



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Monday, November 13, 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. October 9, 2023 Planning & Zoning Meeting Minutes

D. NEW BUSINESS

- 1. Variance 2023-06: 515 Mandalay Rd. - Boat Dock
- 2. Variance 2023-07: 11 Lake Gatlin Rd. - Landscaping
- 3. Variance 2023-08: 11 Lake Gatlin Rd. - Parking
- 4. Site Plan Approval: 11 Lake Gatlin Rd.

E. UNFINISHED BUSINESS

F. COMMENTS/ANNOUNCEMENTS

G. ADJOURNMENT

UPCOMING MEETINGS

- Tuesday, November 21, 2023.....City Council Meeting
- Friday, December 1, 2023.....Santa Fly In Event
- Monday, December 11, 2023.....Planning & Zoning Meeting
- Tuesday, December 19, 2023.....City Council 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**.

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, October 9, 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 Gragg was absent.

BOARD MEMBERS PRESENT

Chair Ryan Santurri
Vice Chair David Nelson
Board Member Melissa Gibson
Board Member Todd Nolan

STAFF PRESENT

Brett Sollazzo, Administrative Project Manager
Drew Smith, City Attorney
Allen Lane, City Engineer

BOARD MEMBERS ABSENT

Board Member David Gragg

APPROVAL OF MINUTES

September 11, 2023 Planning & Zoning Meeting Minutes

Chair Santurri made a motion to approve the September 11, 2023 Planning and Zoning meeting minutes as presented. The motion was seconded by Vice Chair Nelson. Approved (4/0) by voice vote.

NEW BUSINESS

1. 75 Holden Ave. – Boise Site Plan Approval

Engineer Lane began by giving an overview of site plan, explaining that it is to construct a new material warehouse over existing impervious area. The final plans meet the requirements for the previously approved landscaping and parking variances.

Engineer Lane stated that he has one condition of approval for the project; 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.

A brief discussion ensued between Board Members and Engineer Lane. There were no comments from the applicant or from the public.

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

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

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

The motion was approved with a roll call vote.

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

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

Engineer Lane began by giving an overview of the variance request, by going over the Staff Report prepared by Planner Hardgrove. He explained that the request is for the approval of four (4) variances to allow the construction of a home on the vacant property at 307 Oak Lynn Drive.

- 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

Engineer Lane went over the history of the lot, and stated the need for these variances stems from the widening of Orange/Hansel Avenue and changes in code relative to time of the plat. Staff recommended approval of all four (4) variances, stating that all six criteria for variance approval have been met.

Ed Valley, applicant for the project, approached the dais and stated that everything Staff presented is correct. Vice Chair Nelson asked the applicant to be sure that any vehicles for construction are parked on the lot, as the turn onto Oak Lynn from Hansel is quick, and any cars parked in the street can cause issues.

A brief discussion ensued between Board Members and Engineer Lane. There were no public comments.

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

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

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

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

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

The motion was approved with a roll call vote.

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

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

Engineer Lane began by giving an overview of the variance request, by going over the Staff Report prepared by Planner Hardgrove. He explained that the request is for the approval of three (3) variances related to fence construction on the west property line of the lot at 307 Oak Lynn Drive.

1) 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.

2) 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)

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.

Based on the justification of approval submitted by the applicant, Staff recommended the following for the three (3) variances;

1) Allow 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.

2) 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.

3) 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).

Ed Valley, applicant, stated that there is an existing four-foot chain link fence on the property, which is two feet off the property line. He then stated that the hardship would be taking away property space by putting the fence with a five-foot setback as opposed to on the property line. Mr. Valley also stated that the other fences in the area currently do not meet the fence code.

A brief discussion ensued between Board Members, and the applicant. There were no public comments.

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

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

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

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

The motion was approved with a roll call vote.

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

ADJOURNMENT

The meeting was adjourned at 7:19 PM.

Ryan Santurri, Chair

Brett Sollazzo, Administrative Project Manager

NEW BUSINESS

VARIANCE 2023-06:

515 Mandalay Rd. – Boat Dock



October 18, 2023

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

**RE: 515 Mandalay Road – variance dock review application
CPH project number E7601**

Dear Ms. Riffle;

We are in receipt of the variance application addressing the location of the existing dock for the above listed address, received October 11, 2023. This property is on Bali Hai Lagoon (canal). We have reviewed the application and cover letter explaining the purpose of the request for the variance. However, the applicant did not provide a letter addressing the seven (7) variance items (letters A-H) listed on page 2 of the application.

