



# PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Monday, October 09, 2023 at 6:30 PM

**Ryan Santurri**  
Chair

**David Nelson**  
Vice-Chair

**David Gragg**  
Board Member

**Melissa Gibson**  
Board Member

**Todd Nolan**  
Board Member

## AGENDA

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

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

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

**C. APPROVAL OF MINUTES**

- 1. September 11, 2023 Planning & Zoning Meeting Minutes

**D. NEW BUSINESS**

- 1. 75 Holden Ave. - Boise Site Plan Approval
- 2. Variance 2023-04: 307 Mandalay Road SFR
- 3. Variance 2023-05: 307 Mandalay Road Fence

**E. UNFINISHED BUSINESS**

**F. COMMENTS/ANNOUNCEMENTS**

**G. ADJOURNMENT**

**UPCOMING MEETINGS**

Tuesday, October 17, 2023.....City Council Meeting  
Monday, November 13, 2023.....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!

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### **Appeals**

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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.

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### **Americans with Disabilities Act**

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

# CALL TO ORDER & PLEDGE OF ALLEGIANCE

# ROLL CALL & DETERMINATION OF QUORUM



# APPROVAL OF MINUTES



# PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Monday, September 11, 2023 at 6:30 PM

Ryan Santurri  
Chair

David Nelson  
Vice-Chair

Melissa Gibson  
Board Member

David Gragg  
Board Member

Todd Nolan  
Board Member

## MINUTES

### CALL TO ORDER & PLEDGE OF ALLEGIANCE

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

Administrative Project Manager Sollazzo confirmed there was a quorum with four board members present; Board Member Gibson was absent.

### BOARD MEMBERS PRESENT

Chair Ryan Santurri  
Vice Chair David Nelson  
Board Member David Gragg  
Board Member Todd Nolan

### STAFF PRESENT

Brett Sollazzo, Administrative Project Manager  
Drew Smith, City Attorney  
Ellen Hardgrove, City Planner

### BOARD MEMBERS ABSENT

Board Member Melissa Gibson

### APPROVAL OF MINUTES

August 14, 2023 Planning & Zoning Meeting Minutes

***Vice Chair Nelson made a motion to approve the August 14, 2023 Planning and Zoning meeting minutes as revised and presented. The motion was seconded by Board Member Gragg. Approved (4/0) by voice vote.***

### NEW BUSINESS

#### 1. Ordinance 2023-12: County to City Rezoning R1AA Waterwitch

Planner Hardgrove began by giving an overview of the proposed ordinance, and explaining that it is the continuation of the City’s effort to rezone previously annexed areas of the City where the County zoning has remained after annexation to a City zoning district.

She explained that the site development standards of the proposed City zoning district, R1AA-CA, are identical to the County’s district, with the exception that the City’s district establishes a maximum impervious surface; i.e., the amount of land that can be covered with buildings and pavement. The County’s district does not have an impervious surface maximum.

Preliminary review of the lots in Waterwitch Cove showed almost half of the lots in the subdivision already exceed the 45% limit. However, most of those properties will not encounter an issue as there is little area remaining on these lots for a home expansion/addition. For the properties close to the 45% limit and remaining area on the property, any addition/expansion or pool proposed may encounter a need for a variance approval.

Planner Hardgrove went on to say that rezoning the subdivision to R1AA-CA is in the best interest of the City, most closely resembles the Orange County zoning designation being replaced, and is consistent with the City of Edgewood Comprehensive Plan.

A brief discussion ensued between Board Members and Planner Hardgrove. There were no public comments.

***Chair Santurri made a motion to recommend adoption of Ordinance 2023-12 as presented; The motion was seconded by Vice Chair Nelson. Approved (4/0) by roll call vote.***

The motion was approved with a roll call vote.

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

**ADJOURNMENT**

The meeting was adjourned at 6:38 PM.

\_\_\_\_\_  
Ryan Santurri, Chair

\_\_\_\_\_  
Brett Sollazzo, Administrative Project Manager

# NEW BUSINESS

**75 Holden Ave.**

**Boise Cascade**

**Site Plan Approval**



September 27, 2023

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

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

Dear Ms. Riffle;

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

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

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

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

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

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

All landscape comments have been addressed.

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



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

Sincerely,  
**CPH, LLC**

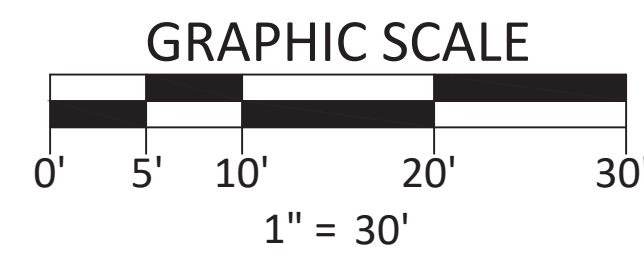
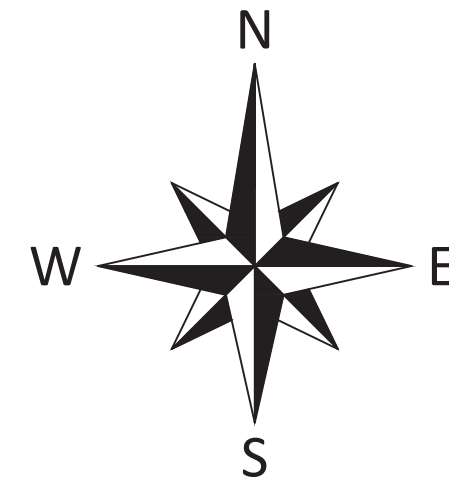
*Allen C. Lane, Jr.*

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

CC: Galen Pugh, PLA, AICP, CPH  
file

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





RECEIVED

9/27/2023

CITY OF EDGEWOOD

GENERAL NOTES:

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

SITE NOTES:

PROJECT AREA WAREHOUSE EXPANSION = 26,400SF (0.606058 ACRES) NOTE: CONSTRUCTED OVER EXIST'G IMPERVIOUS  
 PROJECT AREA LEAN-TO A EXPANSION = 8,800SF (0.202019 ACRES) NOTE: CONSTRUCTED OVER EXIST'G IMPERVIOUS  
 PROJECT AREA LEAN-TO B EXPANSION = 2,200SF (0.050505 ACRES) NOTE: CONSTRUCTED OVER EXIST'G IMPERVIOUS

SINCE PROJECT AREAS ABOVE ARE BEING CONSTRUCTED OVER EXISTING IMPERVIOUS AREAS AND DO NOT RESULT IN ANY ADDITIONAL IMPERVIOUS AREA, THIS PROJECT DOES NOT REACH ST. JOHNS THRESHOLD OF 4,000SF THUS THIS PROJECT DOES "NOT" REQUIRE A ST. JOHNS WATER MANAGEMENT PERMIT.

REQUIRED PARKING

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

UTILITY NOTES:

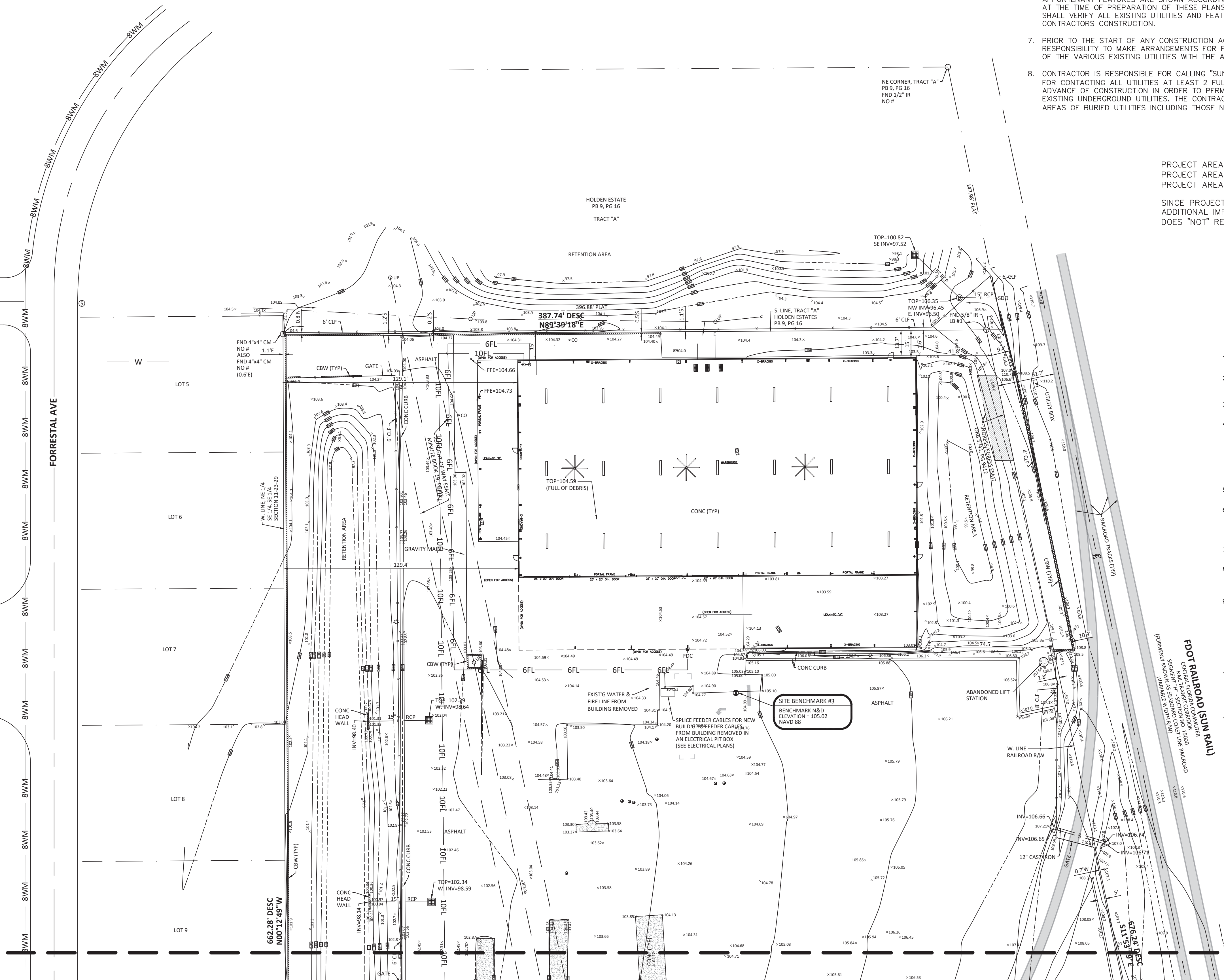
- ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
- ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER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

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



Digitally signed by  
 Mitchell T. Van Beek  
 Date: 2023.09.26  
 17:51:15 -04'00'

MATCH LINE



STEEL WORX SOLUTIONS, LLC  
 14330 EASTSIDE STREET, GROVELAND, FL 34736  
 PH. (352) 536-5207 FAX. (352) 241-8111  
 WWW.STEELWORXUSA.COM



