRACT CF, TRACT CG, TRACT CH, TRACT CI, TRACT CJ, TRACT CK, TRACT CL, TRACT CM, TRACT CN, TRACT CO, TRACT CP, TRACT CQ, TRACT CR, TRACT CS, TRACT CT, TRACT CU, TRACT CV, TRACT CW, TRACT CX, TRACT CY, TRACT CZ, TRACT DA, TRACT DB, TRACT DC, TRACT DD, TRACT DE, TRACT DF, TRACT DG, TRACT DH, TRACT DI, TRACT DJ, TRACT DK, TRACT DL, TRACT DM, TRACT DN, TRACT DO, TRACT DP, TRACT DQ, TRACT DR, TRACT DS, TRACT DT, TRACT DU, TRACT DV, TRACT DW, TRACT DX, TRACT DY, TRACT DZ, TRACT EA, TRACT EB, TRACT EC, TRACT ED, TRACT EE, TRACT EF, TRACT EG, TRACT EH, TRACT EI, TRACT EJ, TRACT EK, TRACT EL, TRACT EM, TRACT EN, TRACT EO, TRACT EP, TRACT EQ, TRACT ER, TRACT ES, TRACT ET, TRACT EU, TRACT EV, TRACT EW, TRACT EX, TRACT EY, TRACT EZ, TRACT FA, TRACT FB, TRACT FC, TRACT FD, TRACT FE, TRACT FF, TRACT FG, TRACT FH, TRACT FI, TRACT FJ, TRACT FK, TRACT FL, TRACT FM, TRACT FN, TRACT FO, TRACT FP, TRACT FQ, TRACT FR, TRACT FS, TRACT FT, TRACT FU, TRACT FV, TRACT FW, TRACT FX, TRACT FY, TRACT FZ, TRACT GA, TRACT GB, TRACT GC, TRACT GD, TRACT GE, TRACT GF, TRACT GG, TRACT GH, TRACT GI, TRACT GJ, TRACT GK, TRACT GL, TRACT GM, TRACT GN, TRACT GO, TRACT GP, TRACT GQ, TRACT GR, TRACT GS, TRACT GT, TRACT GU, TRACT GV, TRACT GW, TRACT GX, 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NO PARKING SIGNAGE
R7-1



- NOTES:
1. MINIMUM DRIVEWAY WIDTH: 16 FEET
2. MINIMUM LOT SIZE: 6,000 SF
3. PRIVATE ROAD AND STORMWATER MANAGEMENT SYSTEM TO BE OWNED AND MAINTAINED BY THE HOA
4. STREET TREES SHALL NOT BE LOCATED WITHIN THE RIGHT OF WAY TRACT REAR LOT TREES: 1 SHADE TREE PER LOT
5. PER CITY OF EDGEWOOD CODE OF ORDINANCES SECTION 18.380, CURB-TO-CURB MINIMUM RADIUS OF 34' AND A MINIMUM ROW OF 44' FOR CURB AND GUTTER SECTIONS.
6. ALL AREAS NOT IDENTIFIED AS PARKING ZONES SHALL BE POSTED "NO PARKING" PER 18.2.3.1 (FFPC 6TH EDITION).
7. NEEDED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS: HOMES 5,000 SQUARE FEET AND UNDER: 100 GPM AT 150 PSI; HOMES 5,001 TO 7,500 SQUARE FEET: 150 GPM AT 150 PSI; HOMES 7,501 TO 10,000 SQUARE FEET: 200 GPM AT 150 PSI. AUTOMATIC SPRINKLER SYSTEM OR BUILDING SEPARATIONS IN ACCORDANCE WITH TABLE 4.4.5.1 (FFPC 6TH EDITION) AND THIRTEEN (13) FEET MINIMUM CLEARANCE SHALL BE MAINTAINED.
8. POSTS FOR WALL COLUMNS SHALL BE LOCATED TO MINIMIZE IMPACTS TO HISTORIC TREE ROOTS.
9. EXCEPT AS OTHERWISE PROVIDED HEREIN, A MINIMUM OF TEN (10) LOTS SHALL BE ALLOWED TO HAVE A MINIMUM LOT WIDTH OF FIFTY (50) FEET; A MINIMUM OF TWENTY (20) LOTS SHALL HAVE A MINIMUM LOT WIDTH OF SIXTY (60) FEET. AT THE DISCRETION OF THE CITY OF EDGEWOOD, THE CITY MAY APPROVE A DEVELOPMENT PLAN PRELIMINARY SUBDIVISION PLAN REVIEW IF DEVELOPER SHOWS BY COMPETENT SUBSTANTIAL EVIDENCE THAT THE REDUCTION OF LOT SIZE ALLOWS FOR THE PRESERVATION OF HISTORIC AND SPECIALLY TREES WHICH WOULD NOT OTHERWISE HAVE BEEN PRESERVED AND THIRTEEN (13) FEET MINIMUM CLEARANCE SHALL BE MAINTAINED.
10. ALL WALKWAYS AND DRIVEWAYS SHALL BE CONCRETE OR ASPHALT. GAS TANKS, PROGRAM TANKS, AND OVERHEAD UTILITY OR SERVICE EQUIPMENT OTHER THAN GENERATORS MAY BE LOCATED IN THE SIDE YARD SETBACKS PROVIDED THE MANEUVRABILITY OF LAWN AND OTHER MAINTENANCE EQUIPMENT FROM FRONT YARD TO REAR YARD IS MAINTAINED.
11. LIGHTING PLANS WILL BE INCLUDED IN THE CONSTRUCTION PLAN SUBMITTAL.
12. LIGHTING PLANS WILL BE INCLUDED IN THE CONSTRUCTION PLAN SUBMITTAL.

STREET A TYPICAL SECTION (N.T.S.)
(NORTH/WEST SIDE OF ROADWAY)
NO PARKING SIGNAGE
SEE NOTE 6

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RICHARD V. BALDOCCHI
P.E. #38092

DEVELOPMENT PLAN /
PRELIMINARY
SUBDIVISION PLAN

HOLDEN AVENUE PD

ROADWAY EXPANSION
& DRIVEWAY PLAN

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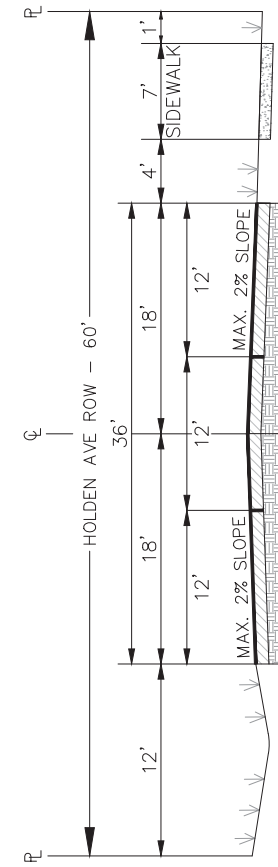
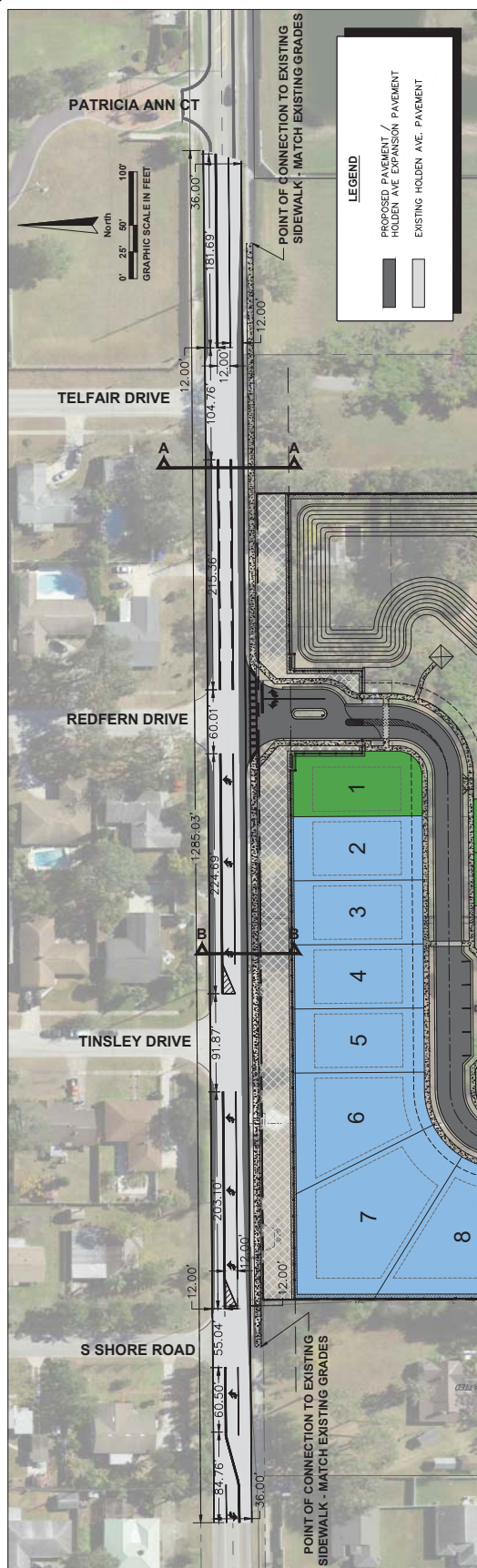
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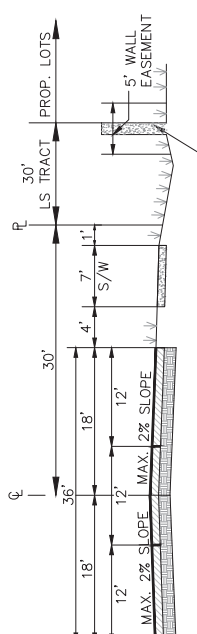
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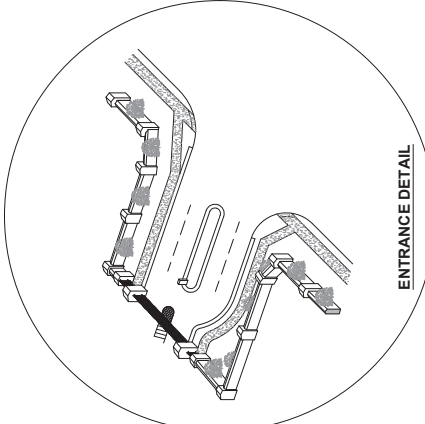
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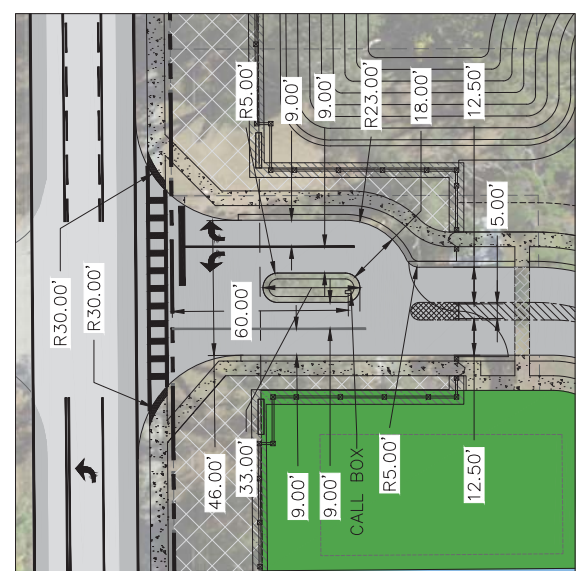
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



ENTRANCE DETAIL



ENTRANCE DIMENSIONS
1"=20'