The variance petition is requesting permission to maintain a 4.7 feet side setback from the end of the existing dock to the adjacent side lot line. Per the City Code, Chapter 14-11, B (1), states that lots or parcels having a shoreline frontage of greater than 100 feet, must have a minimum side setback of 15 feet from any property line or projected property line. This lot has 142 feet of frontage. Per the City Code, the side setback for the dock shall be 15 feet minimum.

We reviewed the application and the seven (7) items within page 2 to verify if the proposed request satisfies the application. Because the existing dock is on a canal and is constructed linearly with the canal, item A and H are non-applicable. Below is a summary of our review of items B through G from the application:

- B. The reasonable use of the property by the owner:
CPH Review: This is an existing dock and the site setback does not appear to have an impact on the use of this property or the adjacent property, 505 Mandalay Road.
- C. The effects the dock will have on navigation and safety boaters:
CPH Review: This dock is at the end of the canal and there are no other docks beyond this dock. There is one dock on the opposite side of the canal and a dock at 505 Mandalay Road, which is adjacent to the subject dock and on the same side and the variance request. Based on our review, the encroachment of the side setback will not create a safety hazard for other boaters.
- D. The overall general welfare of the neighborhood:
CPH Review: No negative impact.
- E. Whether special conditions exist such that strict compliance with the provisions of this article would impose a unique and unnecessary hardship on the applicant:
CPH Review: The unique and unnecessary hardship will be requiring the owner to remove the portion of the dock that is encroaching in the setback.
- F. The effect of the proposed variance on abutting shoreline property owners:



CPH Review: The applicant has provided a letter of “No Objection to Boat Dock Side-Setback Waiver Request” from the property owner and 505 Mandalay Road.

- G. Whether the granting of the variance would be contrary to the intent and purpose and this article:

CPH Review: Granting variance will allow the existing dock to encroach on the side setback, which is contrary to the intent and purpose of this article. However, as we noted on letters C and E, allowing the dock to remain will not have a negative impact on the canal or adjacent properties.

Based on our review, we do not have any objections to the City approving this variance to allow the dock to encroach to the side setback. 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: Sache Fernandez, CPH
File

J:\E7601\Civil\City Plans-Application Review\515 Mandalay Road - Boat App\Letters\515 Mandalay Road -variance dock review 10-18-23.docx



APPLICATION FOR VARIANCE – BOAT DOCKS

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

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

Please note this fee is non-refundable

Office Use Only:		Variance Application #:	2023-06
Received Date:	10/9/2023	Received by:	Brett Sollazzo
P&Z Meeting Date:	11/13/2023	City Council Meeting Date:	11/21/2023

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

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

Applicant's Name:	Sheila Cichra	Owner's Name:	John Hall & Conley Schubert Hall
Address:	1002 Fort Mason Dr, Eustis, FL 32726	Address:	515 Mandalay Road
Phone Number:	(407) 450-4241	Phone Number:	(352) 217-6222
Fax:		Fax:	
Email:	sheilacichra@gmail.com	Email:	JCNole77@yahoo.com
Legal Description:	MANDALAY SHORES 3/37 LOT 5		
Zoned:	R-1AA		
Location:	515 Mandalay Road - in rear of sfr		
Tract Size:	.59 acres		
City section of the Zoning Code from which Variance is requested:	Chapter 14, Sec. 14-11 Dock Construction, (b), (1)		
Request:	requesting permission to maintain a 4.7' side setback while adding boathouse to the existing dock		
Existing on Site:	a single family residence with a pool and a boat dock		

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



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

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

Applicant must agree that:


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

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

2. The variance recommended by the Planning and Zoning Board and approved by the City Council shall expire in 12 months in accordance with Chapter 134-104 (3) (e).

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

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

Applicant's Signature:		Date:	October 7, 2023
Applicant's Printed Name:	Sheila Cichra		
Owner's Signature:		Date:	
Owner's Printed Name:			

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



City of Edgewood
 405 Bagshaw Way
 Edgewood, FL 32809-3465 United States

Invoice #000231

Issue date
 Oct 9, 2023

515 Mandalay Rd. - Boat Dock Variance

Customer

Sheila Cichra
 Streamline Permitting
 sheilacichra@gmail.com
 407-450-4241
 1002 Mason Drive
 Eustis, Florida 32726

Invoice Details

PDF created October 9, 2023
 \$1,355.00

Payment

Due October 9, 2023
 \$1,355.00

Items	Quantity	Price	Amount
Boat Dock Variance - Residential	1	\$350.00	\$350.00
Pass Through Fee	1	\$1,000.00	\$1,000.00
City Hall Convenience Fee	1	\$5.00	\$5.00
Subtotal			\$1,355.00

Total Paid **\$1,355.00**

Payments

Oct 9, 2023 (Mastercard 0935) \$1,355.00



View online

To view your invoice go to <https://squareup.com/u/HIsK9fcF>
 Or open the camera on your mobile device and place the QR code in the camera's view.