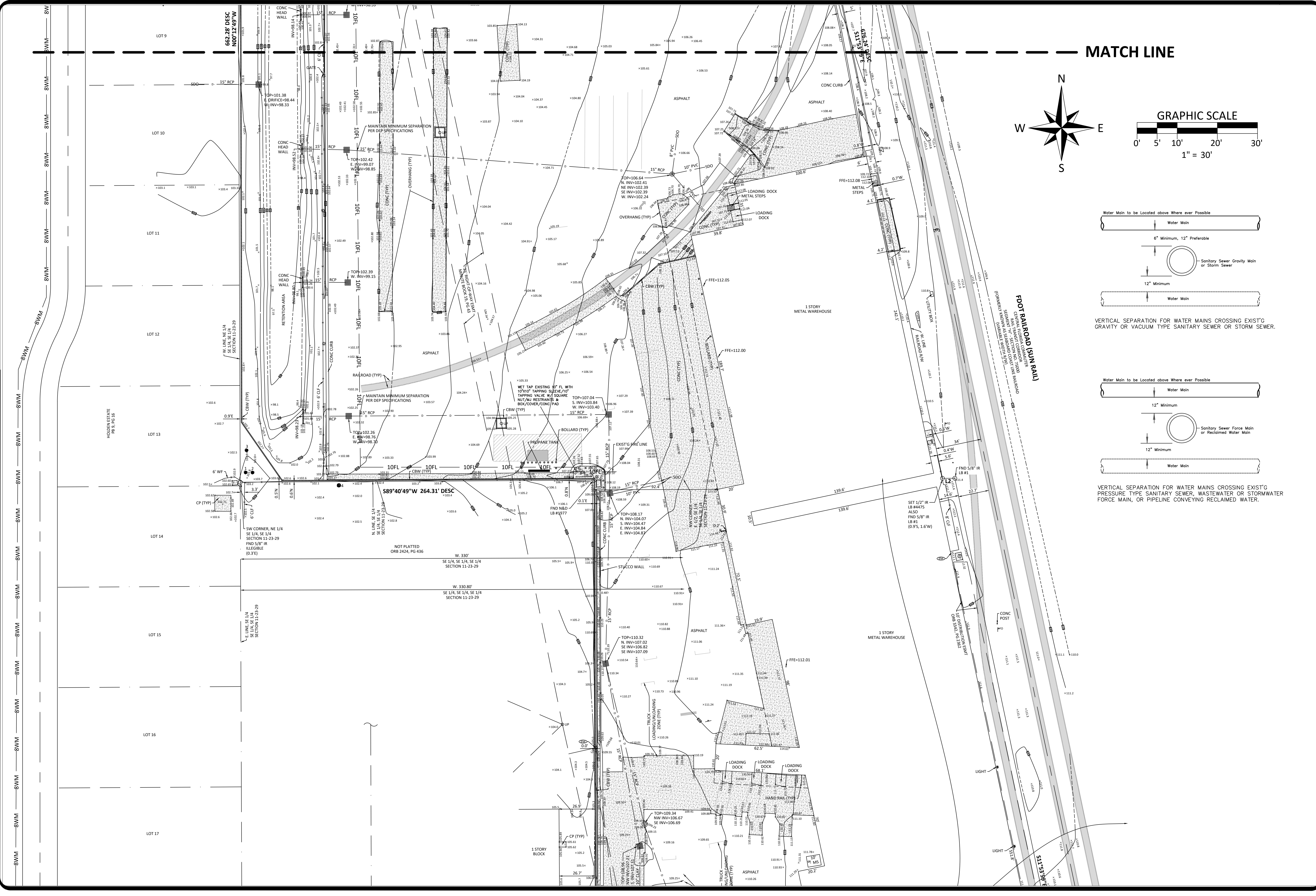
REV #5	REV #4 Made corrections per Building Review received 9/1/2023
REV #4	REV #3 Made corrections per Building Review received 7/27/23
REV #3	REV #2 Made corrections to new warehouse
REV #2	REV #1 Updated Notes

DRAWN: MVB	CHECKED: MVB	SCALE: AS NOTED	DATE: 8/24/2023	PROJECT NO.
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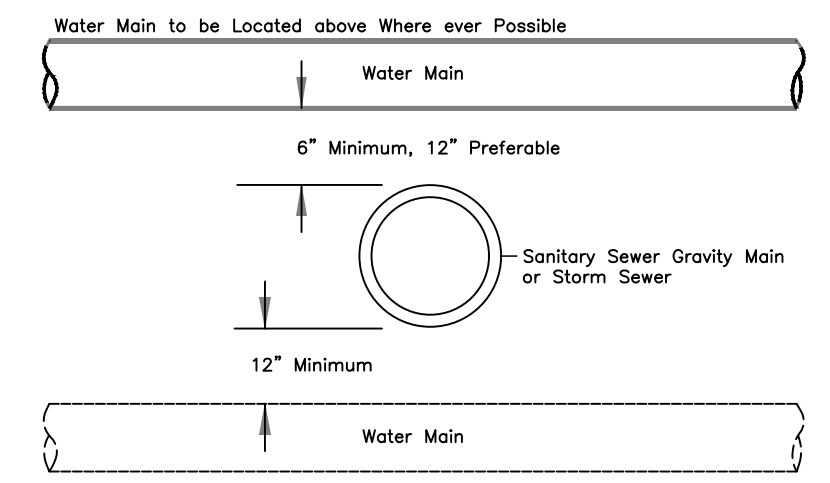
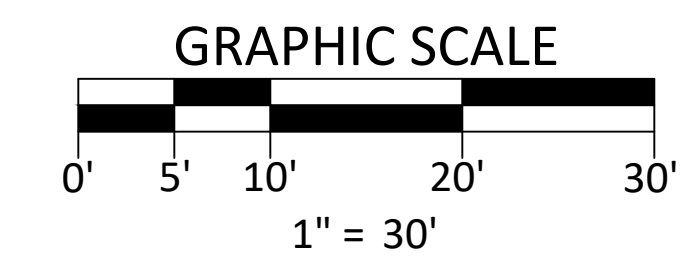
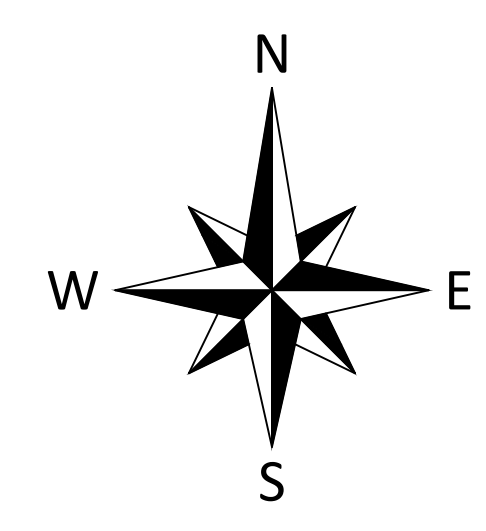
BOISE WAREHOUSE EXTENSION  
 75 HOLDER AVENUE AND 100 KELSY ST.  
 ORLANDO, FLORIDA 32839

SHT NO.  
 C1.0

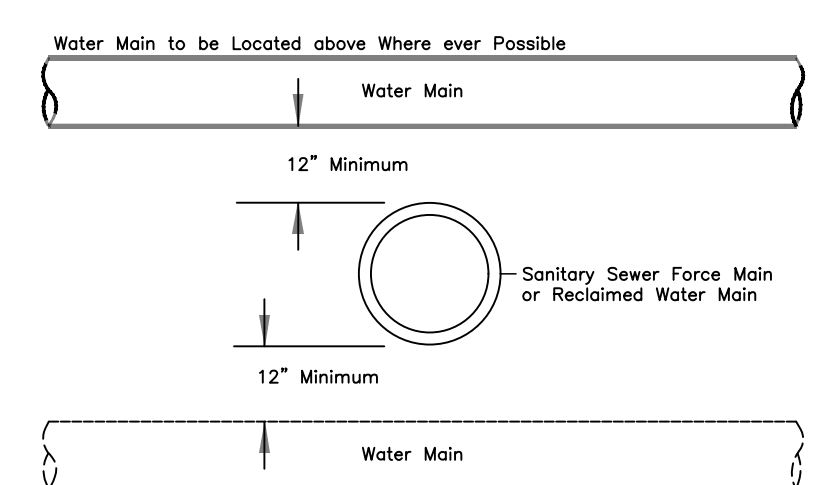




MATCH LINE



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



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

**STEEL WORX SOLUTIONS, LLC**  
 14330 EASTSIDE STREET, GROVELAND, FL 34736  
 PH. (352) 536-5207 FAX. (352) 241-8111  
 WWW.STEELWORXUSA.COM