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DEVELOPMENT PLAN /
PRELIMINARY
SUBDIVISION PLAN

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VEHICLE TRACKING
PLAN

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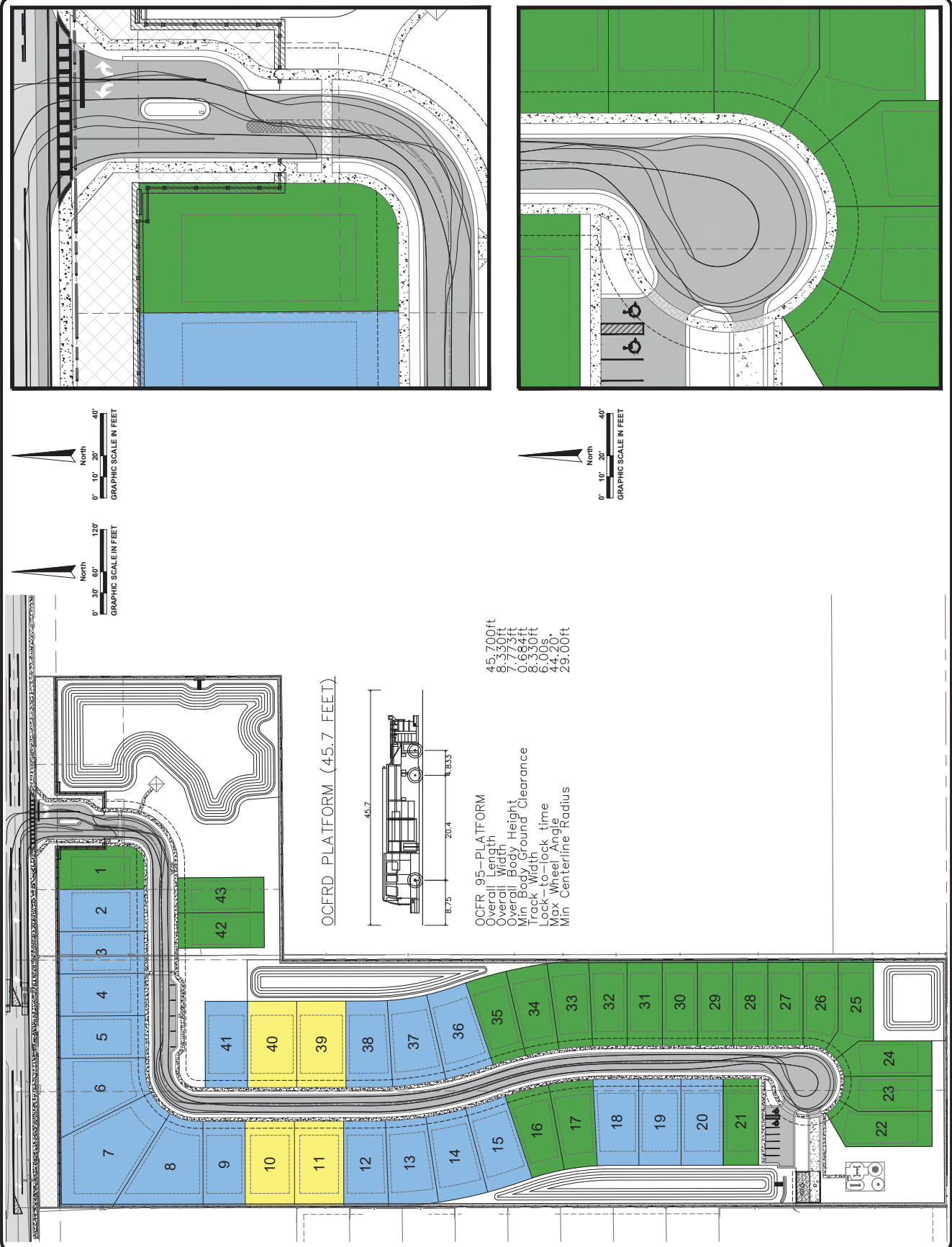
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**DEVELOPMENT PLAN /
PRELIMINARY
SUBDIVISION PLAN**

HOLDEN AVENUE PD

**LOT IMPERVIOUS
SURFACE RATIO
CALCULATIONS**

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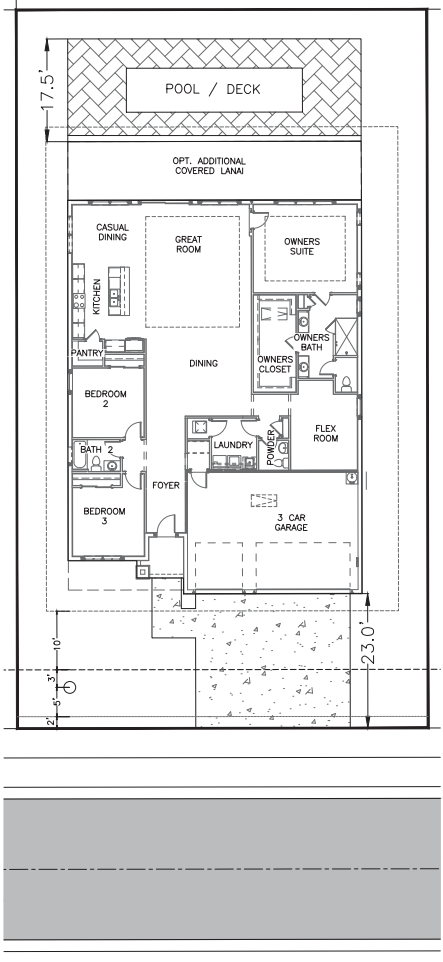
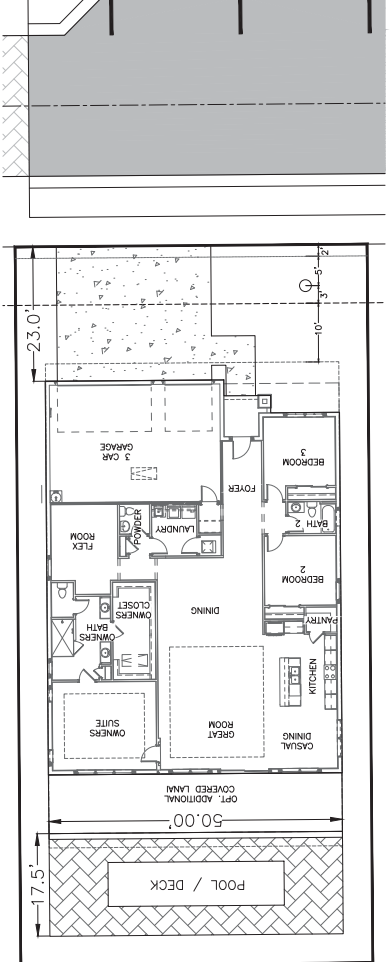
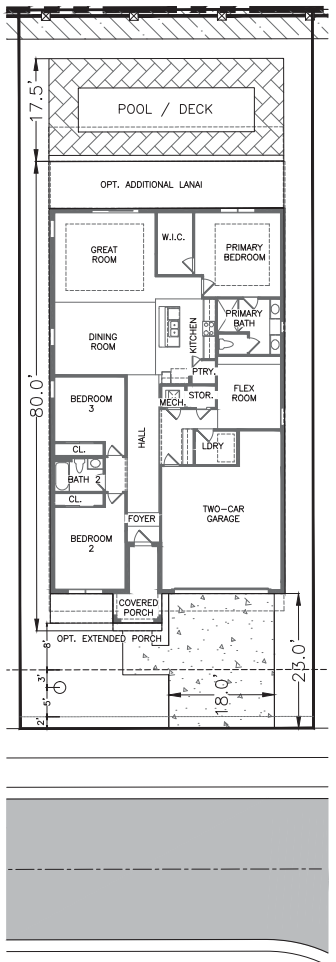
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C-303



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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 COMPANY REGISTRATION NO. 061862437000 (ILLINOIS)
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**DEVELOPMENT PLAN /
 PRELIMINARY
 SUBDIVISION PLAN**

HOLDEN AVENUE PD

TREE PLAN

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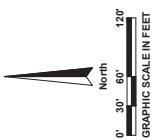
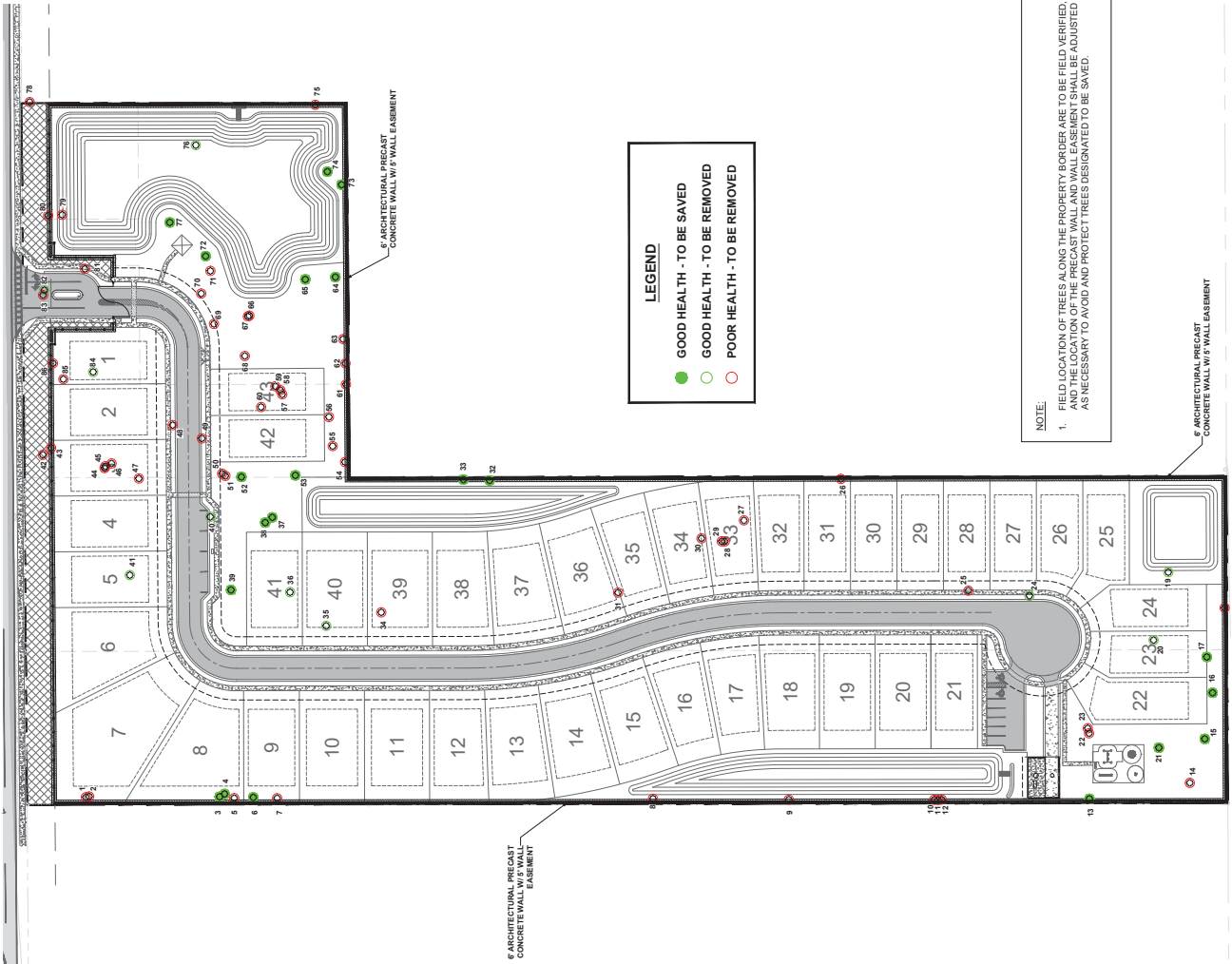
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SHEET NUMBER

C-304

Tree ID	Tree Species	Tree DBH	Tree Health
1	Quercus laurifolia	25	Poor
2	Quercus laurifolia	28	Good
3	Quercus laurifolia	25	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	42	Good
14	Quercus virginiana	55	Good
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	25	Poor
26	Quercus laurifolia	19	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	35	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
50	Quercus virginiana	35	Good
51	Quercus virginiana	19	Poor
52	Quercus virginiana	19	Poor
53	Quercus laurifolia	23	Good
54	Quercus laurifolia	22	Good
55	Quercus laurifolia	28	Poor
56	Quercus virginiana	42	Poor
57	Quercus virginiana	24	Poor
58	Quercus virginiana	61	Poor
59	Quercus virginiana	43	Poor
60	Quercus virginiana	32	Poor
61	Quercus laurifolia	42	Poor
62	Quercus laurifolia	40	Poor
63	Quercus laurifolia	38	Poor
64	Quercus laurifolia	31	Good
65	Quercus virginiana	31	Good
66	Quercus virginiana	27	Poor
67	Quercus virginiana	30	Poor
68	Quercus virginiana	56	Poor
69	Quercus laurifolia	32	Poor
70	Quercus virginiana	28	Poor
71	Quercus virginiana	31	Poor
72	Quercus virginiana	31	Good
73	Quercus laurifolia	38	Good
74	Quercus laurifolia	38	Good
75	Quercus virginiana	21	Poor
76	Quercus virginiana	73	Good
77	Quercus virginiana	55	Good
78	Quercus virginiana	43	Poor
79	Quercus virginiana	49	Poor
80	Quercus virginiana	41	Poor
81	Quercus laurifolia	42	Poor
82	Quercus laurifolia	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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RICHARD V. BALDOCCHI
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DEVELOPMENT PLAN /
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HOLDEN AVENUE PD