Agent Authorization Form

FOR PROJECTS LOCATED IN THE CITY OF EDGEWOOD

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

I/WE, (PRINT PROPERTY OWNER NAME) John Hall or Elizabeth Schubert, AS
THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, 515 Mandalay Road
Edgewood, FL 32809, DO HEREBY AUTHORIZE TO ACT AS MY/OUR
AGENT (PRINT AGENT'S NAME) Sheila Cichra, TO EXECUTE ANY PETITIONS OR

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

Date: 9/23/23 ✓ [Signature] ELIZABETH SCHUBERT
Signature of Property Owner Print Name Property Owner

Date: _____ Signature of Property Owner Print Name Property Owner

STATE OF FLORIDA: COUNTY OF _____

I certify that the foregoing instrument was acknowledged before me this 23RD day of May, 2023 by Elizabeth Schubert. He/she is personally known to me or has produced ID as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 23RD day of May in the year 2023.

[Signature]
Signature of Notary Public



(Notary Seal)

Notary Public for the State of Florida

My Commission Expires: 4/20/2024

Legal Description(s) or Parcel Identification Number(s) are required:	
PARCEL ID#:	13-23-29-5489-00-060
LEGAL DESCRIPTION:	MANDALAY SHORES 3/37 LOT 6

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

405 Larue Avenue, Edgewood, Florida 32809 Phone: 407.851.2920 / Fax: 407.851.7361
Email: bmeeks@edgewood-fl.gov Website: www.edgewood-fl.gov



Date: October 7, 2023
To: City of Edgewood
From: Sheila Cichra
Re: 515 Mandalay Road – boat dock side setback variance

The attached application package is a variance request to allow for a boathouse and covered deck to be added onto an existing dock, which currently has a 4.2' side setback, in lieu of the required 10' side setback (with a setback waiver).

The existing dock, which has been there for over 20 years, was constructed too close to the property line.

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

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

Thank you for your consideration.

A handwritten signature in blue ink, appearing to read "Sheila Cichra", is placed on a light blue rectangular background.

**AFFECTED ADJACENT PROPERTY OWNER
LETTER OF NO OBJECTION
TO BOAT DOCK SIDE-SETBACK WAIVER REQUEST**

City of Edgewood

I, JANE B MOON legal property owner of property located at 505 Mandalay Road,
(Adjacent Property Owner Name) (Address)

have reviewed the dock construction plans dated 9/16/2023, for the property located at
515 Mandalay Road, and have no objections.

The dock construction plans include a side setback waiver request of 4.7 feet, in lieu of the minimum setback distance required by Code.

Jane B Moon
(Signature - Adjacent Affected Property Owner)
JANE B MOON
(Print Name - Adjacent Affected Property Owner)

10/2/2023
(Date)



ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 2nd day of October, 20 23, by Brett Sollazzo.
(Notary seal) NAME OF NOTARY

Brett Sollazzo
(Signature of Notary Public - State of Florida)