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

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

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

SHT NO.  
**C2.0**



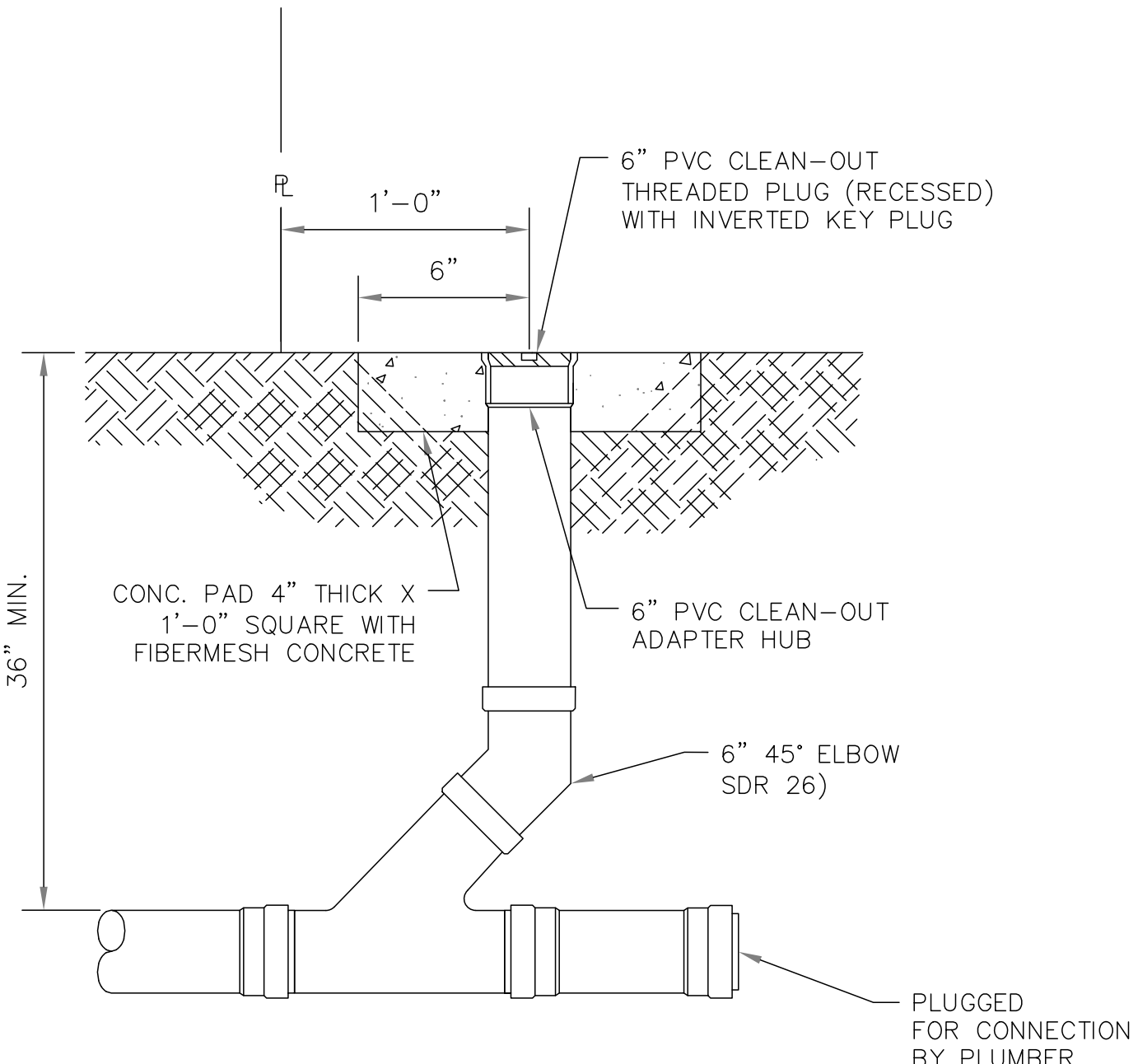
**NOTES:**

- ALL WATER LINE WORK SHALL BE IN ACCORDANCE WITH FAC 62-555, "PERMITTING AND CONSTRUCTION OF PUBLIC WATER SYSTEMS". ALL PRODUCTS SHALL BE CERTIFIED AS SUITABLE FOR CONTACT WITH DRINKING WATER BY AN ACCREDITED CERTIFICATION ORGANIZATION IN ACCORDANCE WITH ANS/NSF STANDARD 61. DRINKING WATER SYSTEMS COMPONENTS HEALTH EFFECTS, AND SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS AND/OR THE MANUFACTURERS' RECOMMENDATIONS. PVC PIPING SHALL BE INSTALLED IN ACCORDANCE WITH AWWA C605; DUCTILE IRON PIPING SHALL BE INSTALLED IN ACCORDANCE WITH AWWA C800.
- ALL PIPING SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C651 AND SHALL NOT BE PLACED INTO SERVICE UNTIL REGULATORY CLEARANCE IS RECEIVED.
- MAINTAIN SEPARATION BETWEEN UTILITIES IN ACCORDANCE WITH RULE 62-555.314 FAC.
- ALL COMMERCIAL WATER SERVICES SHALL HAVE AN O.U.C. (ORLANDO UTILITIES COMMISSION) APPROVED BACKFLOW DEVICE ASSEMBLY AT EACH CONNECTION POINT TO THE O.U.C. WATER DISTRIBUTION SYSTEM. BACKFLOW DEVICES SHALL MEET THE REQUIREMENTS OF FAC 62 555.360 AND AWWA MANUAL M14, "RECOMMENDED PRACTICE FOR BACKFLOW PREVENTION AND CROSS CONNECTION CONTROL". IF REPAIRS TO NEW WATER LINES ARE REQUIRED IN ORDER TO PASS A SPECIFIED PRESSURE TEST, THE NUMBER OF ALLOWED JOINT REPAIRS SHALL NOT EXCEED 10% OF THE TOTAL NUMBER OF JOINT CONNECTIONS. NEW LINES THAT FAIL TO PASS THE PRESSURE TEST AFTER THE 10% JOINT REPAIRS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL MAINS AND SERVICE PIPING SHALL BE HYDROSTATICALLY TESTED AT 150 PSI FOR A TWO HOUR PERIOD. NO INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE IS GREATER THAN THAT ALLOWED BY AWWA C605, OR BY AWWA C600, WHICHEVER IS APPLICABLE, OR IF THERE IS ANY VISIBLE LEAK REGARDLESS OF AMOUNT.
- A FIRE HYDRANT METER IS REQUIRED FOR ANY WATER USAGE IN A PROJECT. O.U.C. WILL PROVIDE THE HYDRANT METER FOR A NON REFUNDABLE CHARGE OF \$25.00 PLUS A \$1,000.00 REFUNDABLE SECURITY DEPOSIT. BILLING FOR WATER CONSUMPTION SHALL BE ON A MONTHLY BASIS.
- ONLY O.U.C. EMPLOYEES ARE PERMITTED TO OPEN OR CLOSE ANY VALVES OR FIRE HYDRANTS OWNED BY OR CONNECTED TO THE O.U.C. WATER SYSTEM.
- THRUST BLOCKS ARE NOT ALLOWED. O.U.C. APPROVED RESTRAINING DEVICES SHALL BE USED FOR PIPE RESTRAINT.
- VALVES AND FIRE HYDRANTS SHALL BE SPACED NO MORE THAN 500' APART IN COMMERCIAL AND HIGH-DENSITY AREAS, AND 800' APART IN OTHER AREA. ON DISTRIBUTIONS SYSTEMS. FOR TRANSMISSION MAINS VALVES SHALL BE SPACED A MAXIMUM OF 1,200'.
- PROVIDE GATE VALVES AT ALL TEES AND CROSSINGS. A VALVE SHALL BE PROVIDED ON EACH BRANCH OF A CROSS OR TEE.
- WATER MAIN DEPTH SHALL BE A MINIMUM OF 36" BELOW FINAL GRADE.
- DEPTH OF CURB STOPS, IN METER BOXES, SHALL BE 8" BELOW FINISHED GRADES.
- WARNING TAPE SIZE 2" LABELED "WATER LINE BELOW", SHALL BE PLACED 8" TO 12" BELOW FINISHED GRADES ABOVE ALL WATER MAINS, LATERALS AND HEADER TEES.
- NUMBER 10 GAUGE INSULATED COPPER CLAD TRACER WIRE SHALL BE ATTACHED TO TOPS OF NON-METALLIC PIPE WITH DUCT TAPE, ON EACH PIPE LENGTH AT ALL BELLS AND AT LEAST FOUR ADDITIONAL EQUALLY SPACED LOCATIONS. THE TRACER WIRE SHALL BE ATTACHED TO ALL LATERALS AND EXTENDED TO THE TOP OF EACH VALVE BOX ON THE INSIDE SO THAT PIPE LOCATOR CAN BE ATTACHED.

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

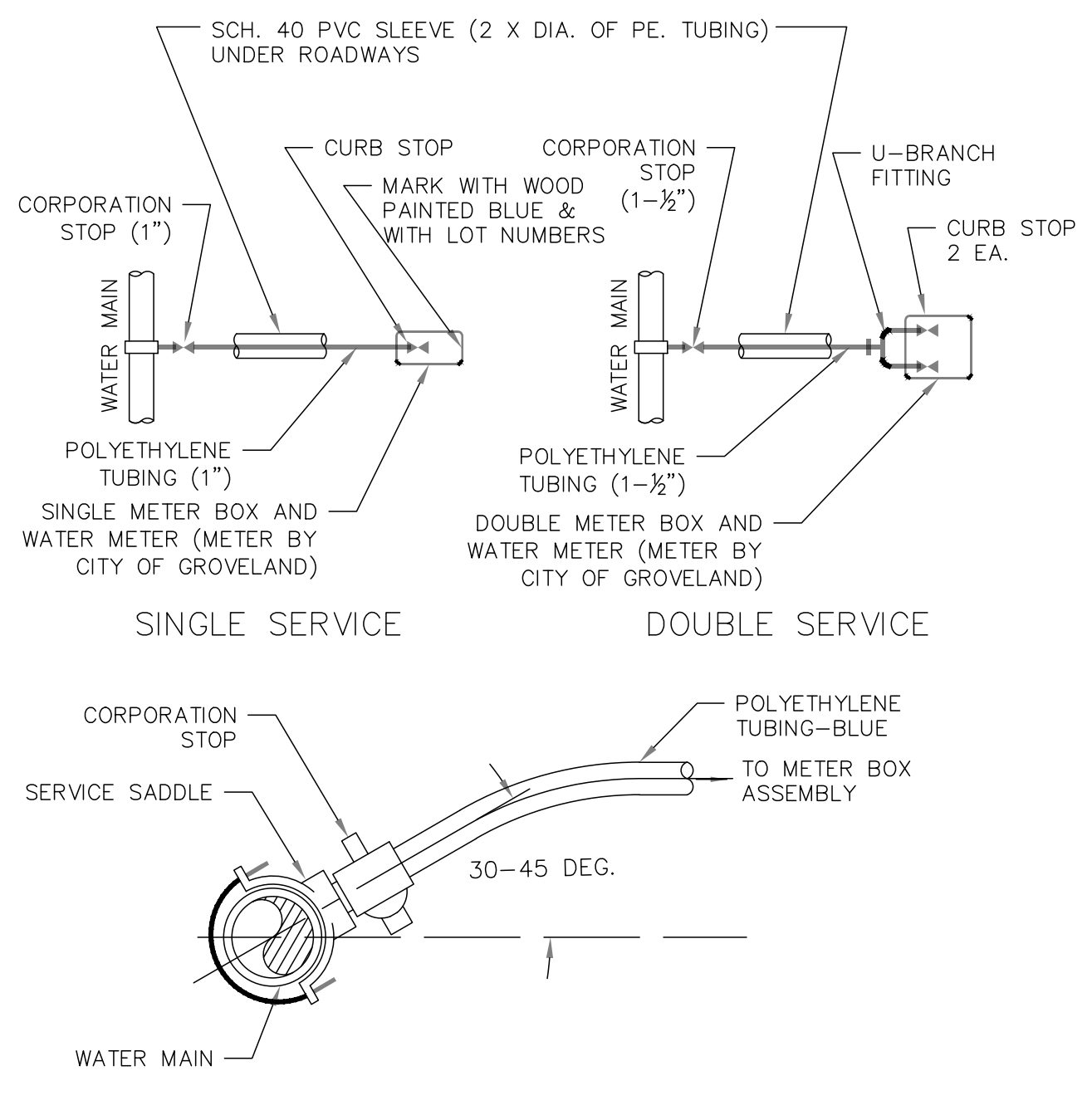
MATERIAL	MANUFACTURER
PIPE	4-INCHES THRU 12-INCHES: PVC - AWWA C900-97, DR 18 DI - AWWA C151-02, PRESSURE CLASS 350 CEMENT MORTAR LINED 14-INCHES AND LARGER: PVC - AWWA C900, CAST-IRON-PIPE-EQUIPMENT OUTSIDE DIAMETER, PRESSURE RATING 165 PSI DI - AWWA C151-02, PRESSURE CLASS 150 OR GREATER, CEMENT MORTAR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

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



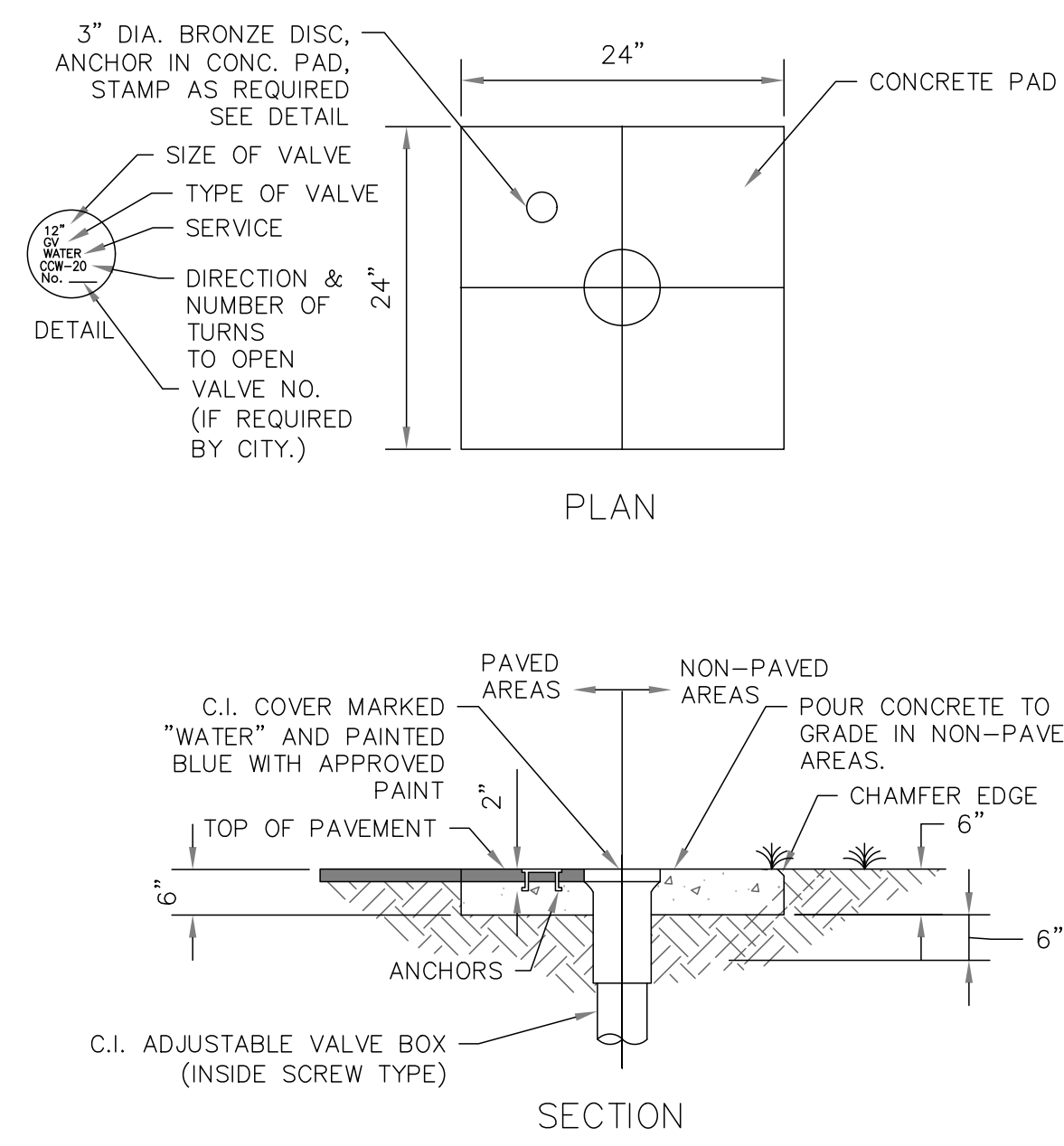
- NOTES:**
- ALL PIPING AND FITTINGS TO BE PVC DR 26.