TRACT BOUNDARY
EXHIBIT

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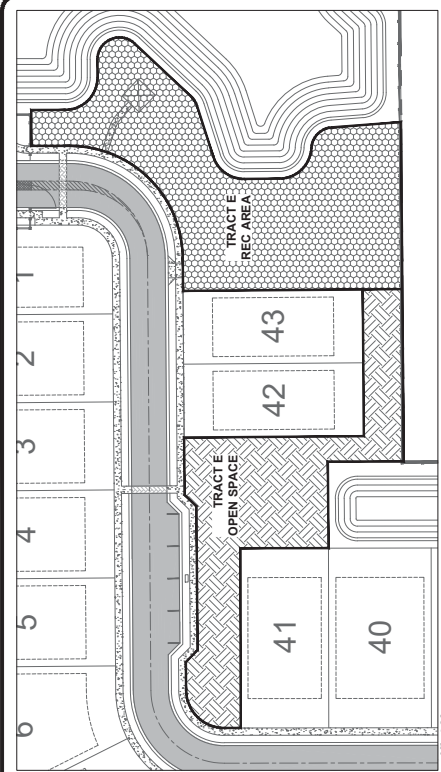
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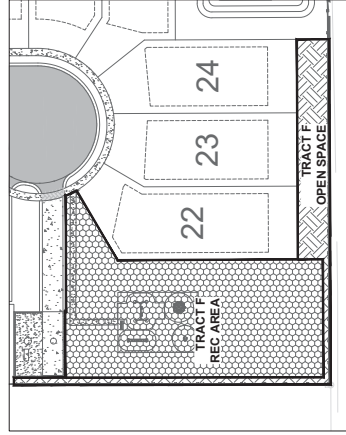
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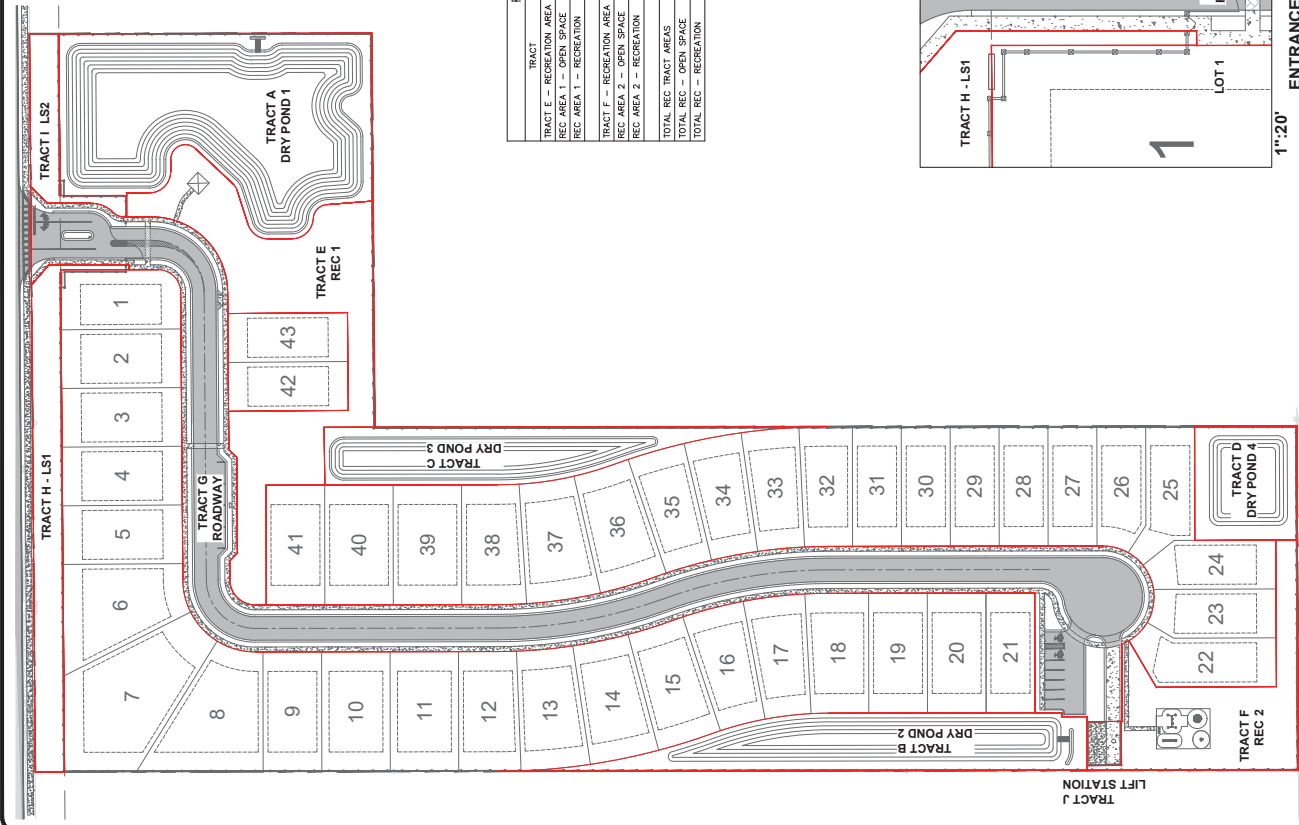


RECREATION TRACT E - BREAKDOWN



RECREATION TRACT F - BREAKDOWN

TRACT	AREA (SF)	AREA (AC)
TRACT E - RECREATION AREA 1	35,294 SF	0.810 AC
REC AREA 1 - OPEN SPACE	14,607 SF	0.335 AC
REC AREA 1 - RECREATION	20,687 SF	0.475 AC
TRACT F - RECREATION AREA 2	19,876 SF	0.456 AC
REC AREA 2 - OPEN SPACE	4,799 SF	0.110 AC
REC AREA 2 - RECREATION	15,077 SF	0.346 AC
TOTAL REC TRACT AREAS	55,170 SF	1.267 AC
TOTAL REC - OPEN SPACE	19,406 SF	0.446 AC
TOTAL REC - RECREATION	35,764 SF	0.821 AC



ENTRANCE - TRACT BOUNDARIES

SOUTH E - TRACT BOUNDARIES

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2/28/2022
CITY OF EDGEWOOD



AVCON, INC.
5035 NICHOLS AVE. SUITE 200 GRANADA, IL 62627-2779
CORPORATE OFFICE TEL: 618.433.3333 FAX: 618.433.3334
WWW.AVCON.COM

RICHARD V. BALDOCCHI
P.E. #58692

**DEVELOPMENT PLAN /
PRELIMINARY
SUBDIVISION PLAN**

HOLDEN AVENUE PD

DRAINAGE PLAN

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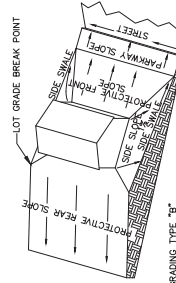
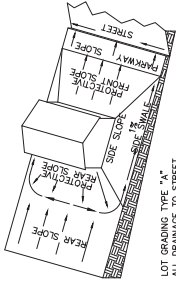
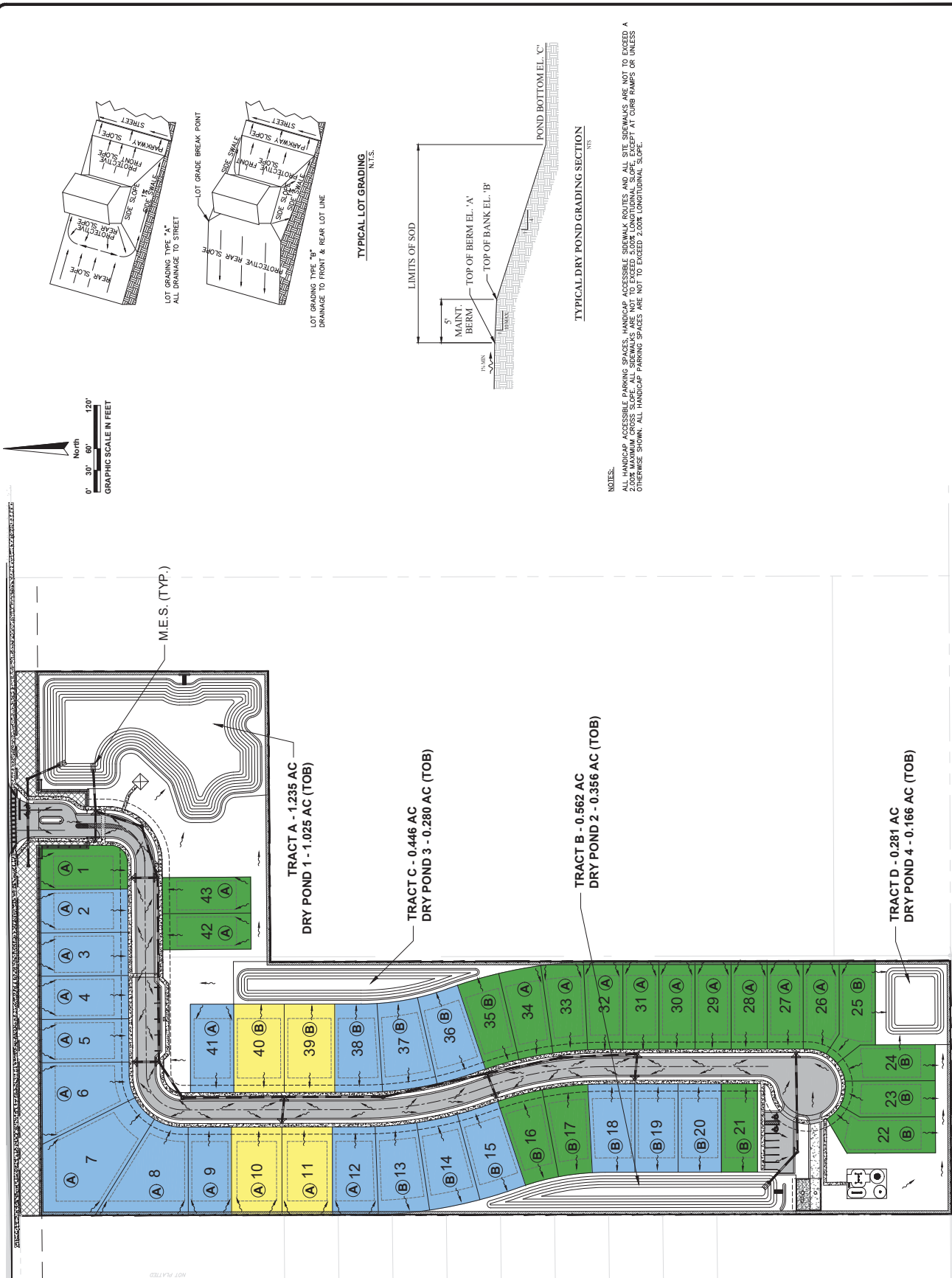
NO.	DATE	BY	DESCRIPTION

DESIGNED BY: RVB
DRAWN BY: BRE
CHECKED BY: RVB
APPROVED BY: RVB
DATE: February 21, 2022

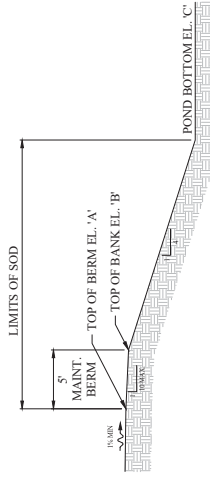
AVCON PROJECT No. 2019.0099.15

SHEET NUMBER

C-400



TYPICAL LOT GRADING
N.T.S.



NOTES:
ALL HANDICAP ACCESSIBLE PARKING SPACES, HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE DRIVEWAYS ARE NOT TO EXCEED A 2.0% MAXIMUM CROSS SLOPE. ALL SIDEWALKS ARE NOT TO EXCEED 5.0% MAXIMUM LONGITUDINAL SLOPE EXCEPT AT CURB RAMPS OR UNLESS OTHERWISE SHOWN. ALL HANDICAP PARKING SPACES ARE NOT TO EXCEED 2.0% LONGITUDINAL SLOPE.

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CITY OF EDGEWOOD



RICHARD V. BALDOCCHI
 P.E. #58692

**DEVELOPMENT PLAN /
 PRELIMINARY
 SUBDIVISION PLAN**

HOLDEN AVENUE PD

UTILITY PLAN

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 OR ANY OF ITS AFFILIATES OR SUBSIDIARIES TO
 REPRODUCE OR TO MAKE ANY PART THEREOF
 PUBLIC OR TO BE USED IN ANY MANNER OTHER THAN

SCALE:

NO.	DATE	BY	DESCRIPTION

DESIGNED BY: R/VB
 DRAWN BY: BRE
 CHECKED BY: R/VB
 APPROVED BY: R/VB
 DATE: February 21, 2022

AVCON PROJECT No. 2019.0099.15

SHEET NUMBER
C-500



LEGAL DESCRIPTION

THE WEST 18.00 FEET OF THE FOLLOWING TRACT, BEGINNING AT A POINT 440 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SECTION 16, T15N, R18E, S16E, COUNTY OF DADE, STATE OF FLORIDA, THENCE EAST 356 FEET; THENCE SOUTH 130 FEET TO THE SOUTHLINE OF THE SAID NORTHWEST 1/4; THENCE WEST 130 FEET TO THE WEST LINE OF THE SAID NORTHWEST 1/4; THENCE NORTHWEST 1/4, 336 FEET, THENCE NORTH 130 FEET TO THE POINT OF BEGINNING.

PARCEL 1
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 SECTION 16, T15N, R18E, S16E, COUNTY OF DADE, STATE OF FLORIDA, THENCE EAST 356 FEET; THENCE SOUTH 130 FEET TO THE SOUTHLINE OF THE SAID NORTHWEST 1/4; THENCE WEST 130 FEET TO THE WEST LINE OF THE SAID NORTHWEST 1/4; THENCE NORTHWEST 1/4, 336 FEET, THENCE NORTH 130 FEET TO THE POINT OF BEGINNING.