Personally Known OR Produced Identification

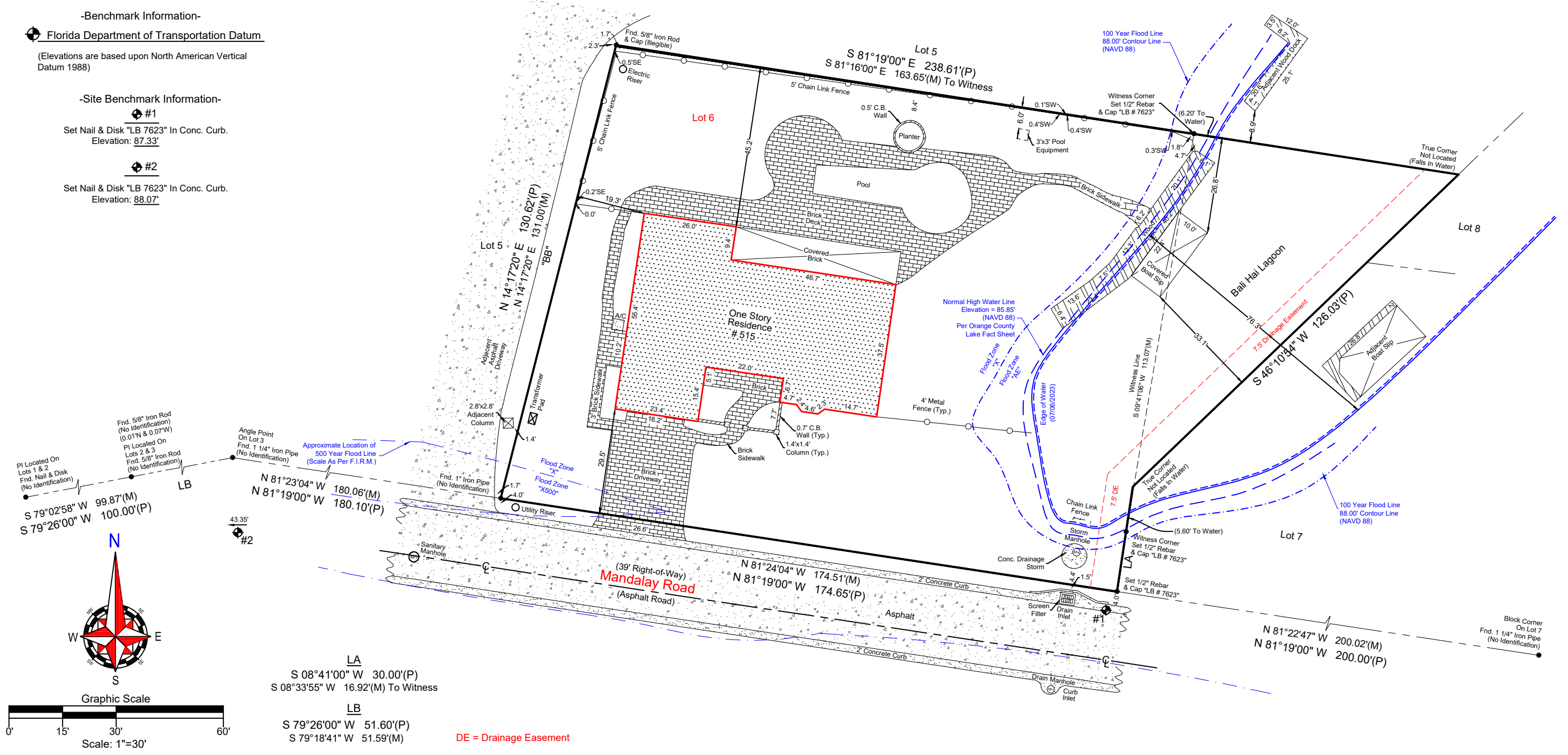
Type of Identification Produced Drivers License

-Benchmark Information-

Florida Department of Transportation Datum
(Elevations are based upon North American Vertical Datum 1988)

-Site Benchmark Information-

- #1**
Set Nail & Disk "LB 7623" In Conc. Curb.
Elevation: 87.33'
- #2**
Set Nail & Disk "LB 7623" In Conc. Curb.
Elevation: 88.07'



BOUNDARY SURVEY

Legal Description:

LOT 6, MANDALAY SHORES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 37 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Flood Information:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X (WITH A BASE FLOOD ELEVATION OF 88 WITH A NHWE OF 85.85). THIS PROPERTY WAS FOUND IN CITY OF EDGEWOOD, COMMUNITY NUMBER 120163, DATED 9/25/2009.

CERTIFIED TO:

STREAMLINE PERMITTING



515 MANDALAY ROAD, ORLANDO, FLORIDA 32809

Field Date: 7/10/2023 Date Completed: 07/13/23
Drawn By: C.W. File Number: IS-120286

-Legend-

C	- Calculated	PC	- Point of Curvature
CL	- Centerline	Pg	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set 1/2" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	○	- Chain Link Fence
□	- Wood Fence		

-NOTES-
>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.

NONE VISIBLE **-POINTS OF INTEREST-**

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.