CLEAN-OUT DETAIL



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

WATER SERVICE CONNECTION DETAIL



VALVE PAD DETAIL 2" THRU 12"

**STEEL WORX SOLUTIONS, LLC**  
14330 EASTSIDE STREET, GROVELAND, FL 34736  
PH. (352) 536-5207 FAX. (352) 241-8111  
WWW.STEELWORXUSA.COM



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

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

**SITE DETAILS**

SHT NO.  
**C3.0**







LANDSCAPE MATERIAL LIST

SHADE TREES

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

UNDERSTORY TREES

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

SHRUBS

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

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

LANDSCAPE NOTES

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

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



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

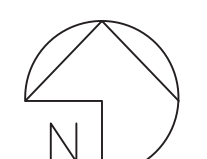
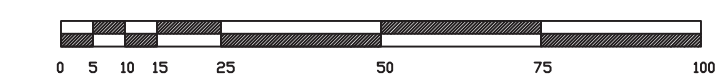
OPEN SPACE CALCULATIONS

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

NOTES:

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

SCALE 1" = 30'



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

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

DATE	12 / 22
DRAWN BY	RAK
SCALE	1" = 30'
JOB NO.	PC

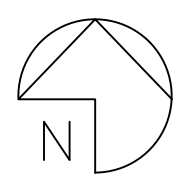
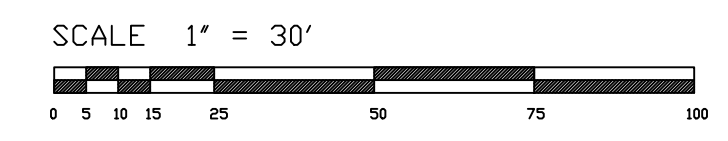
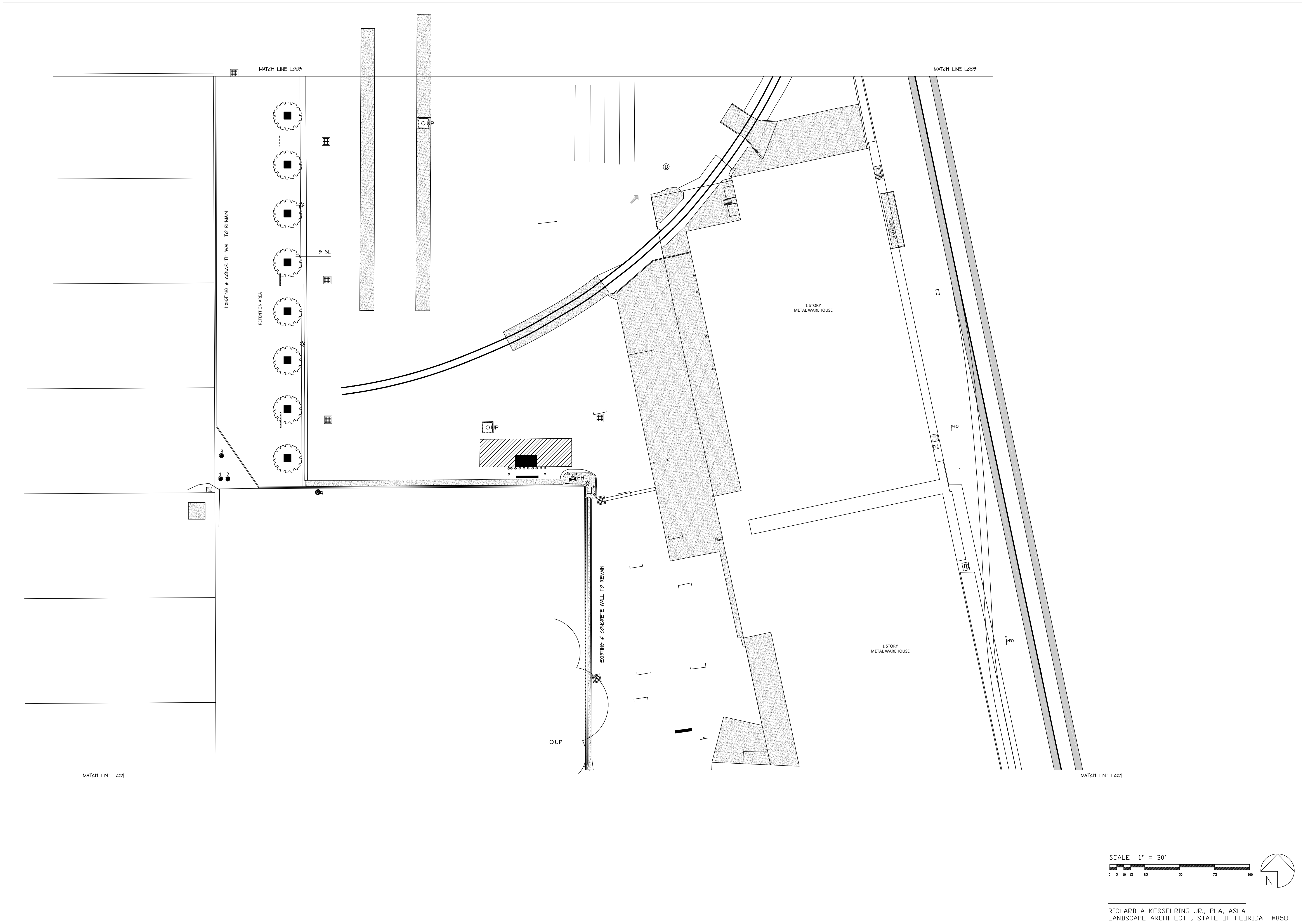
DATE	9/25	RESTRIP FRONT PARKING	RAK
DATE	8/23	COMMENT RESPONSES	RAK
DATE	4/25	COMMENT RESPONSES	RAK
NO.	1	DATE	BY

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

LANDSCAPE PLAN 1  
BOISE CASCADE  
EDGEWATER  
FLORIDA

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





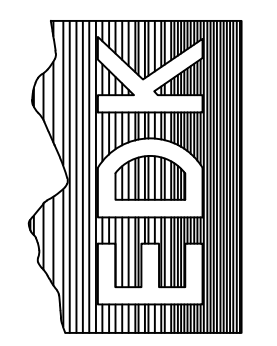
RICHARD A KESSELRING JR., PLA, ASLA  
 LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

NO.	DATE	COMMENT RESPONSES	RAK	BY
1	4/29			

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

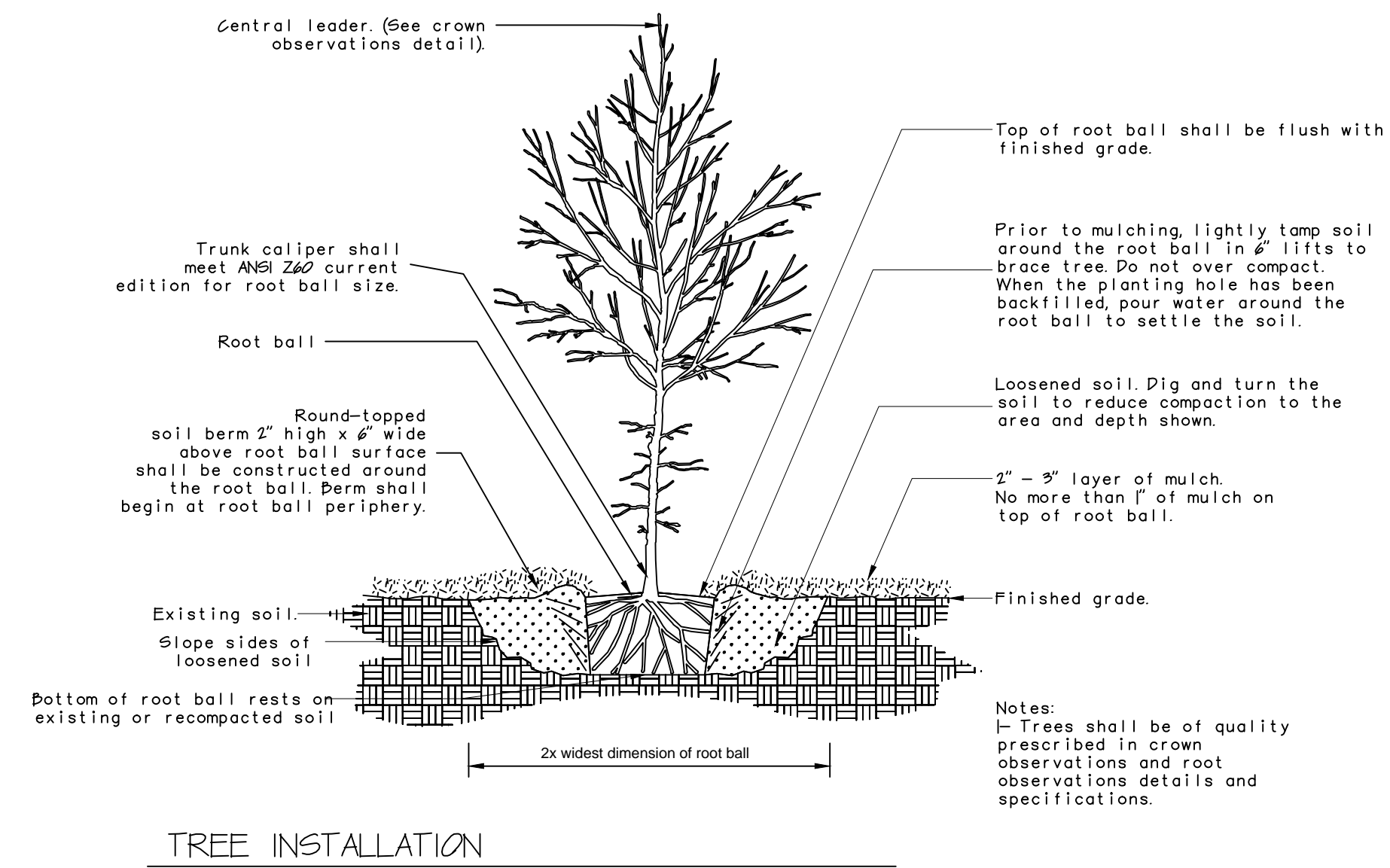
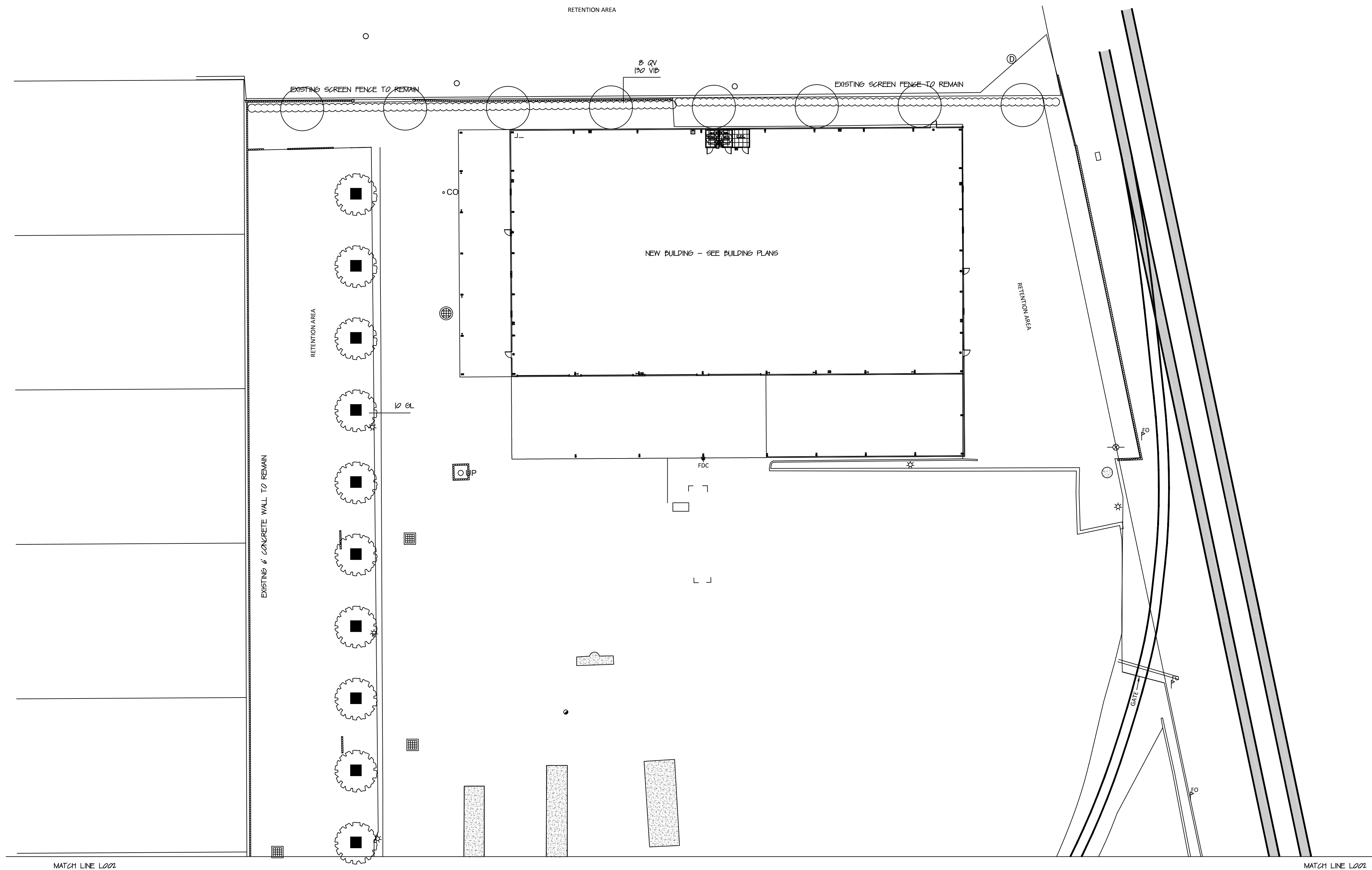
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 JOB NO.:  
 RAK  
 FB.