PARCEL 2
N 380 FT OF W 100 FT OF E 587.7 FT OF NW 1/4, OR NW 1/4, 30 FT RD R/W OF SEC 14-23-29

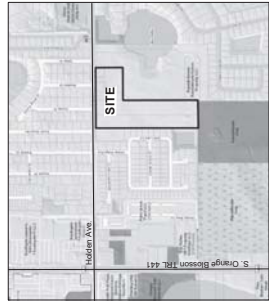
PARCEL 3
N 300 FT OF W 303 FT OF E 420.7 FT OF NW 1/4, OR NW 1/4, 155 FT OF E 125 FT & LESS N 198 FT & LESS N 30 FT FOR RD SEC 14-23-29 TOGETHER

PARCEL 4
N 155 FT OF W 125 FT OF E 240.7 FT OR NW 1/4, OR NW 1/4, 85.5 FT RD R/W OF SEC 14-23-29

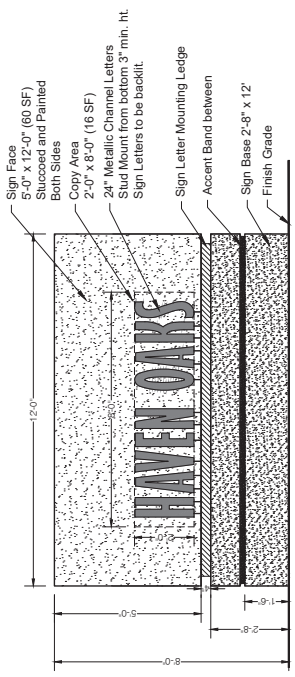
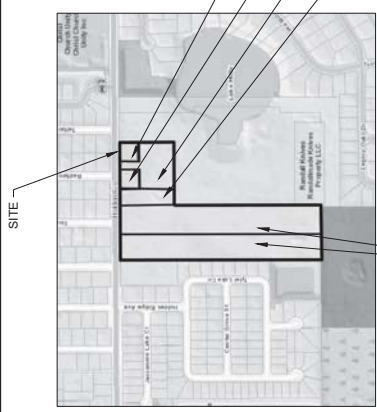
PARCEL 5
105 FT OF W 281 FT OF E 420.7 FT OF NW 1/4, OR NW 1/4, 30 FT FOR RD R/W OF SEC 14-23-29

Parcel # 14-23-29-0000-00-004
Street Address: 1130 Holden Ave.
Parcel # 14-23-29-0000-00-005
Street Address: 1110 Holden Ave.

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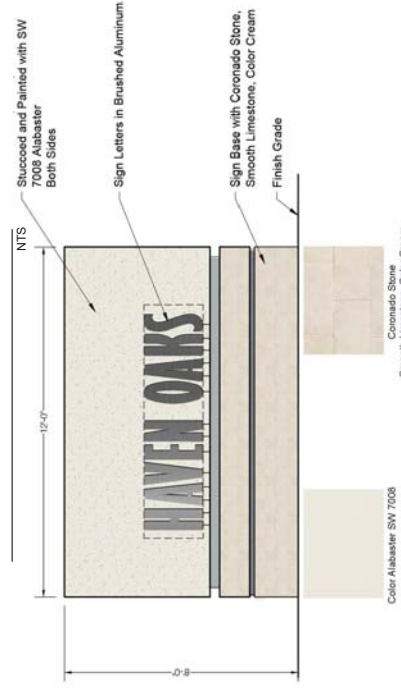


Location Map



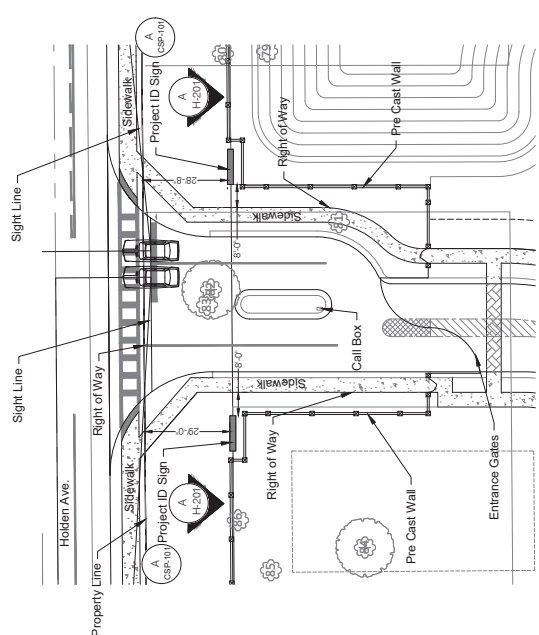
Elevation
Free Standing Entrance Sign

Both Sides of Entrance



Elevation
Free Standing Entrance Sign

Both Sides of Entrance



Entrance

Scale: 1" = 20'

Team Members

- Landscaping Architect**
Owner: Baveria Holdings, LLC
Daily Design Group
10000 W. 11th Ave.
White Park, Florida 32789
(407) 740-7373
- Civil Engineer**
Avcon, Inc.
14515 Jackson Street, Suite 200
Orlando, FL 32822
(407) 598-1122
- Surveyor**
Allen & Company
10000 W. 11th Ave.
White Park, Florida 32789
(407) 654-5355
- Surveyor**
Gary A. Burden
10000 W. 11th Ave, Suite 211
Orlando, FL 32835
(407) 694-2461

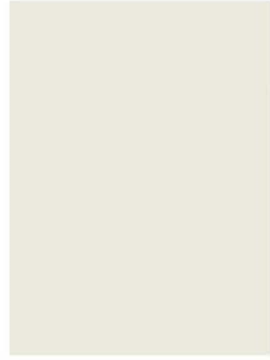
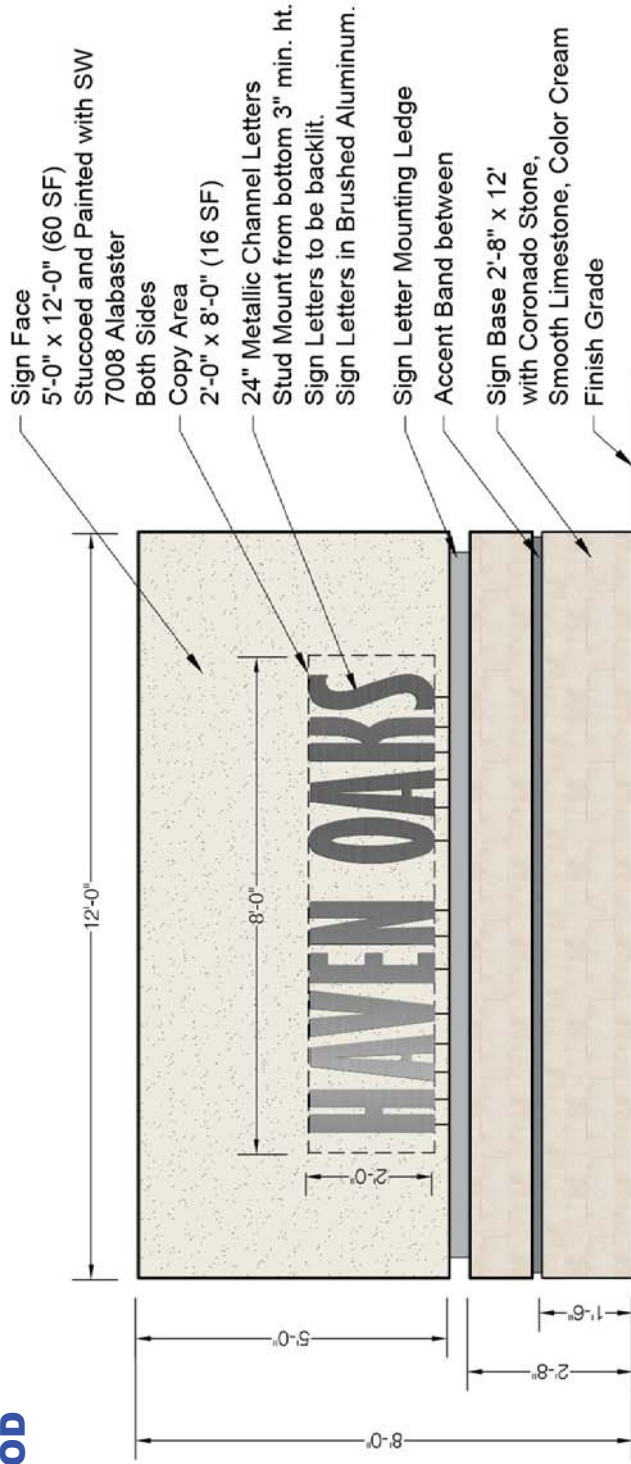


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3/4/2022

CITY OF EDGEWOOD

Section E, Item 4.



Color Alabaster SW 7008



Coronado Stone
Smooth Limestone
Color Cream

Haven Oaks Entrance Sign

Clermont, Florida



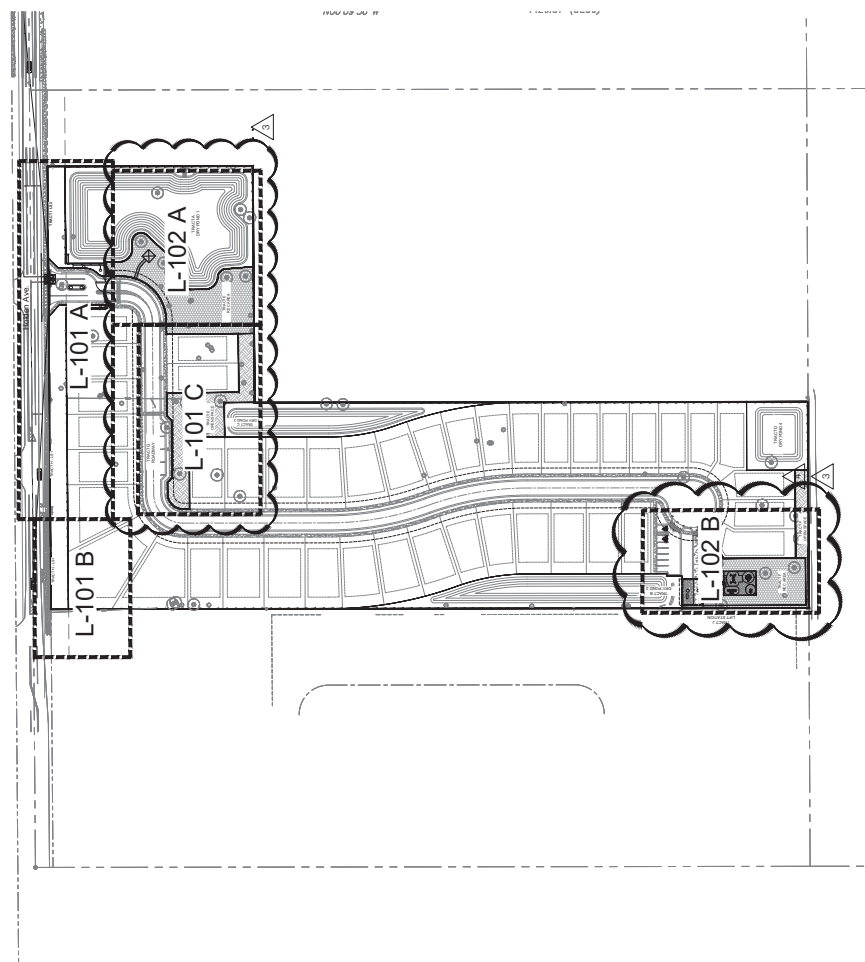
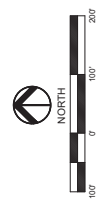
daly design group
Urban Planning Landscape Architecture Project Management
913 N Pennsylvania Ave., Winter Park Florida 32789
Phone 407.740.7373 www.dalydesign.com
Job No.: 1930 Scale: nts Date: 03/03/2022



PROJ: 16310
 SCALE: 1" = 100'
 DATE: March 2020
 SHEET: K-100

Key Sheet
 Orlando, Florida
 Development Plan/Preliminary Subdivision Plan
 Haven Oaks
 daly design group inc.
 604 Courland St. Suite 101, Orlando, FL 32804 (407) 740-7373 www.dalydesign.com

REV	DATE	DESCRIPTION
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	02.17.22	Revisions per City Comments



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2/28/2022

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GENERAL LANDSCAPE NOTES

1. Landscape Contractor shall be responsible for all materials and methods of construction. The Contractor shall verify all quantities and report any discrepancies at time of bidding.

2. All plant material shall be graded Florida No. 1 or better, as indicated by Florida Nursery Planters. Florida Nursery Planters are defined as the Florida Nursery and Floriculture Council of America (FFCA). All plants shall be inspected and approved by the County of Alachua Agricultural Conservation Department, Plant Industry.

3. All plants shall be set in accordance with a minimum of 2" x 6" hole in the soil.

4. The Landscape Contractor shall be wholly responsible for the accuracy of all drawings and specifications. The Contractor shall be legally liable for any damage caused by instability of plant material. The stakes must be set in detail on the plan, including the location of the owner or his/her authorized representative.