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

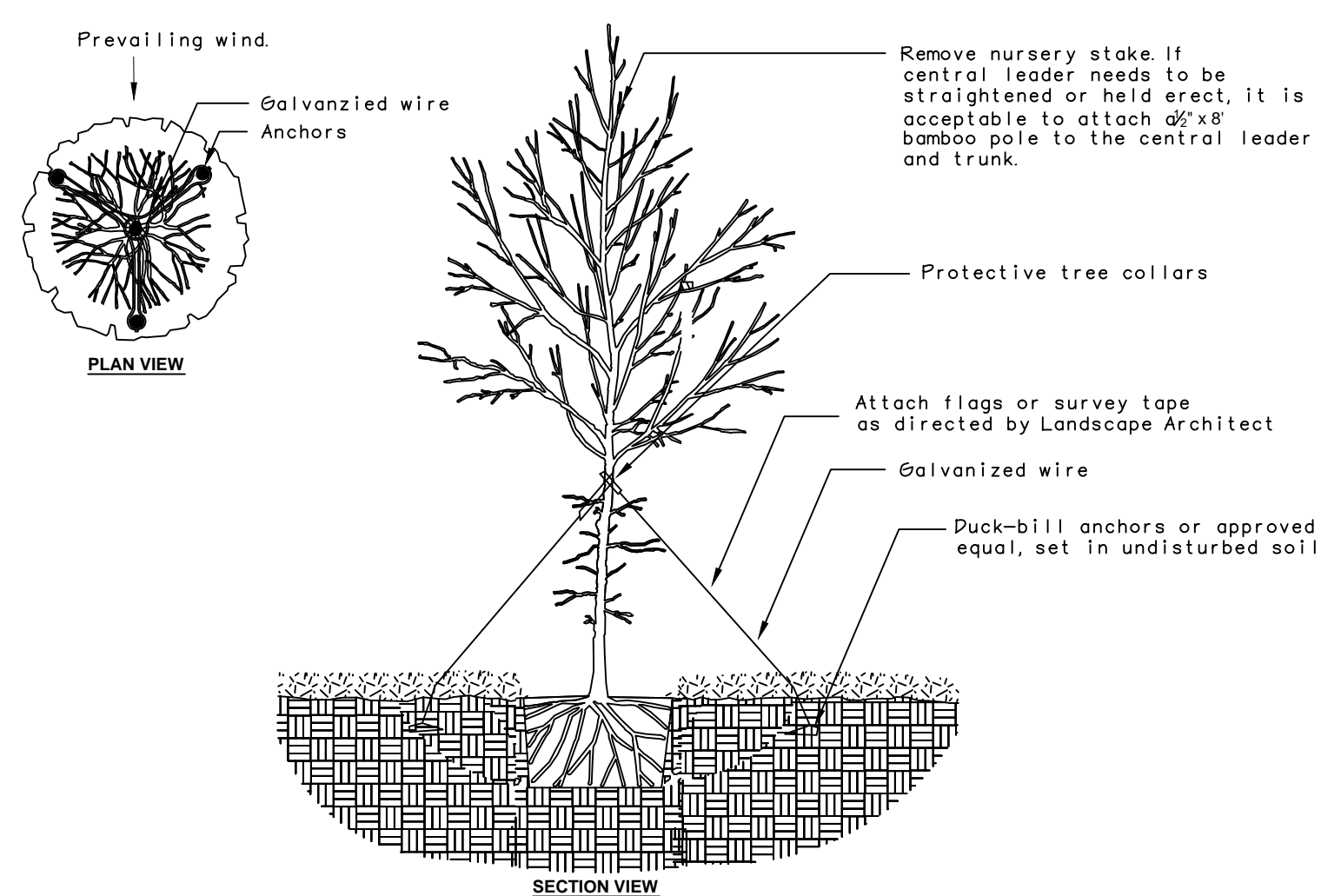


LANDSCAPE PLAN 2  
 POISE CASCADE  
 EDGEWATER FLORIDA

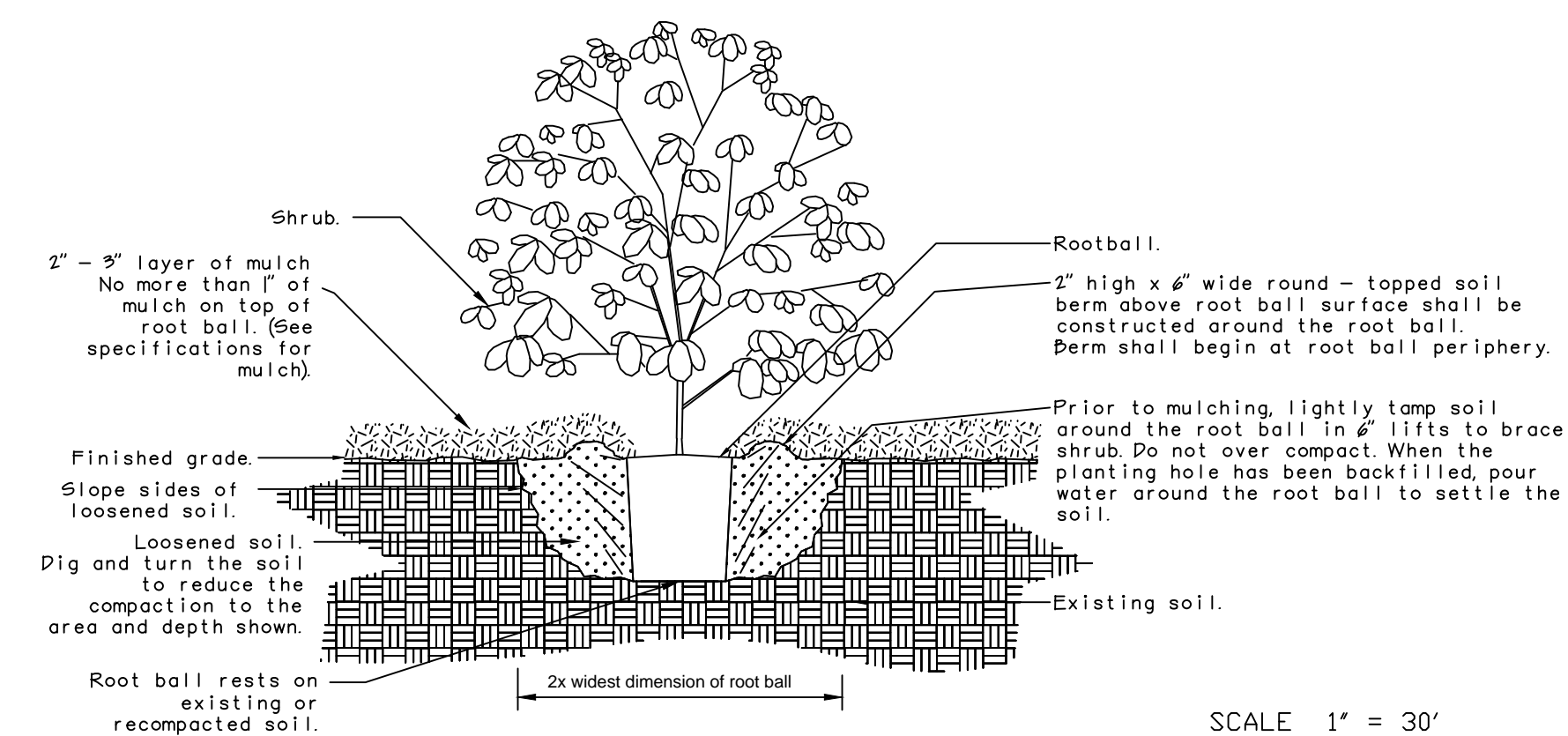
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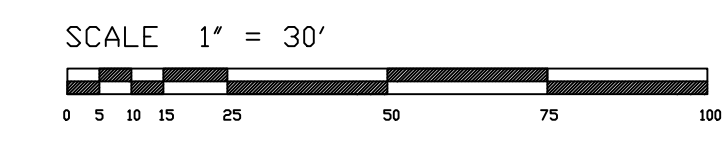
TREE INSTALLATION



TREE STAKING - TREES < 2\"/>



SHRUB INSTALLATION



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

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

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

ENVIRONMENTAL DESIGN  
ANDY KESSELING, LANDSCAPE ARCHITECT  
100 SE STATE ST. SUITE 100  
OCALA, FLORIDA 34478  
(352) 822-8899

LANDSCAPE ARCHITECTURE, SITE PLANNING  
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

LANDSCAPE PLAN 3  
BOISE CASCADE  
EDGEWATER FLORIDA

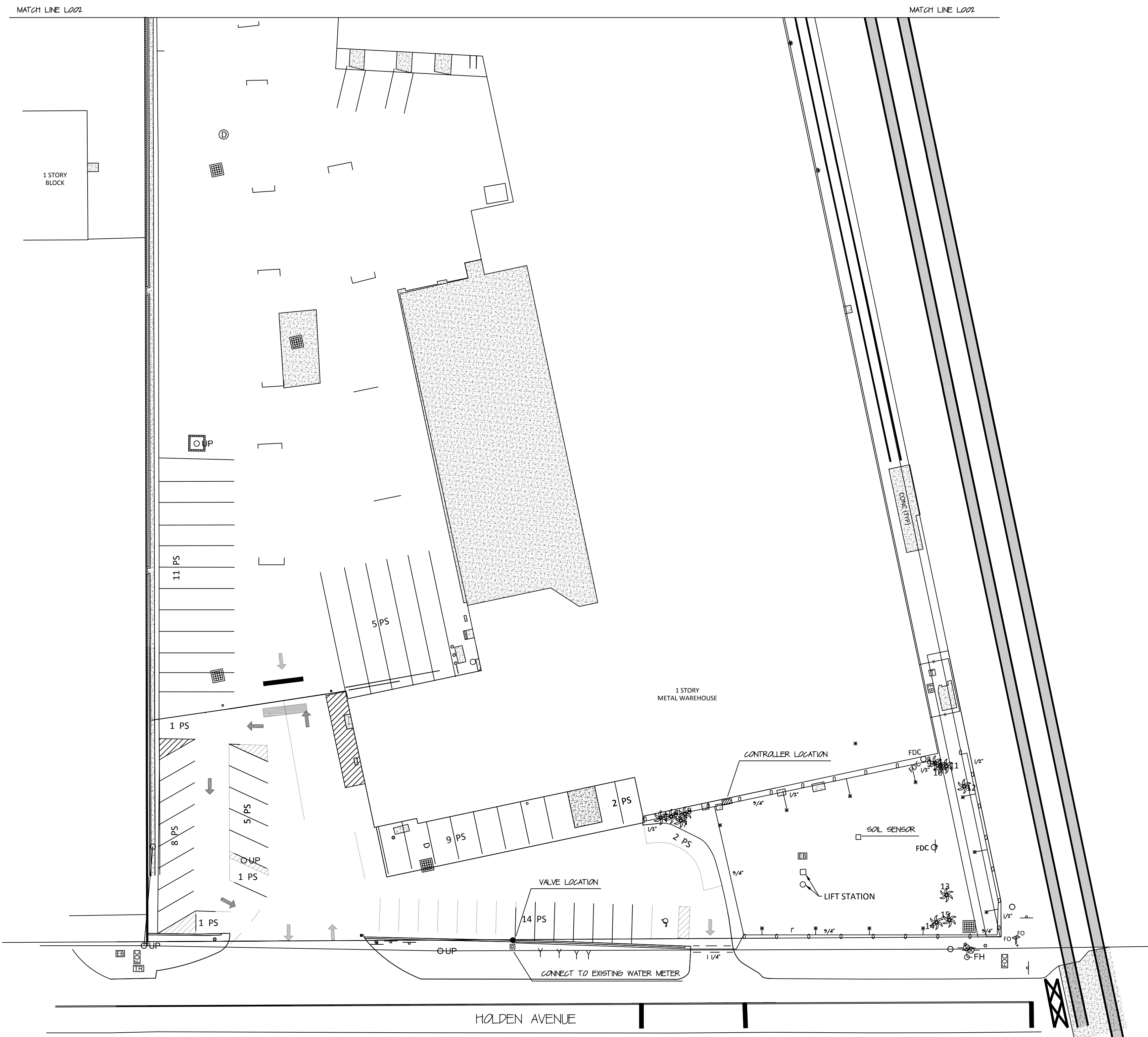
SHEET L003 of

**IRRIGATION LEGEND**

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

**IRRIGATION NOTES**

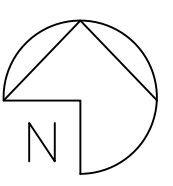
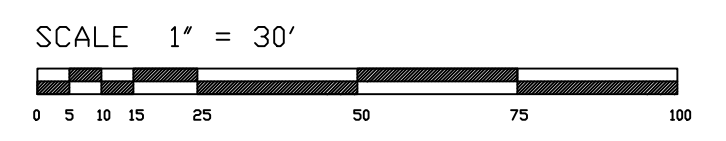
1. MINOR CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT
2. ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
3. HEADS SHALL BE 1/4, 1/2, OR FULL CIRCLE AS EACH LOCATION REQUIRES
4. SPRAYS PATTERNS SHALL BE SET TO MINIMIZE SPRAY ONTO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



**IRRIGATION ZONE DATA**

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

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



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

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

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

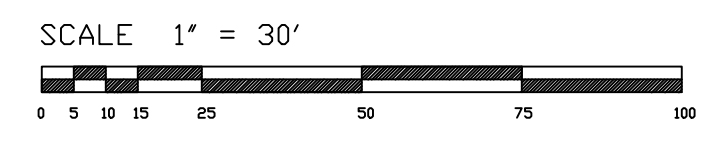
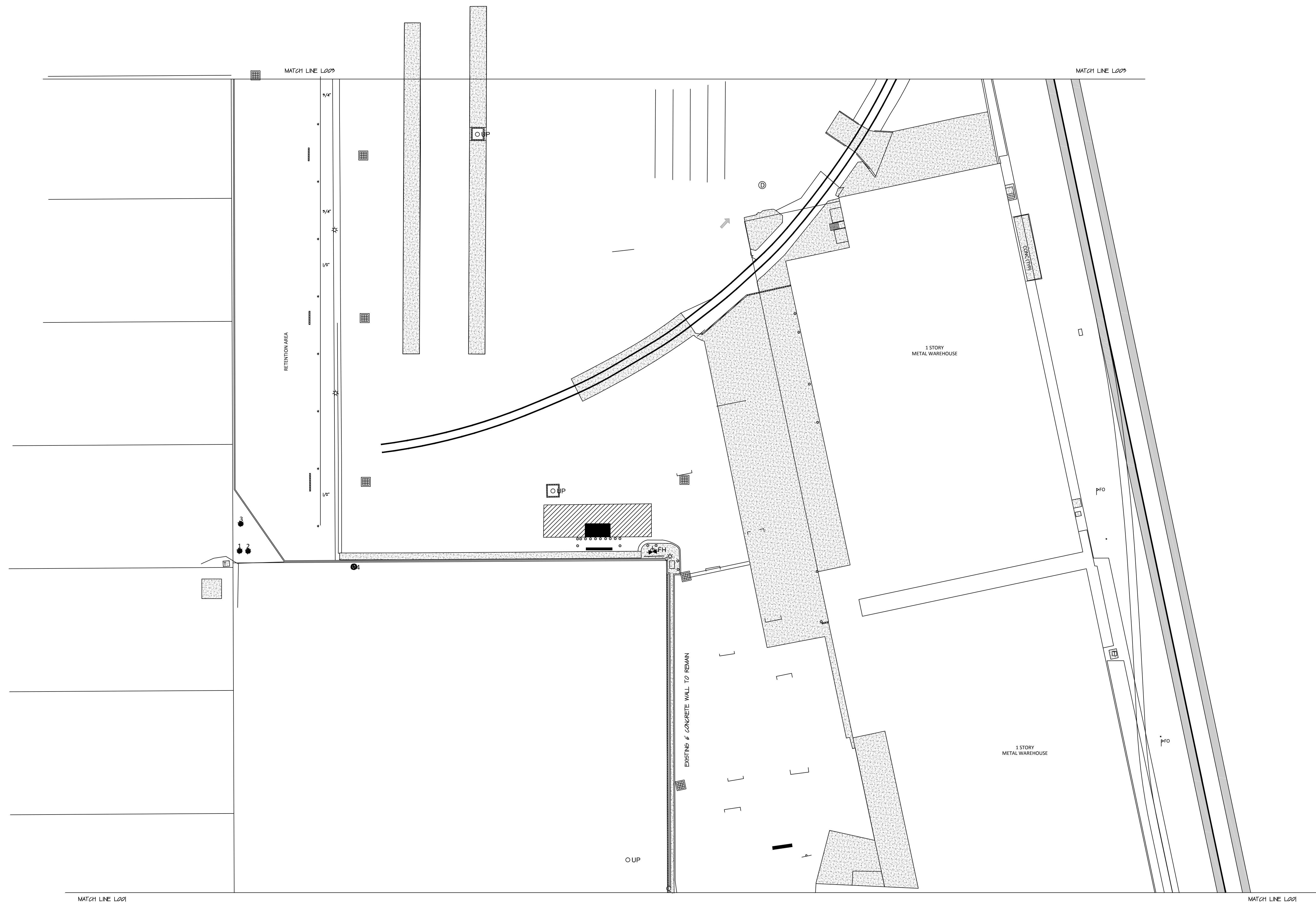
ENVIRONMENTAL DESIGN  
 ANDY KESSELRING, LANDSCAPE ARCHITECT  
 P.O. BOX 5121  
 1920 SE 8th STREET  
 OCALA, FLORIDA 34478  
 (352) 622-8899

LANDSCAPE ARCHITECTURE, SITE PLANNING,  
 GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

IRRIGATION PLAN 1  
 BOISE CASCADE  
 EDGEWATER FLORIDA

SHEET 000A of 000





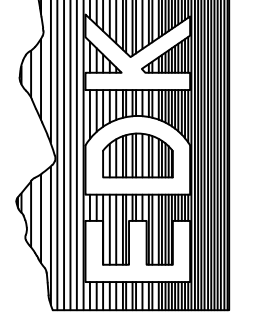
RICHARD A KESSELRING JR., PLA, ASLA  
 LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

NO.	DATE	DESCRIPTION
1	4/13	COMMENT RESPONSES

DATE: 12 / 22  
 DRAWING NO.:  
 VIEW NAME:  
 JOB NO.: FB. PG.

DRAWN BY: RAK  
 SCALE: 1" = 30'  
 JOB NO.:

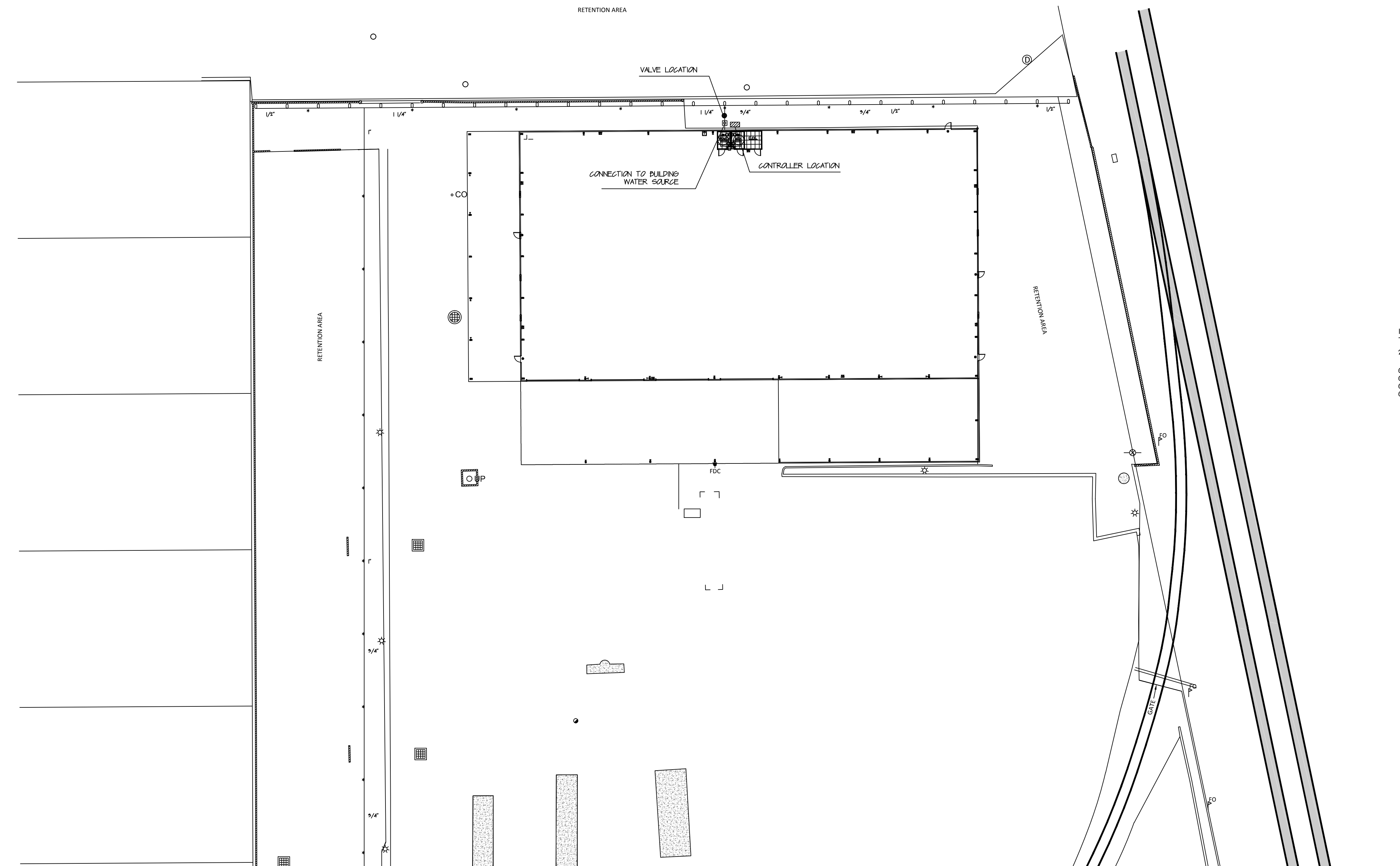
ENVIRONMENTAL DESIGN  
 ANDY KESSELRING, LANDSCAPE ARCHITECT  
 1920 SE. 8th STREET P.O. BOX 5121  
 Ocala, Florida 34478 (352) 622-8899  
 LANDSCAPE ARCHITECTURE, SITE PLANNING,  
 GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN



IRRIGATION PLAN 2  
 POISE CASCADE  
 EDGEWATER FLORIDA

SHEET L002 of





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

**IRRIGATION ZONE DATA**

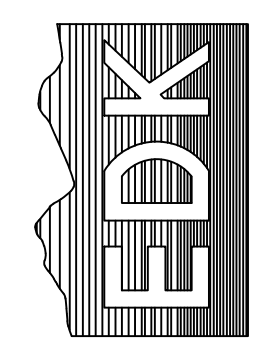
160 TOTAL GPM x 15 = 2400 GPM / 7 = 343 GPD