5. Every possible effort shall be taken to protect existing trees that are shown on the landscape plan to be preserved.

6. The Landscape Contractor is responsible for clearing all debris associated with their work.

7. The Contractor shall be responsible for removing all debris from the site. Stripped branches may not be used to meet minimum requirements. Tree size to be measured at DBH 4.5' above grade.

8. All landscaping shall be installed according to accepted commercial planting procedures. Soil shall be free of insecticide, herbicide, or other construction debris.

9. All plantings shall conform to the standards set forth in the Florida Landscape Code (F.L.C. 2021), unless otherwise indicated by the specifications provided for the Development Agreement. The Contractor shall be responsible for obtaining all permits required for the work.

10. All landscaping shall be installed according to accepted commercial planting procedures. Soil shall be free of insecticide, herbicide, or other construction debris.

11. All landscaping areas shall be 100% irrigated.

12. Ball & burlap material shall be an acceptable alternative to container grown trees.

13. Occasionally there is the potential for site modification due to revised field grading, clearing of existing tree canopy or other conditions adverse to the healthy establishment of any plant material prior to planting. It is the responsibility of the Contractor to notify the Owner and Landscape Architect of any such conditions prior to planting. It is the responsibility of the Contractor to address and clarify any questions, concerns and/or conditions related to these drawings or the existing site.

14. The Landscape Contractor shall be responsible for arranging and installing all plantings. It is the responsibility of the Contractor to address and clarify any questions, concerns and/or conditions related to these drawings or the existing site.

15. Landscape Contractor shall use appropriate container size to meet minimum plant height. If minimum plant height can not be met with specified container size.

16. This Landscape plan has been prepared by a certified Landscape Architect who is registered in the State of Florida.

PLANT SCHEDULE

Quantity	SYMBOL	Botanical	Common	Specification
69	AD	<i>Asparagus setosus</i>	Fossil Fern	Min. 3 gal. Full pot 24" o.c.
45	CA	<i>Bismarckia nobilis</i>	Common Lily	1.5" Clay Truck
215	DC	<i>Cyperus pedicatus 'Gold Bland'</i>	Gold Bland Duranta	Min. 7 gal. 24" H. x 24" W.
38	LT	<i>Ligustrum japonicum</i>	Japanese Privet	Min. 7 gal. 24" H. x 24" W. x 30" o.c.
58	OV	<i>Quercus virginiana</i>	Southern live oak	Min. 30 gal. 8" H. x 8" o.c. 3 stems, 3/4" caliper
366	TAM	<i>Tierochloa sp. subsp. sikkimensis</i>	Asian taro fern	Min. 1 gal. Full pot 18" o.c.
21	VS	<i>Mitranium suspensum</i>	Starbush's Hibiscus	Min. 7 gal. 20" H. x 20" W. 36" o.c.
49,753 SF	SOD A	<i>St. Augustine Sod</i>		



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

PROJ: 1630
SCALE: NTS
March 2020
SHEET: L-01

PLANT SCHEDULE AND DETAILS
Haven Oaks
Orlando, Florida

REVISIONS PER CITY COMMENTS

NO.	DATE	DESCRIPTION
1	11/20/21	Revisions per City Comments
2	11/20/21	Revisions per City Comments
3	03/21/22	Revisions per City Comments
4	03/21/22	Revisions per City Comments
5	09/13/21	Revisions per City Comments
6	02/28/21	Revisions per City Comments

PLANT SCHEDULE AND DETAILS
Haven Oaks
Orlando, Florida

REVISIONS PER CITY COMMENTS

NO.	DATE	DESCRIPTION
1	11/20/21	Revisions per City Comments
2	11/20/21	Revisions per City Comments
3	03/21/22	Revisions per City Comments
4	03/21/22	Revisions per City Comments
5	09/13/21	Revisions per City Comments
6	02/28/21	Revisions per City Comments

PLANT SCHEDULE AND DETAILS
Haven Oaks
Orlando, Florida

REVISIONS PER CITY COMMENTS

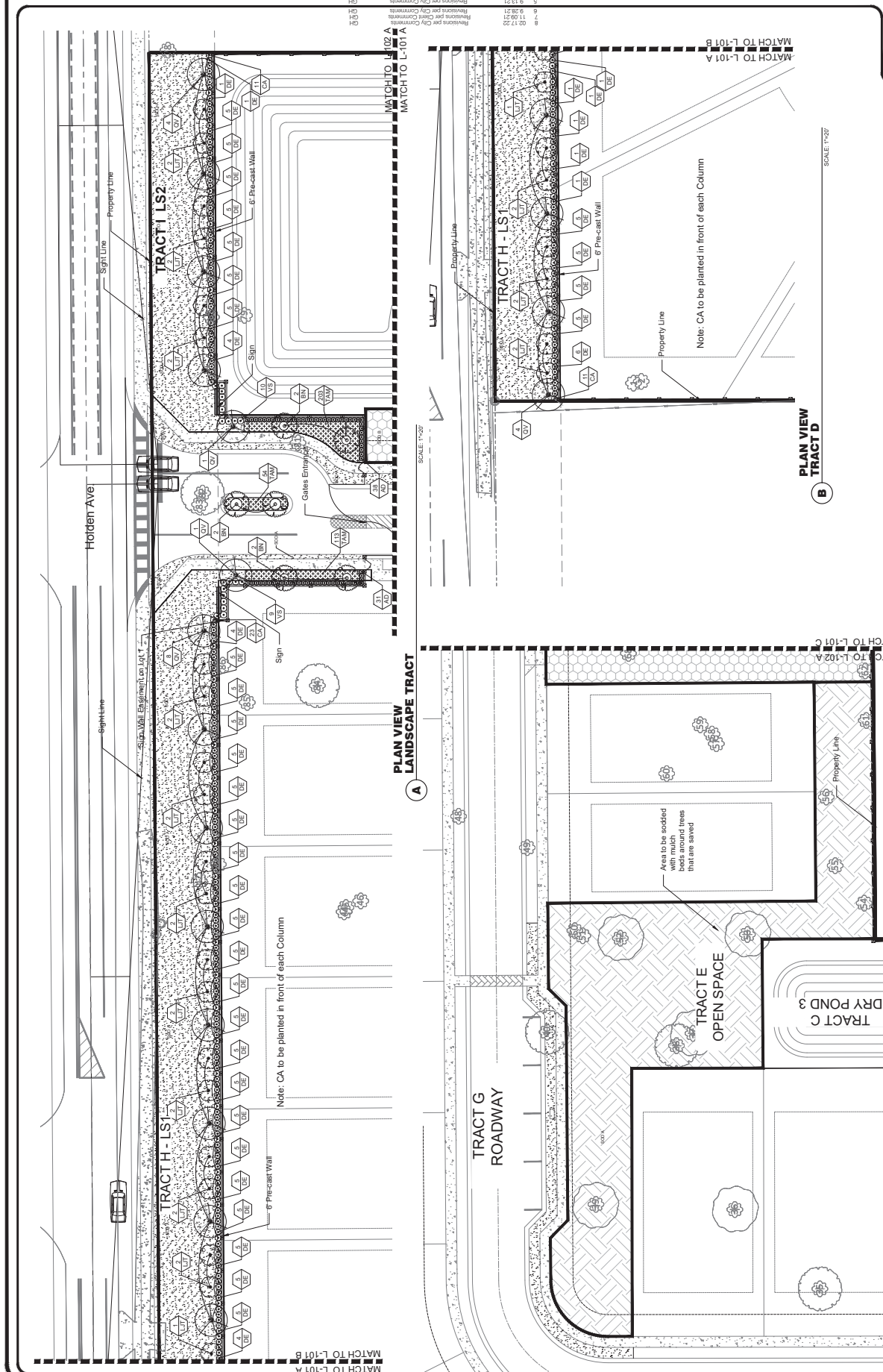
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2	11/20/21	Revisions per City Comments
3	03/21/22	Revisions per City Comments
4	03/21/22	Revisions per City Comments
5	09/13/21	Revisions per City Comments
6	02/28/21	Revisions per City Comments

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Development Plan/Preliminary Subdivision Plan
 Haven Oaks
 Orlando, Florida



PROJECT NO: 16330
 SCALE: 1" = 20'
 DATE: March 2020
 SHEET: L-101



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PLAN VIEW TRACT D
 SCALE: 1"=20'

PLAN VIEW LANDSCAPE TRACT
 SCALE: 1"=20'

PLAN VIEW TRACT D RECREATION
 SCALE: 1"=20'

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	02.17.22	Revisions per City Comments
7	03.28.22	Revisions per City Comments
8	03.28.22	Revisions per City Comments
9	03.28.22	Revisions per City Comments
10	03.28.22	Revisions per City Comments

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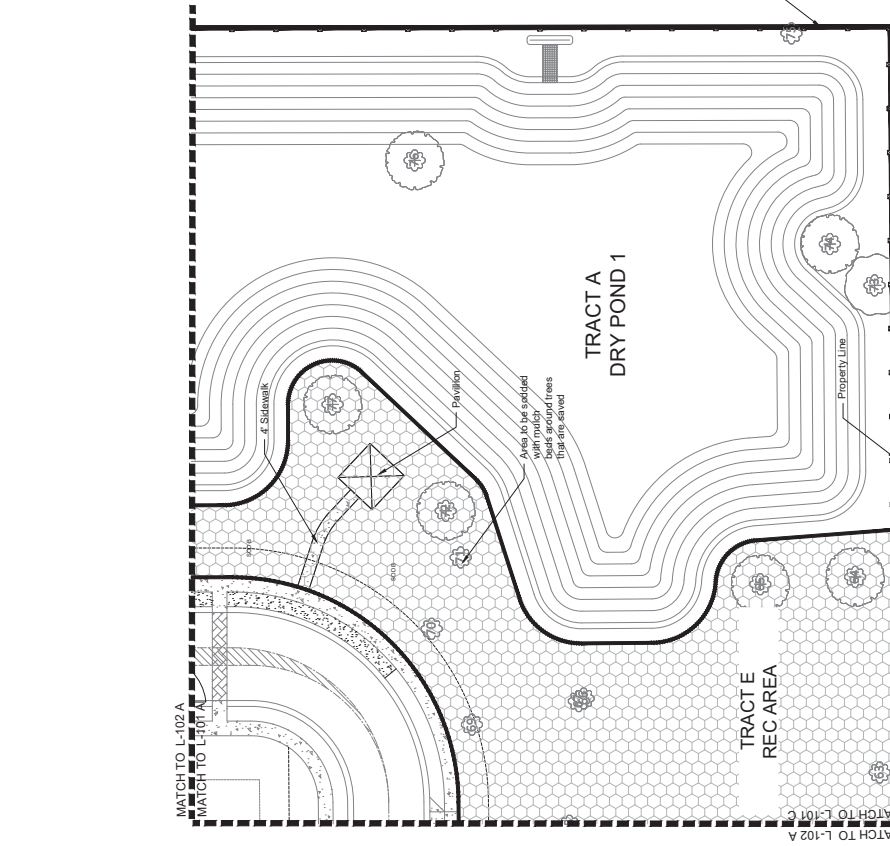
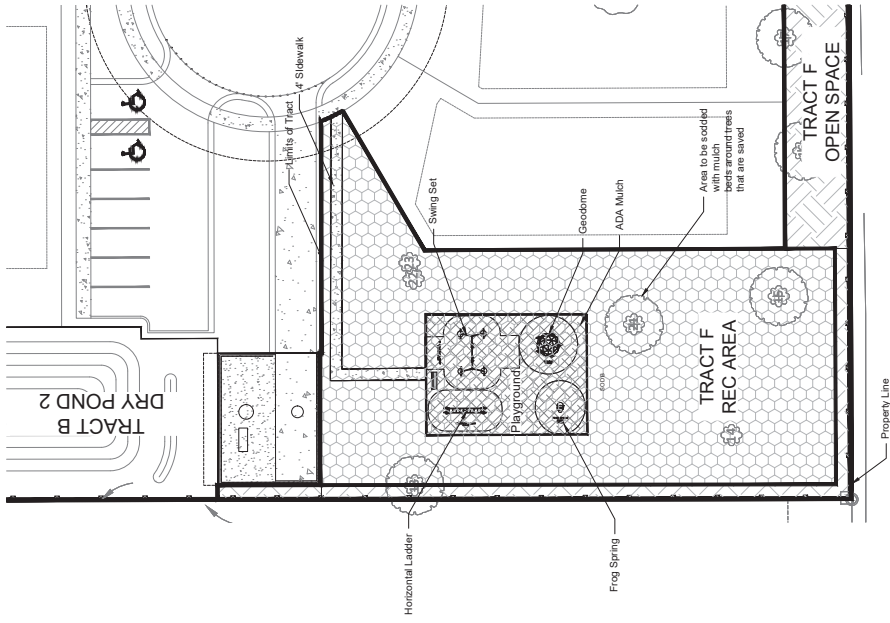
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REV	DATE	DESCRIPTION
8	02.17.22	Revisions per City Comments
7	11.09.21	Revisions per Client Comments
4	9.7.21	Revisions per City Comments