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

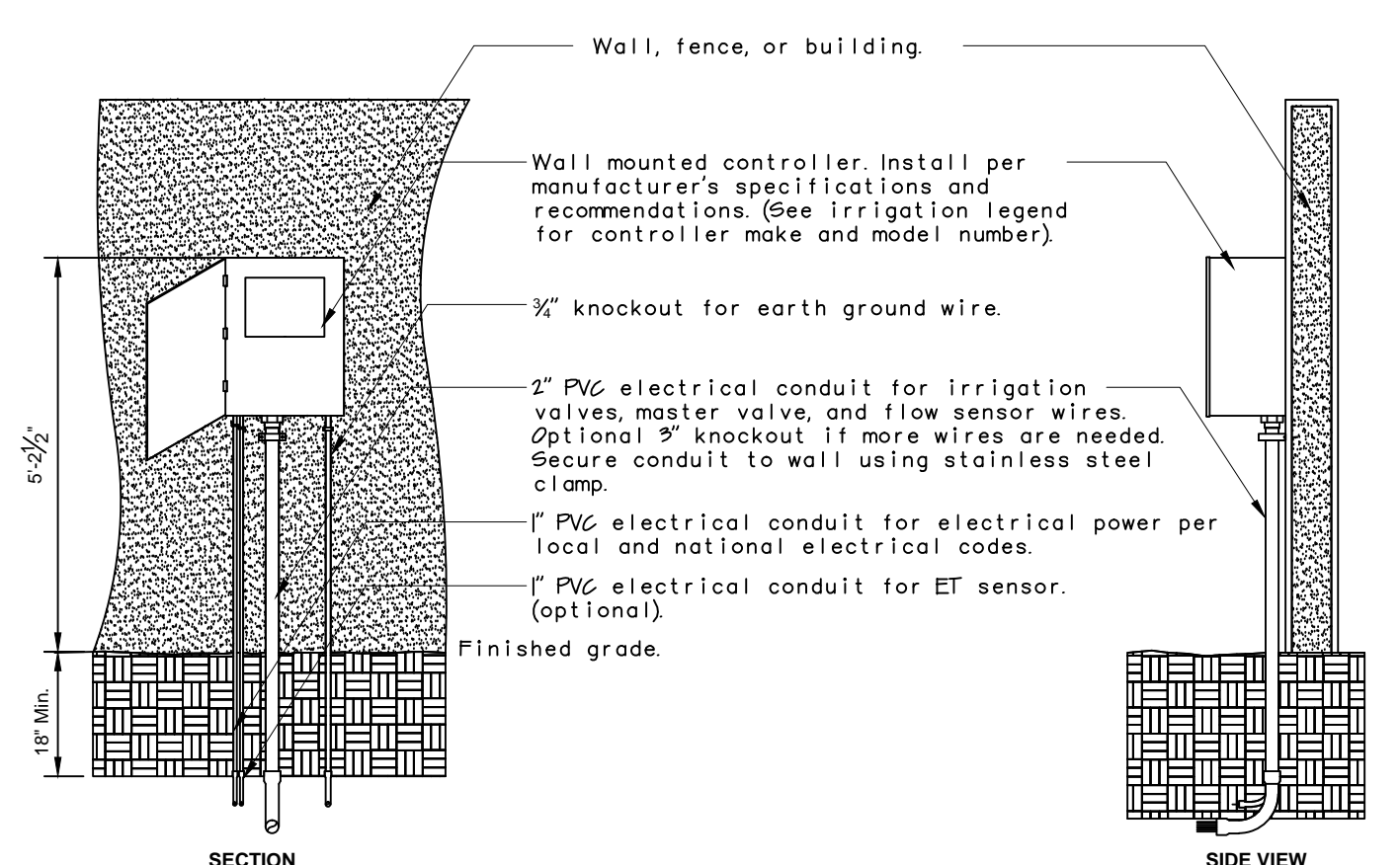
NO.	DATE	COMMENT RESPONSES	RAK	BY
1	4/23			

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

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



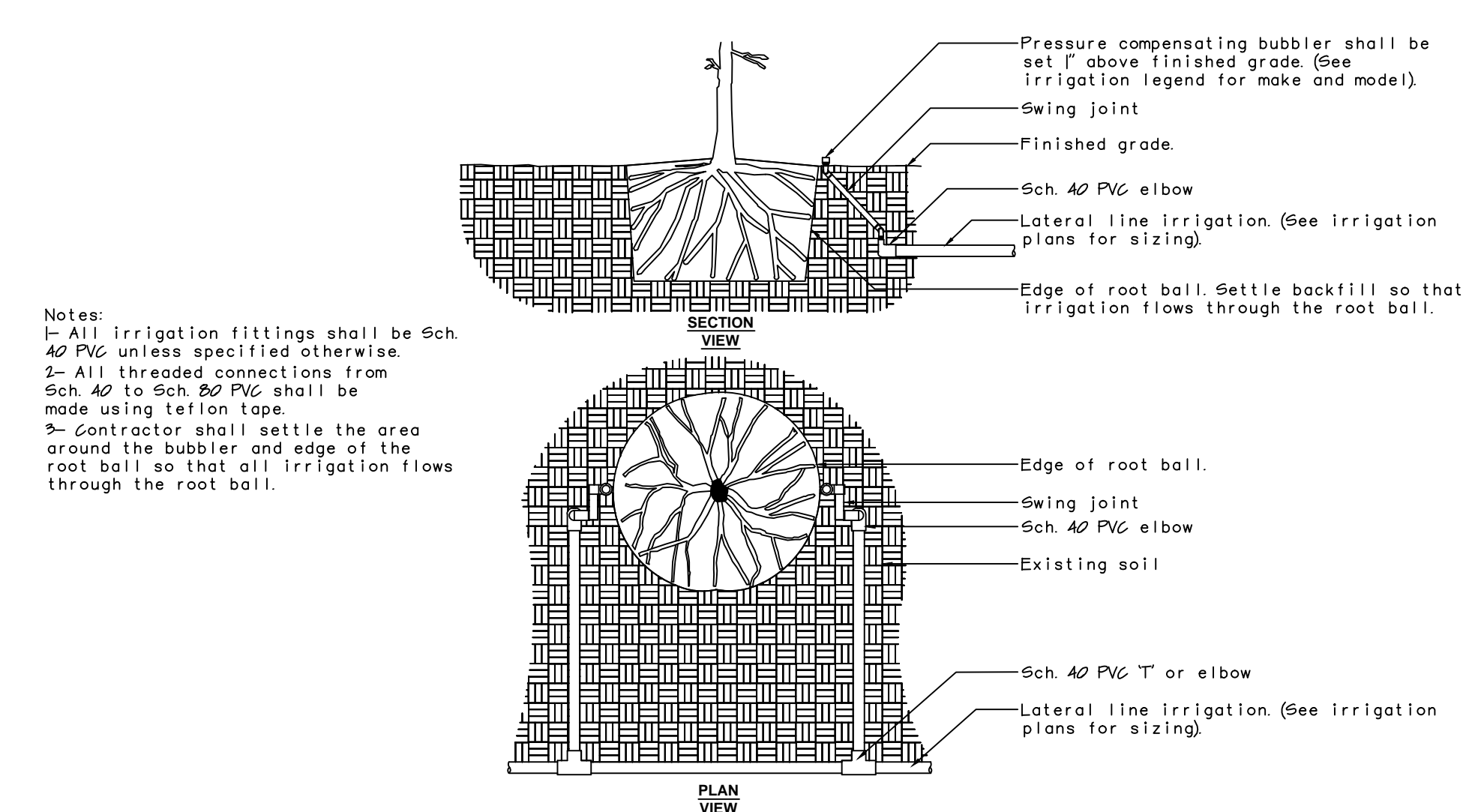
IRRIGATION PLAN 3  
 BOISE CASCADE  
 EDGEWATER FLORIDA



**Notes:**

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

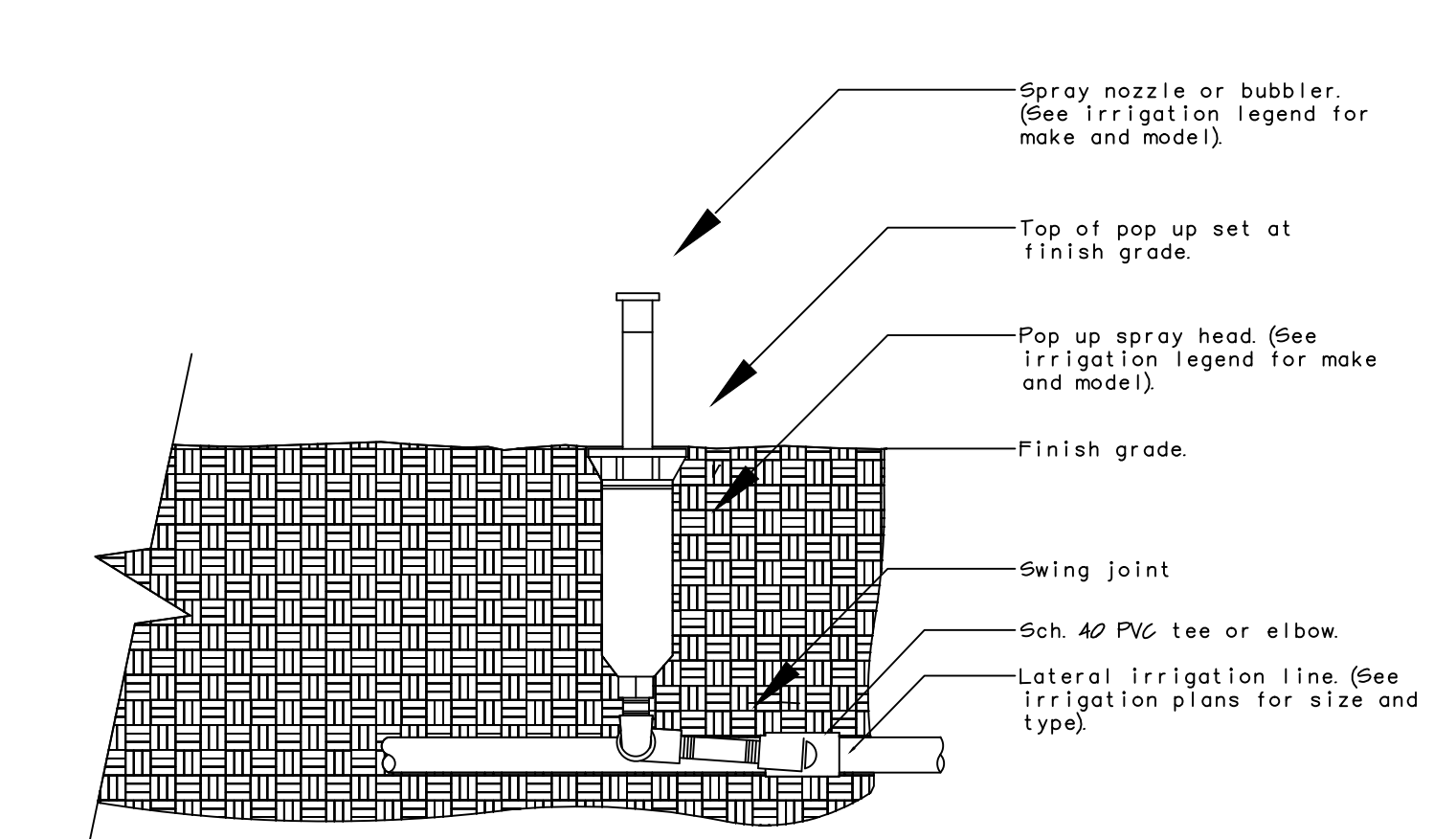
WALL MOUNTED CONTROLLER



**Notes:**

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

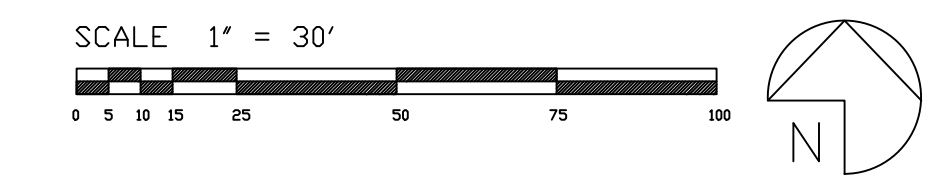
TREE BUBBLER LAYOUT



**Notes:**

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

POP UP-SPRAY HEAD



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

**VARIANCE 2023-04:**  
**307 Oak Lynn Dr. - SFR**

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

**REQUEST DESCRIPTION/BACKGROUND**

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

Exhibit 1 - Property Location N↑



The requested variances include the following.

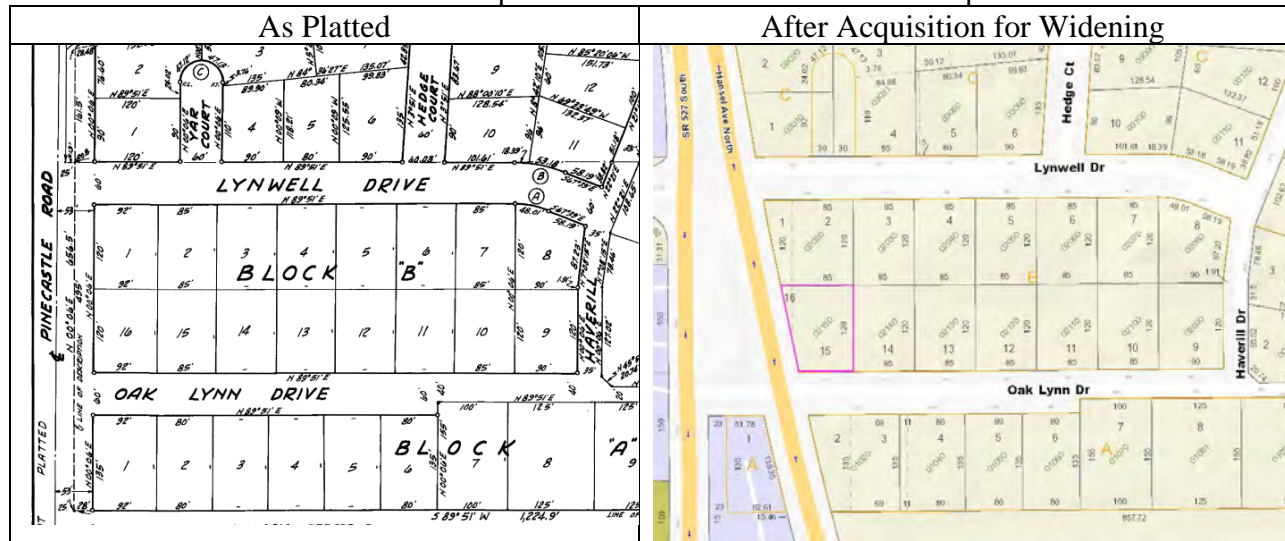
- 1) Allow the minimum lot area to be 10,712 square feet in lieu of the R1AA minimum lot area of 10,890 square feet
- 2) Allow the minimum lot width to be 83 feet in lieu of the R1AA minimum lot width of 90 feet
- 3) Allow the side street setback (Hansel Avenue) to be a minimum of 10.13 feet in lieu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

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

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

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

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



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

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

Exhibit 3 – Comparison of R1AA Site Standards and Proposed Development

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

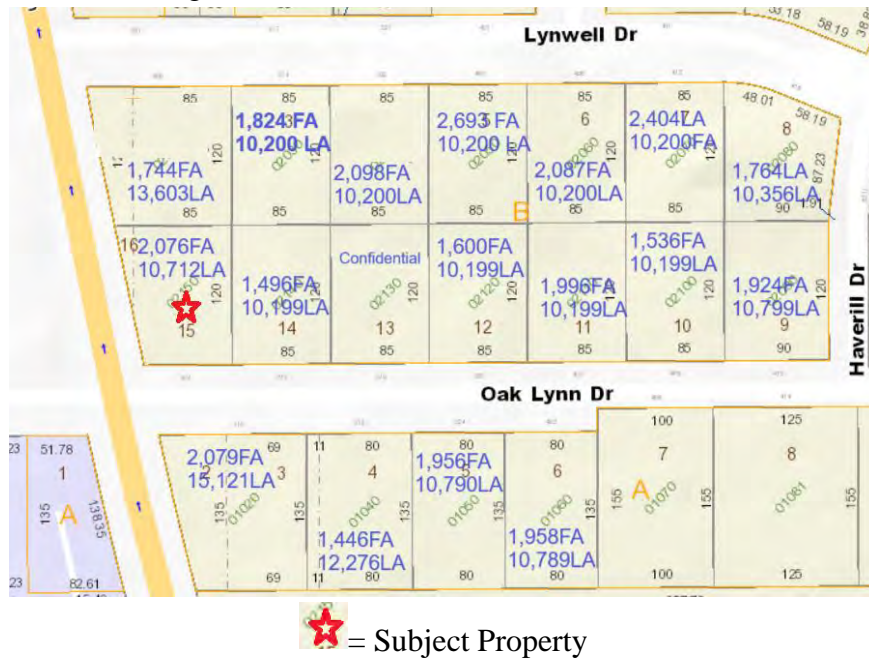
\*For irregular shaped lots, the minimum lot width is measured at the building line.

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

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

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

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





## **CRITERIA FOR VARIANCE APPROVAL**

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

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

## **ANALYSIS**

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

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

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

#### **STAFF RECOMMENDATION**

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

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



# APPLICATION FOR VARIANCE

Reference: Code Sections 134-103 through 134-109

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

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

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

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

Applicant Name: Edward Valley Owner Name: Lito Valdivia  
 Email: permitting@fortisenterprises.com Email: Valdivial@msn.com  
 Phone: 407-738-1627 Phone: 321-474-7260  
 Property Address: 307 Oak Lynn Dr. Orlando, FL 32809  
 Legal Description: OAK LYNN SECOND PLAT W/97 LOTS 15 & 16 BLK B (LESS PART IN R/W)

Property Zoning: R-1AA Existing on site: N/A  
 Section of Code Variance is being requested: 134-579

Variance Request: This lot is at approximately 10,636 sqft abd required area is 10,810sqft.  
 Lot Width this lot has a 77' width and the requirement is 90' in width.





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

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

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

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



**Office Use Only:**

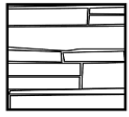
Received by: Brett Sollazzo Date Received: 9/5/2023

Forwarded to: Ellen Hardgrove - Planner Date Forwarded: 9/6/2023

P&Z Meeting Date: 10/9/2023 City Council Meeting Date: 10/17/2023

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





September 5, 2023

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

To whom it may concern,

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

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

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

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

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

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

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

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

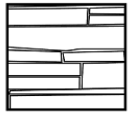
The majority of the existing improved lots on the street do not meet the criteria outlined in section 134-579.

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

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

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

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



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

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

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

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

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

Thank you,  
Ed Valley







307 OAK LYNN DRIVE, EDGEWOOD, FLORIDA 32809

2211.0022-01

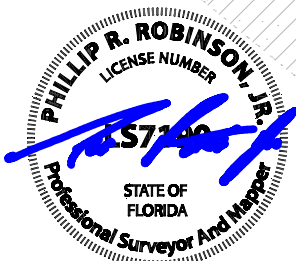
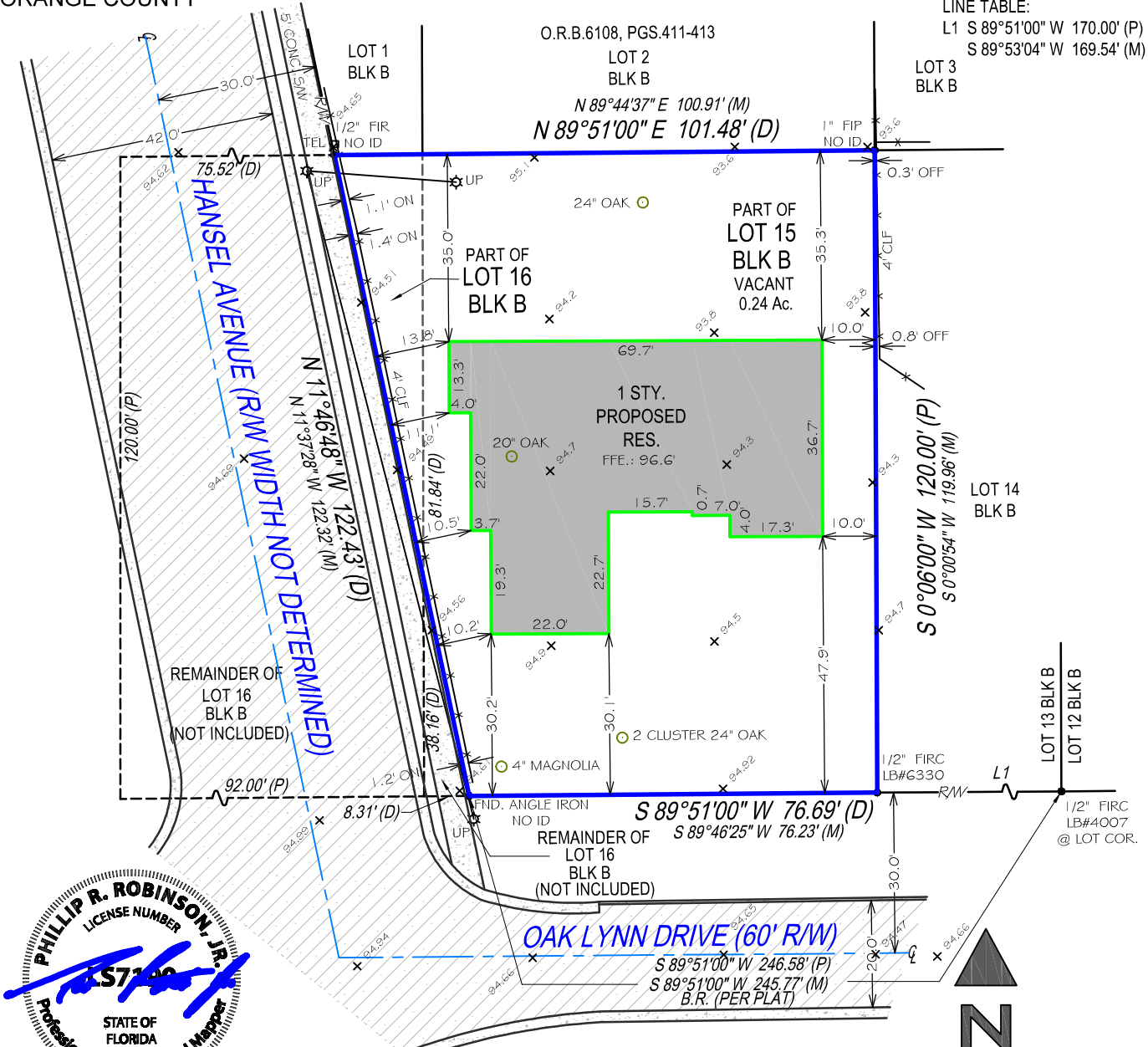
8/21/2023

(REV.1 8/31/2023)

2211.0022-01  
SITE PLAN  
ORANGE COUNTY

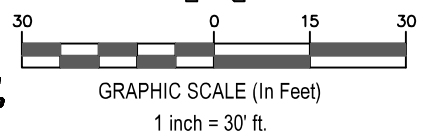
SURVEYOR'S NOTES:  
FENCE OWNERSHIP NOT DETERMINED.

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



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

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



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

08/31/23

LITO VALDIVIA

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

LITO VALDIVIA .



## LEGAL DESCRIPTION:

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

## JOB SPECIFIC NOTES:

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

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Robinson Surveying by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at [www.fema.gov](http://www.fema.gov).
9. All corners marked as set are at a minimum a ½" diameter, 18" iron rebar with a cap stamped LB#8260.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signatures are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in contact with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Robinson Surveying. Additional logo or references to third parties are for informational purposes only.
16. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
17. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.



**VARIANCE 2023-05:**

**307 Oak Lynn Dr. - Fence**



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

**REQUEST DESCRIPTION/BACKGROUND**

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

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

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

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

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

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

## **CRITERIA FOR VARIANCE APPROVAL**

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

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

## **STAFF RECOMMENDATION**

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

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

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

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

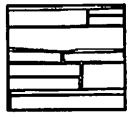
With the recommended five feet setback, the trees can be planted on the street side of the fence and the variance to locate the trees on the lot side will no longer necessary. As a note, the trees will be required to be understory trees with the ground to canopy clearance at least 6 feet at planting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

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

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

Exhibit 1 – Existing Fences in the Subdivision





September 14, 2023

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

To whom it may concern,

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

Current code requires the following:

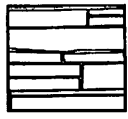
1. *Fences shall be of decorative materials such as wrought iron or powder-coated aluminum in a style of wrought iron.*
3. *Brick, stone and/or cultured stone columns shall be constructed when using either a fence or a wall, and such columns shall, at a minimum, be placed where the fence/wall ends at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

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

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

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





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

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

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

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

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

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

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

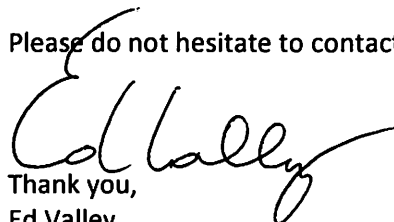
- 5. That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.*

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

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

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

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



Thank you,  
Ed Valley



# UNFINISHED BUSINESS

# COMMENTS & ANNOUNCEMENTS

# ADJOURNMENT