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

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

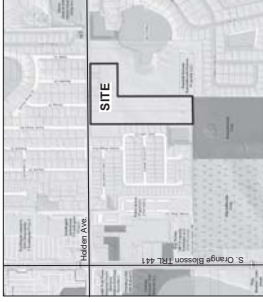
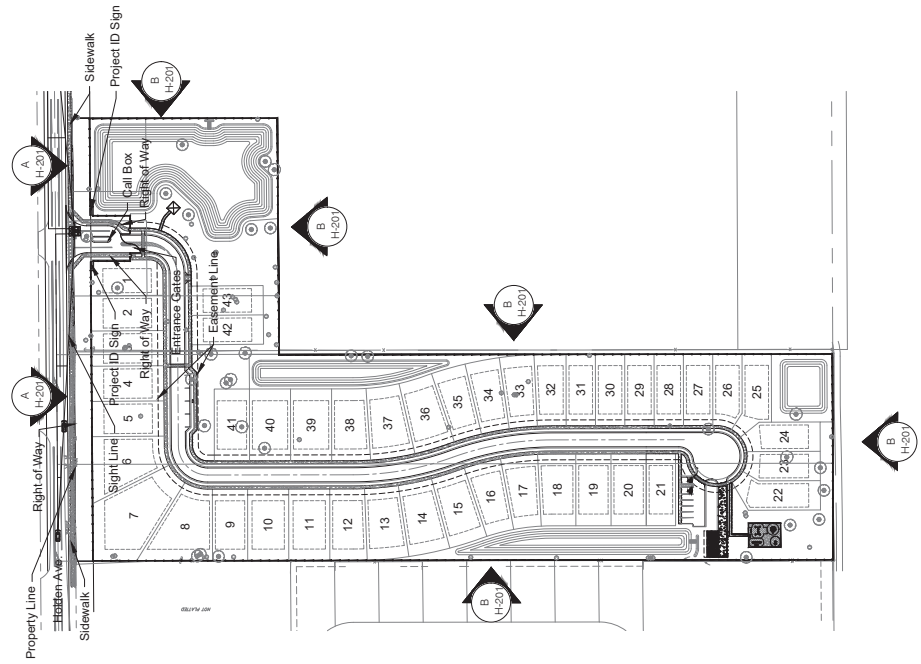
PROJECT NO. 1901630-00
 SCALE 1"=20'
 DATE June 2021
 SHEET L-102

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SCALE 1"=20'

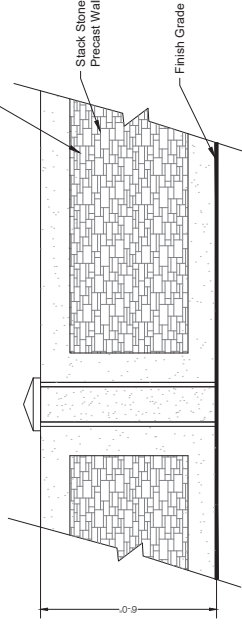
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RECEIVED
2/28/2022
CITY OF EDGEWOOD

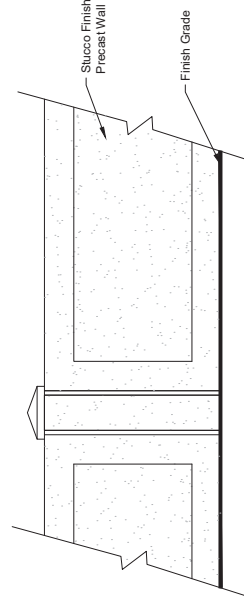


Location Map

Decorative 6' ht Precast Wall, 3 Color Modeling Paint Pattern. Contractor to provide sample to owner for approval prior to wall painting.



Elevation A
6' Precast Wall Type A NTS



Elevation B
6' Precast Wall Type B NTS



REV	DATE	DESCRIPTION
8	02.17.22	Revisions per City Comments
CH		
BY		

daly design group inc
604 Courland St., Suite 101, Orlando, FL 32804 (407) 740-7373 www.dalydesign.com

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



PROJ: 16330
SCALE: 1" = 100'
NOV 2021
H-201

LEGAL DESCRIPTION

THE WEST 180.00 FEET OF THE FOLLOWING TRACT, BEGINNING AT A POINT 440 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF THE SECTION 16, T15N, R17E, S15E, COUNTY OF ORANGE, FLORIDA, AND THENCE EAST 356 FEET; THENCE SOUTH 130 FEET TO THE SOUTHLINE OF THE SAID NORTHWEST ¼ OF THE NORTHWEST ¼, THENCE WEST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST ¼ OF THE NORTHWEST ¼, 336 FEET, THENCE NORTH 130 FEET TO THE POINT OF BEGINNING.

PARCEL 1
THE EAST 187.00 FEET OF THE FOLLOWING TRACT, BEGINNING AT A POINT 440 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF THE SECTION 16, T15N, R17E, S15E, COUNTY OF ORANGE, FLORIDA, AND THENCE EAST 356 FEET; THENCE SOUTH 130 FEET TO THE SOUTHLINE OF THE SAID NORTHWEST ¼ OF THE NORTHWEST ¼, THENCE WEST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST ¼ OF THE NORTHWEST ¼, 336 FEET, THENCE NORTH 130 FEET TO THE POINT OF BEGINNING.

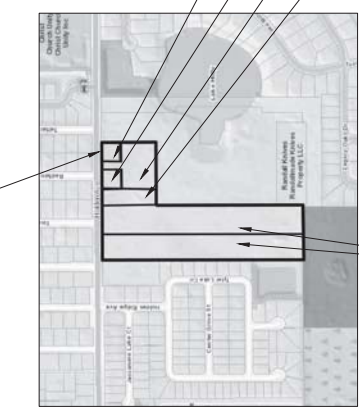
PARCEL 2
N 300 FT OF W 100 FT OF E 587.7 FT OPNW ¼, OPNW ¼, LESS N 30 FT RD RW/OF SEC 14-23-29

PARCEL 3
N 300 FT OF W 303 FT OF E 420.7 FT OF NW¼, LESS N 155 FT OF E 125 FT & LESS N 156 FT OF W 125 FT & LESS N 30 FT FOR RD SEC 14-23-29 TOGETHER

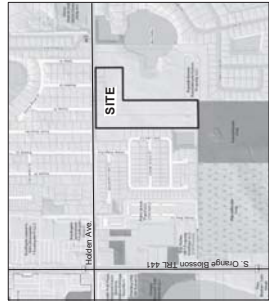
PARCEL 4
N 155 FT OF W 125 FT OF E 240.7 FT OPNW ¼, OF NW ¼, LESS N 30 FT RD RW/OF SEC 14-23-29

PARCEL 5
105 FT OF W 125 FT OF E 420.7 FT OF NW¼, LESS N 30 FT FOR RD RW/OF SEC 14-23-29

Parcel # 14-23-29-0000-00-004
Street Address: 1130 Holden Ave.
Parcel # 14-23-29-0000-00-005
Street Address: 1110 Holden Ave.

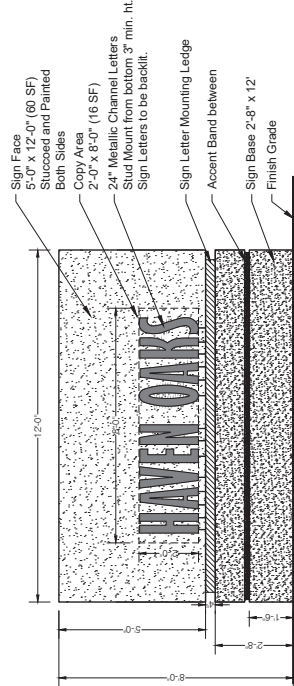
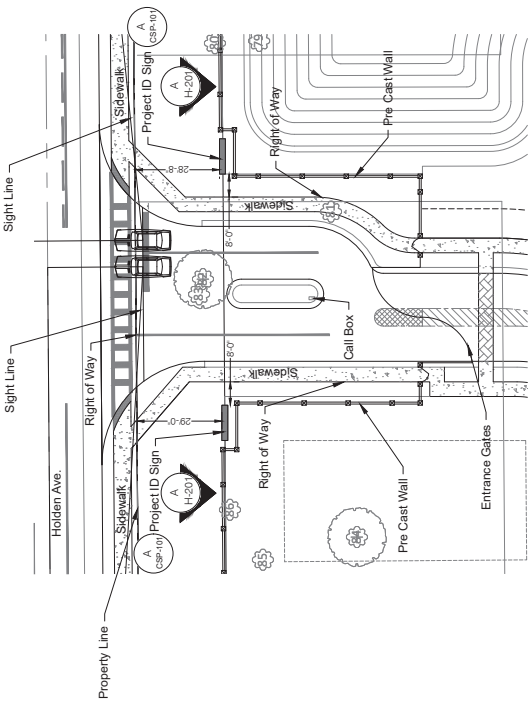


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CITY OF EDGEWOOD



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.



Elevation
Free Standing Entrance Sign
A Both Sides of Entrance

Scale: 1"= 20'

Team Members

Owner
Landscape Architects LLC
871 Curruick Sound LN.
Winter Park, Florida 32789
(321) 695-7772

Civil Engineer
5665 East Michigan Street, Suite 200
Orlando, FL 32822
(407) 599-1122

Surveyor
16 East Palm Street
Winter Garden, Florida 34787
(407) 864-5385

Surveyor
1937 S. Havassee RD., Suite 211
Orlando, FL 32835
(407) 694-2461



REV	DATE	DESCRIPTION

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

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

PROJ: 1633-00
DATE: 1/20/22
SCALE: 1"= 20'
DATE: Feb 2022
SHEET NO: 17
TOTAL SHEETS: 101
CSP-101

ORDINANCE NO. 2022-01

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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:

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

43
44 The R-1-AA-CA and R-1-A-CA single-family dwelling districts are exclusively for land
45 that has been annexed from the County and developed under County site standards.

46
47 **Sec. 134-222. R-1AA-CA and R-1A-CA Uses permitted.**

48
49 The permitted uses within the R1AA-CA and R1A-CA districts shall be the same as the
50 permitted uses set forth for R-1-AA and R-1-A zoning districts in Section 134-219.

51
52 **Sec. 134-223. R-1AA-CA and R-1A-CA Special exceptions.**

53
54 The special exception uses within the R1AA-CA and R1A-CA districts shall be the same
55 as the special exception uses set forth for R-1-AA and R-1-A zoning districts in Section 134-220.

56
57 **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>

59
60 * * *

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

62
63 The R-3-CA district is exclusively for land zoned R-3 at the time of annexation into the
64 City.

65
66 **Sec. 134-285. R-3-CA Uses permitted.**

67
68 Only the following uses shall be permitted within any R-3-CA district:
69 (1) Any use permitted in the R-2 district, pursuant to Section 134-255, provided the
70 density does not exceed that allowed by the property’s comprehensive plan future
71 land use designation.

72 (2) Multiple-family dwellings, provided the density does not exceed that allowed by
73 the property’s comprehensive plan future land use designation.

74 (3) Kindergarten and day nurseries.

75

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

77

78 The special exception uses within the R-3-CA district shall be the same as the special
79 exception uses set forth for the R-2 district in by Section 134-256.

80

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

82

83 Site development standards within the R3-CA district shall be the same as required for
84 the R3 district set forth in Section 134-579 with the exception of impervious surface maximum
85 for lots with a one family building (aka single family dwelling). For a one family building lot, a
86 minimum of 40% private open space shall be provided on each lot. Residential private open
87 space for this section is defined as the usable open space on individual lots maintained by the
88 required front, rear and side yards of the residential zoning district and excluding paved
89 driveways, principal and accessory structures; but recreational structures such as, but not limited
90 to, pools, tennis courts and porches can be included in calculating residential open space.

91

92 * * *

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

94

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

97

98 **Sec. 134-440. - Uses permitted.**

99

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

101

102 (1) Any use permitted in the C-3 wholesale commercial district as set forth in Section
103 134-403.

104 (2) Any other use when, after a review of an application, the city council finds as a
105 fact that the proposed use is consistent with the general zoning plan and with the
106 public interest. Determination shall be after public notice and public hearing.

107

108 **Sec. 134-441. - Uses prohibited.**

109

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

111 (1) Non-medical marijuana sales.

112 (2) Cannabis farm.

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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

154 six (6) feet in height; and shall be at least fifty (50) percent opaque as viewed
155 from any point along the residential district boundary. When landscaping is used
156 for screening, the height and opacity requirements shall be attained within
157 eighteen (18) months after commercial parking lots are established.

158 (11) The parking of passenger vehicles shall be permitted in any required yard except
159 the front fifty (50) percent of required front yards and portions of the landscaped
160 areas/buffer yards as otherwise required by Chapter 114.

161 (12) An increased setback not less than sixty (60) feet in width shall be provided along
162 each I-CA industrial district boundary line which abuts any residential zoning
163 district. Specific landscaping within the setback area shall be in accordance with
164 Chapter 114 of this Code. That portion of the setback area that is not required to
165 be landscaped shall not be used for processing activities, buildings or structures
166 other than fences, walls or off-street parking.

167 (13) Within 300 feet of a residential district, all processes and storage, except of
168 passenger vehicles, shall be in completely closed buildings. Processes and storage
169 located at a greater distance shall be effectively screened by a solid wall or fence
170 at least eight feet in height, but in no case lower in height than the enclosed
171 process or storage. (THIS IS FROM THE CITY)

172 (14) Fire and safety hazard. Each use shall be operated so as to minimize the danger
173 from fire and explosion.

174 a. All uses storing, processing or producing free or active burning material shall
175 be located entirely within buildings or structures having exterior
176 incombustible walls, and all such buildings shall be set back at least 250 feet
177 from all lot lines.

178 b. All materials or products which produce flammable or explosive vapors or
179 gases under ordinary weather conditions shall not be permitted within 100 feet
180 of any lot line.

181 c. All buildings and structures containing explosives shall be set back from all
182 property lines at least 100 feet.

183 (15) Electrical disturbance and radioactivity. Each use shall be so operated as to
184 prevent the emission of quantities of radioactive materials in excess of limits
185 established as safe by the United States Bureau of Standards.

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

188
189 (1) Landscaping/buffer yards/open space. As set forth in the City Code, Chapter 114
190 (Landscape and Buffer Regulations).

191 (2) Parking. As set forth in the City Code, Chapter 134, article V (Parking
192 Standards).

193 (3) Signage. As set forth in the City Code, Chapter 122 (Sign Regulations).

194 (4) Development permits. As set forth in the City Code, Chapter 134, Article II,
195 Division 4 (Site Plan Review).

196
197 * * *

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

200
201 **SECTION FOUR.** If any section, sentence, phrase, word or portion of this ordinance
202 is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to
203 invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or
204 portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

205
206 **SECTION FIVE.** All ordinances that are in conflict with this Ordinance are hereby
207 repealed.

208
209 **SECTION SIX.** This Ordinance shall become effective immediately upon its passage and
210 adoption.

211
212 **PASSED AND ADOPTED** this _____ day of _____, 2022, by the City
213 Council of the City of Edgewood, Florida.

214
215 PASSED ON FIRST READING: _____

216
217 PASSED ON SECOND READING: _____

218
219
220 _____

221
222 Richard A. Horn, Council President

223
224 *ATTEST:*
225
226 _____
227 Sandra Riffle
228 Interim City Clerk

229

EDGEWOOD ANNEXATIONS

February 21, 2022

*History and
Recommended
Rezoning*

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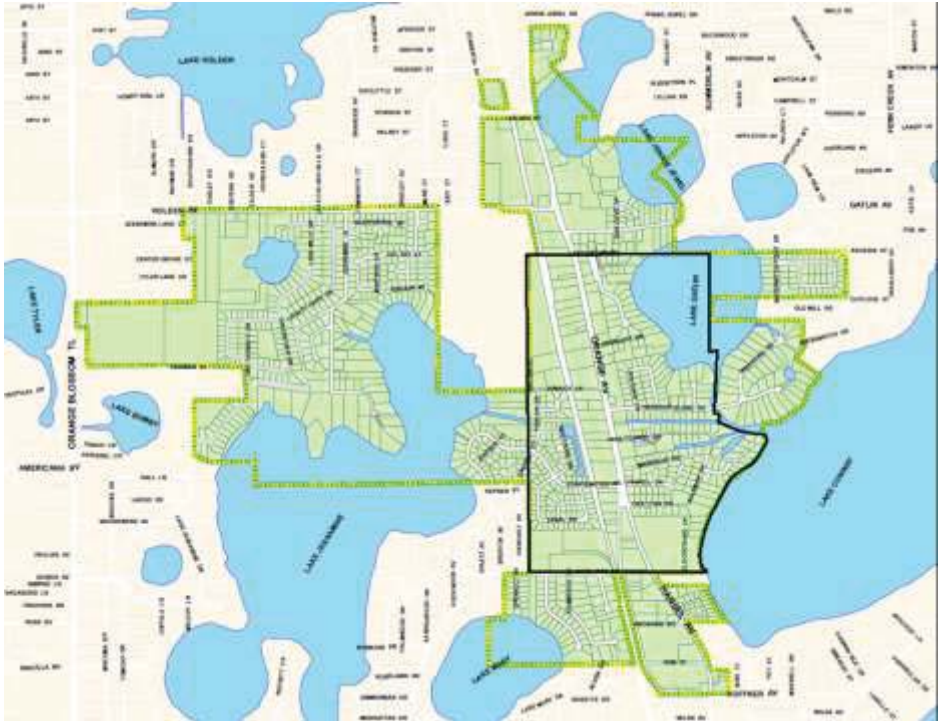
Appendix 15

 Proposed Ordinance for Chapter 134 – Zoning Amendments 15

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 be assigned a “Holding” district since the County zoning conflicts with the City’s comprehensive plan and the property is undeveloped. This would require the creation of the “H-Holding” district; the new district would require a City zoning classification to be established prior to any development being approved for the property.

Finally, staff is recommending a change to Code Section 134-172 to require either City zoning be established at the time of annexation or the property assigned the H-Holding district to avoid future confusion of the applicable zoning district.

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 the 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



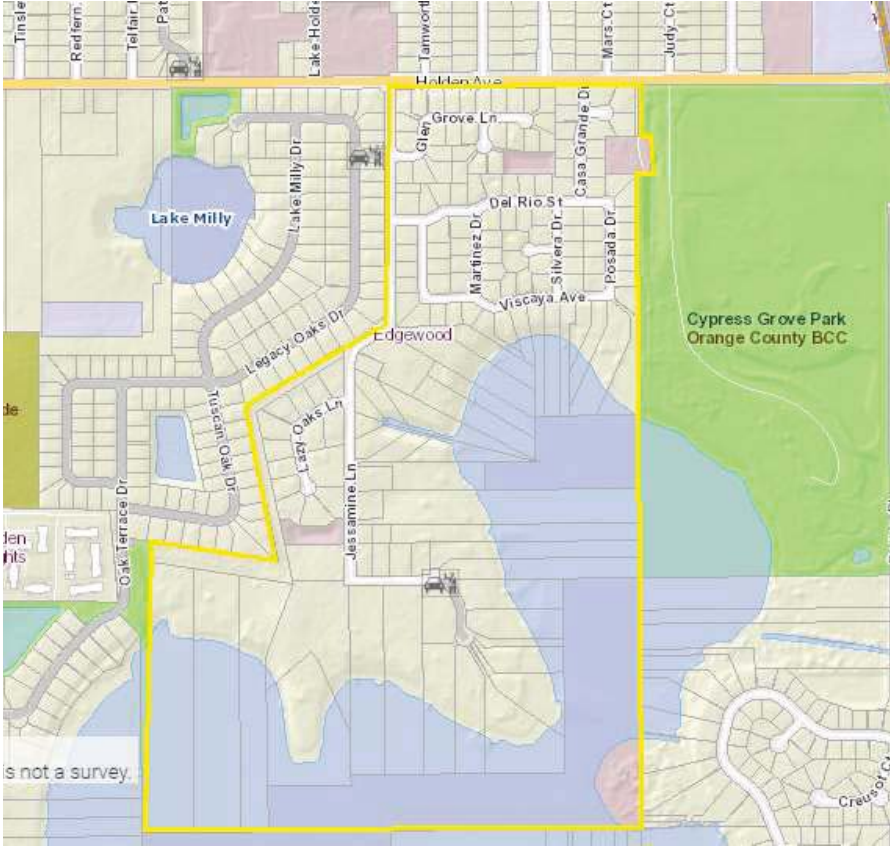
Annexed by Ordinance 93-388



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



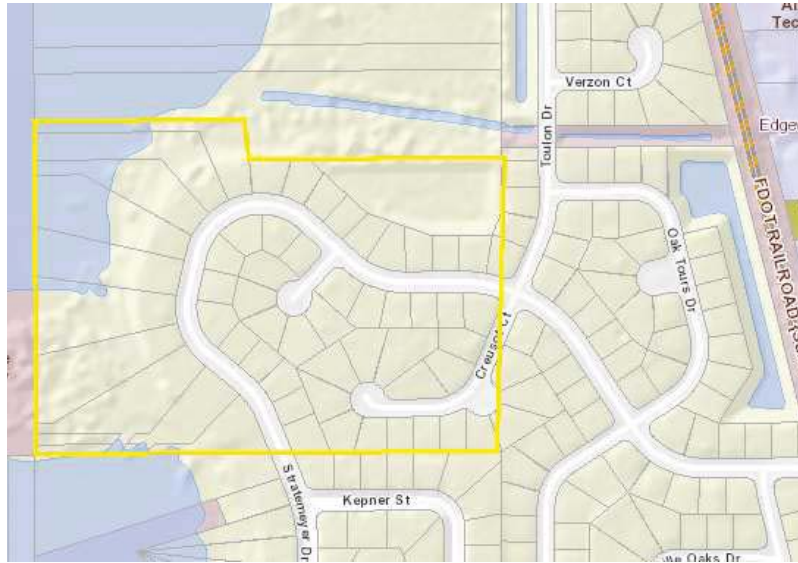
Annexed by Ordinances 1990-355 and 91-373



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	Not Identified	45%

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	Not Identified	45%

To note, the County's R1AA and R1A district does not establish a maximum impervious surface. Discussion is needed as to whether the City's R1AA/R1A 45% maximum impervious surface should be added to the proposed new districts. 45% maximum impervious surface is a standard in all Edgewood's single family zoning districts.

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)



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 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 proposed ordinance allows the property owner to continue to use the County open space requirement.

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

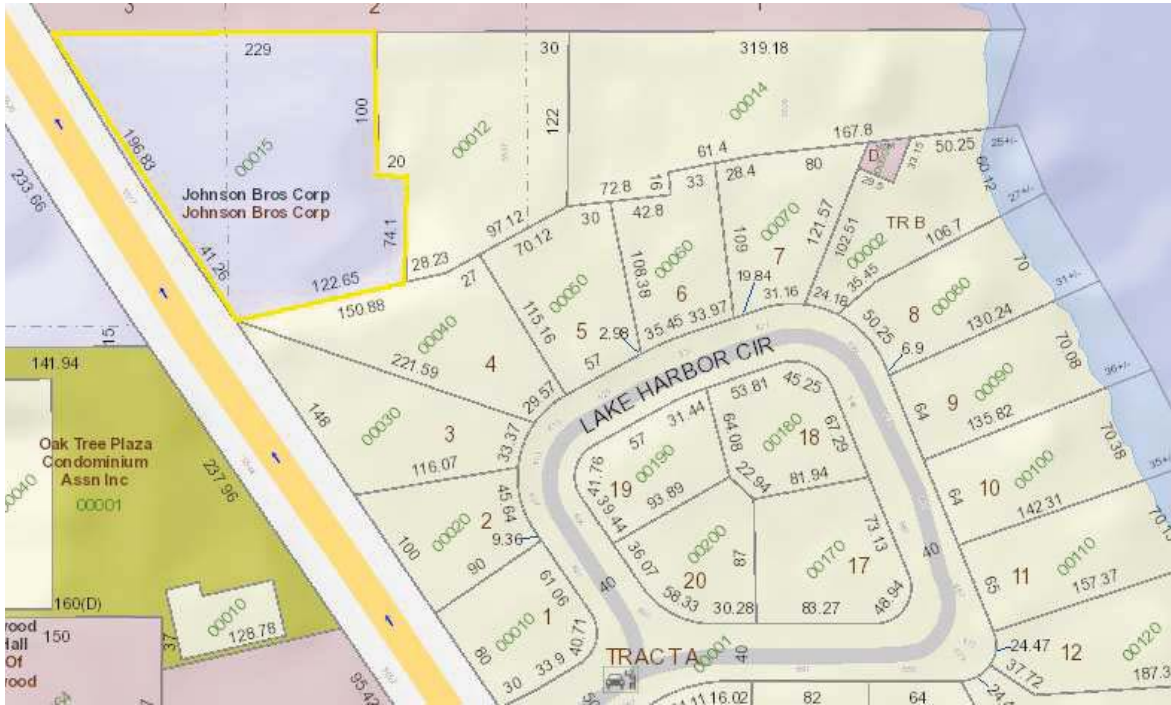
The Force Four subdivision was developed prior to annexation with the exception of the mini-warehouses on Lots 9 and 10, which were developed in the City in 1988. The proposed district requirements are in the proposed ordinance. The district resembles the City’s Ind district with the exception of retaining the County’s Ind3 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 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

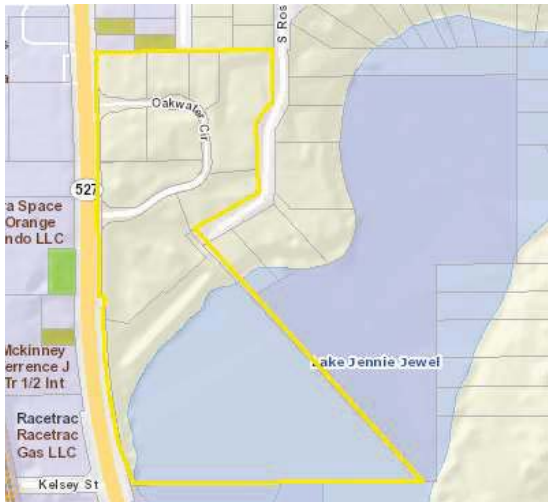


Annexed by Ordinance 87-330

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

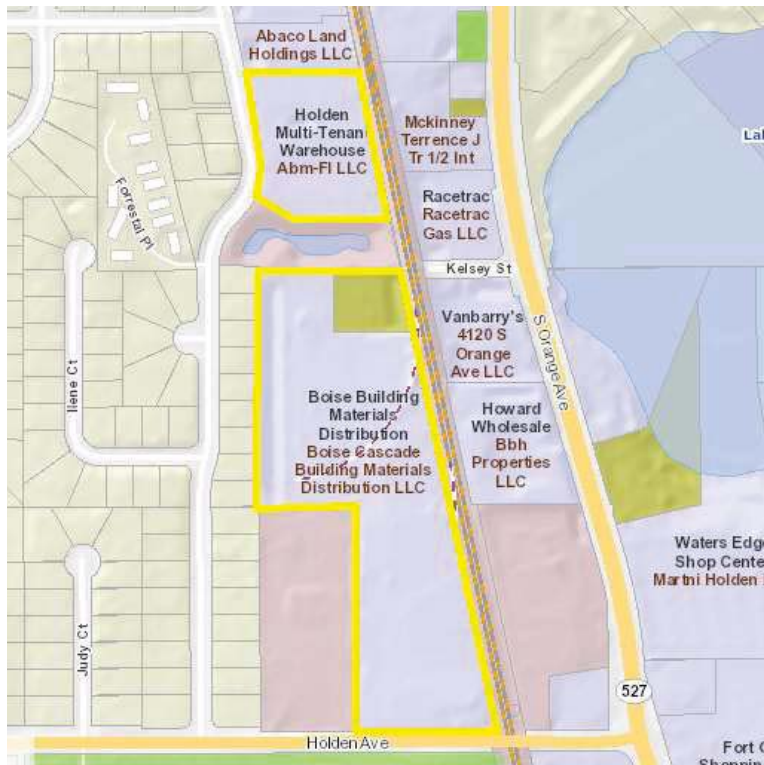
Likewise, rezoning from County C3 to City C3 for the land in Exhibit 10 is appropriate since the City's and County's C-3 site standards are nearly identical. The minor differences include

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.
Forrestal Warehouse was annexed by Ordinance 85-299.

County R1AA to City R1AA

There 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

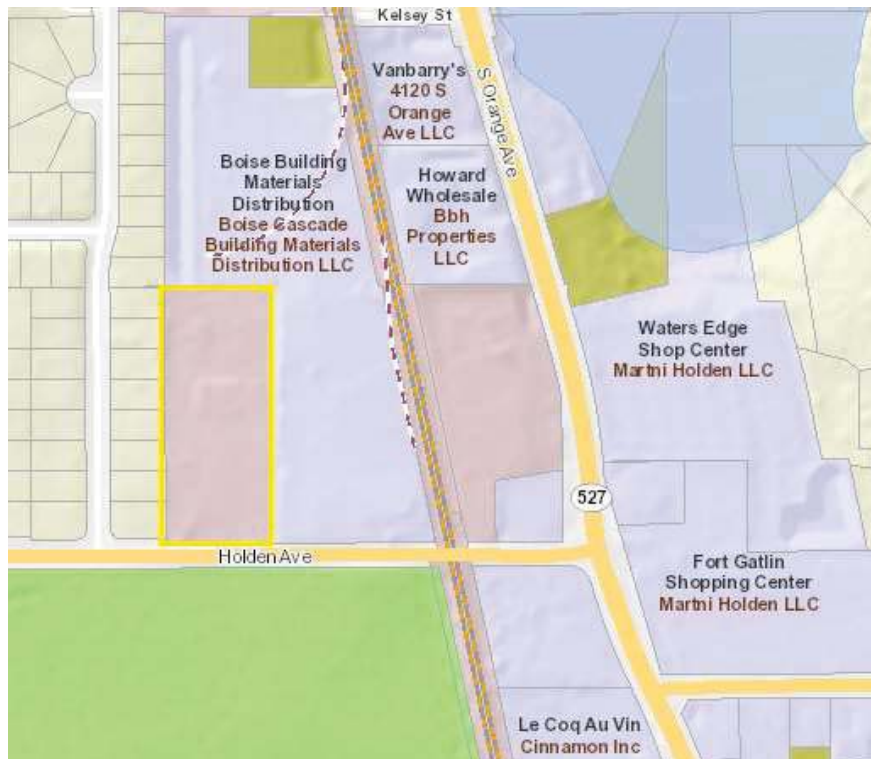
County R1A to City R1A

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-XX

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.

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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

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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 the R-2 district in by Section 134-256.

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. (THIS IS FROM THE CITY)
- (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

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ORDINANCE NO. 2022-02

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, RELATING TO SIGNS; AMENDING CHAPTER 122 OF THE CITY OF EDGEWOOD CODE OF ORDINANCES RELATING TO WINDOW SIGNS; PROHIBITING WINDOW SIGNAGE; PROVIDING AN EXCEPTION FOR ONE WINDOW SIGN NO LARGER THAN FIVE SQUARE FEET IN COPY AREA; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND EFFECTIVE DATE.

WHEREAS, the regulation of signs is necessary to protect the public health, safety and welfare of the citizens, businesses and visitors to the City of Edgewood (“the City”); and

WHEREAS, during the implementation of new sign regulations, the City has monitored the effectiveness and efficiency of said regulations; and

WHEREAS, the City continues to face challenges in effectively controlling window signage in a manner that avoids sign clutter and aesthetic impacts to buildings; and

WHEREAS, some businesses continue to abuse the allowances for window signage the City has tried to maintain; and

WHEREAS, as building practices evolve and more glass and windows are used in buildings, the challenges presented by window signage become more significant; and

WHEREAS, in order to avoid sign clutter and protect the aesthetic beauty of the City of Edgewood, the City Council finds it appropriate and necessary to further restrict the usage of window signage within the City of Edgewood.

WHEREAS, the City Council finds that this Ordinance is concerned with the secondary effects of speech including but not limited to aesthetics and traffic safety, and are not intended to regulate viewpoints or censor speech, and for those and other reasons that the foregoing provisions are not subject to, or would not fail, a “prior restraint” analysis.

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.

42 **SECTION TWO.** Chapter 122, “Signs,” of the City of Edgewood Code of Ordinances is
43 hereby amended as set forth as follows (note: additions are indicated by underline, deletions are
44 indicated by ~~strikethrough~~, and portions of the Code that remain unchanged and which are not
45 reprinted here are indicated by ellipses (***):

46

47 **Sec. 122-10. Prohibited signs.**

48 ***

49 (23) Window signage ~~that exceeds 25 percent of the total glass area of all windows and 333~~
50 ~~glass doors~~ except as expressly allowed within this Chapter. Window signage lawfully
51 existing as of _____ shall be allowed to remain until the earlier of: 1) voluntary
52 removal of the window signage or 2) a change of occupancy in the unit upon which the
53 window signage is located.

54

55 **Sec. 122-13. Signs subject to permitting.**

56 (b) *Non-residential.*

57 ***

58 (4) Subject to the maximum total copy area, the following signs shall be permitted in all
59 non-residential zoning districts:

60 a. *Ground signs.* Ground signs shall be permitted pursuant to the following:

- 61 1. One low-profile sign, one tall-profile sign, consistent with the definitions for
62 same, or one electronic changeable message sign consistent with the
63 requirements in subsection 122-13(b)(4)a.5 below, shall be allowed along
64 each public road right-of-way the parcel abuts.
- 65 2. On multi-occupant parcels at least five acres in size with at least 375 feet of
66 parcel depth measured from the front property line to the rear property line,
67 one large parcel sign, consistent with the definition for same, shall be
68 allowed in lieu of a low-profile, tall-profile, or electronic changeable
69 message sign.
- 70 3. On parcels abutting multiple public road rights-of-way, one additional
71 ground sign shall be allowed per secondary road frontage. The sign location
72 along the secondary frontage shall be at least 100 feet from the point of road
73 intersection with the primary road, as measured along the right-of-way. The
74 secondary frontage shall be the road with the lowest traffic count.

75 ***

76 b. *Attached signs.* The following attached signs shall be permitted:

77 1. One wall sign, one projecting sign, or one hanging sign shall be allowed per
78 principal building façade facing a public road right-of-way for each principal
79 building located on a parcel; such sign or signs allowed herein do not have to
80 be located on the building façade facing the public road right-of-way, but
81 only one such sign shall be allowed per building façade.

82 i. No wall sign or supporting structure for a wall sign shall project
83 more than 12 inches from the wall of a building nor over any
84 public right-of-way. Wall signs may not disrupt architectural
85 features of the building and must be architecturally compatible and
86 consistent with the building. Further, no wall sign shall extend
87 above the roofline except where an exterior parapet wall projects
88 above the roofline, in which case such sign may extend to the top
89 of such wall.

90 ii. No projecting sign shall extend beyond three feet beyond the face
91 of the building. No sign face of any projecting sign may be greater
92 than six square feet in area. A projecting sign shall be hung at a 90-
93 degree angle from the face of the building and the bottom of the
94 projecting sign shall be at least seven feet above grade.

95 iii. The edge of any hanging sign furthest from the building shall not
96 extend beyond the edge of the roofline. No sign face of any
97 hanging sign may be greater than six square feet in area. A hanging
98 sign shall be hung either parallel to or at a 90-degree angle from
99 the face of the building. The bottom of the hanging sign shall be at
100 least seven feet above grade.

101 2. One awning sign shall be allowed per awning installed upon the principal
102 buildings located upon the premises.

103 c.. Window Signs. One window sign not exceeding 5 square feet in copy area.
104 Window signs shall be counted in the total copy area allowed. ~~and shall be limited~~
105 ~~to an area that does not exceed 25 percent of each window area.~~ The remaining
106 ~~75% of the windows~~ shall remain transparent. A glass door shall be categorized as
107 a window for this regulation

108 d. One fuel pump sign with copy area no greater than two square feet located upon a
109 functional and properly licensed fuel pump. Fuel pump signs shall not be included
110 in the calculation of maximum total copy area.

111 e. Governmental right-of-way signs.

112 (5) In addition to the maximum number of signs and total square footage allowed per
113 parcel, each business location located within a multiple-occupant building with an
114 individual exterior entrance location, shall be permitted one attached sign consistent
115 with subsection 122-13(b)(4)b. and one window sign not exceeding 5 square feet in
116 copy area, located proximate to the primary entrance to such business location. Such
117 multiple-occupant signage shall be subject to the following:

- 118 a. The total maximum copy area available for such multiple-occupant signage per
- 119 parcel shall be two square feet of copy area for each linear foot of building
- 120 frontage of the building. ~~If the building has multiple stories which are utilized for~~
- 121 ~~business locations, then the width of each additional story shall be utilized in~~
- 122 ~~calculating the building frontage.~~ Each occupant of the building shall then be
- 123 allocated sign square footage based on their rental (or owned) square footage
- 124 percentage of the total available square footage in the building. In no event,
- 125 however, may any one business location exceed a maximum of 100 square feet of
- 126 total copy area except as otherwise authorized for an anchor tenant.
- 127 b. Anchor tenants upon a multiple-occupant parcel shall be allowed an additional
- 128 one square foot of copy area for each linear foot of building frontage of that
- 129 portion of the building occupied by the anchor tenant over 100 linear feet. Said
- 130 additional copy area shall not exceed 200 square feet of copy area per anchor. The
- 131 copy area allowed within this paragraph shall be wall signage, awning signage, or
- 132 a combination thereof.

133 **SECTION THREE.** If any section, subsection, sentence, clause, phrase, word or

134 provision of this Ordinance is for any reason held invalid or unconstitutional by any court of

135 competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall

136 be deemed a separate, distinct and independent provision, and such holding shall not affect the

137 validity of the remaining portions of this Ordinance.

138

139 **SECTION FOUR.** It is the intent of the City Council of the City of Edgewood that the

140 provisions of this Ordinance shall be codified. The codifier is granted broad and liberal authority

141 in codifying the provisions of this Ordinance.

142

143 **SECTION FIVE.** This Ordinance shall take effect immediately upon adoption as

144 provided by the Charter of the City of Edgewood.

145

146 PASSED ON FIRST READING THIS _____ DAY OF _____, 2022.

147

148 PASSED AND ADOPTED THIS _____ DAY OF _____, 2022.

149

150

151 CITY OF EDGEWOOD, FLORIDA

152 CITY COUNCIL

153

154 _____

155 Richard A. Horn, Council President

156 ATTEST:

157

158
159 Sandra Riffle, Interim City Clerk
160