Patrick K. Ireland

PATRICK IRELAND 6637 LB: 7623

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

HALL BOAT DOCK SITE PLAN - 515 MANDALAY ROAD, ORLANDO, FL 32809

-Benchmark Information-

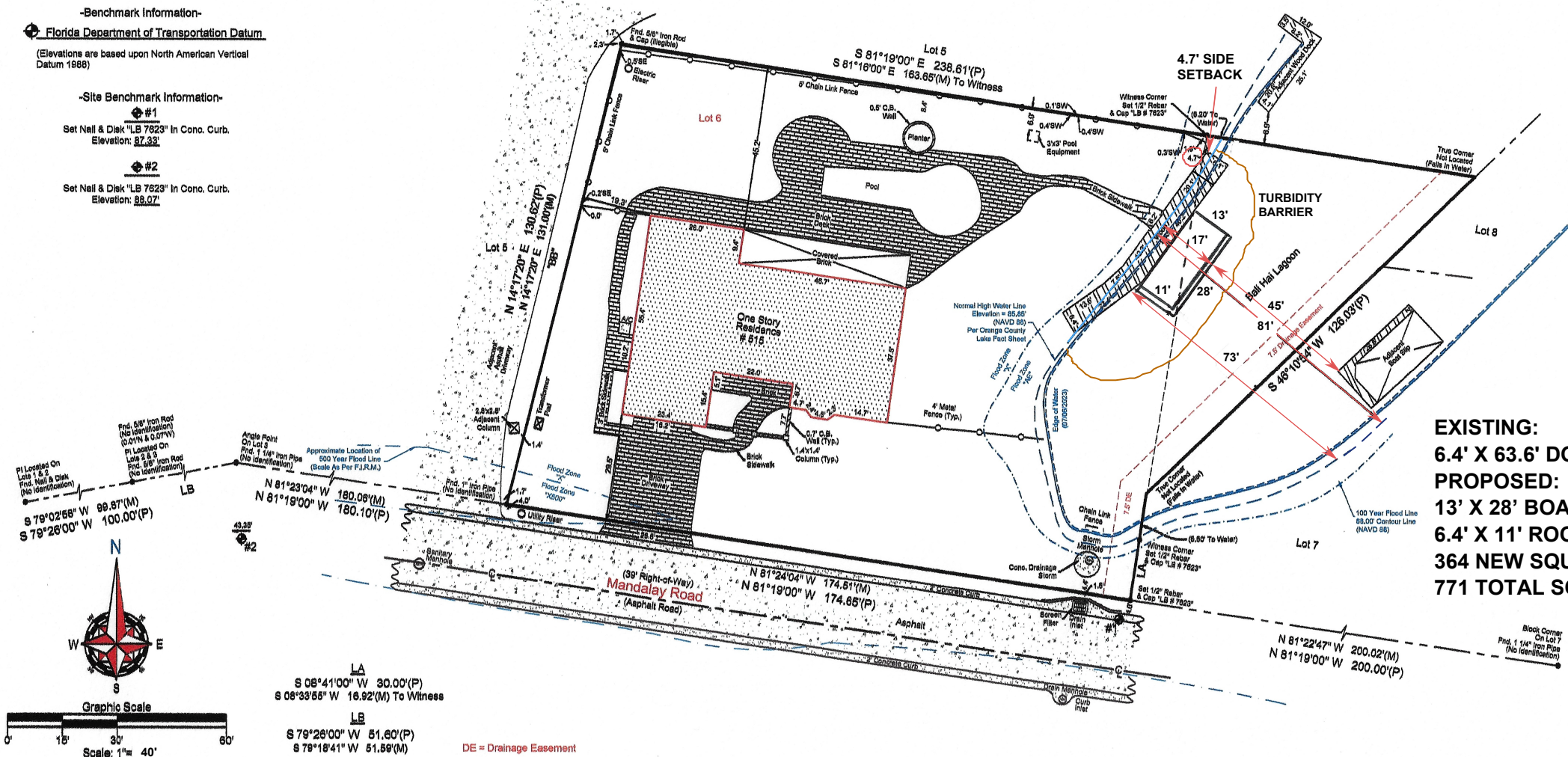
Florida Department of Transportation Datum

(Elevations are based upon North American Vertical Datum 1988)

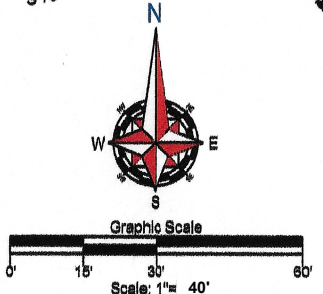
-Site Benchmark Information-

#1
Set Nail & Disk "LB 7823" In Cono. Curb.
Elevation: 87.33'

#2
Set Nail & Disk "LB 7823" In Cono. Curb.
Elevation: 88.07'



EXISTING:
6.4' X 63.6' DOCK
PROPOSED:
13' X 28' BOATHOUSE &
6.4' X 11' ROOF OVER EXISTING DOCK
364 NEW SQUARE FEET
771 TOTAL SQUARE FEET



LA
S 08°41'00" W 30.00'(P)
S 08°33'55" W 16.92'(M) To Witness

LB
S 79°28'00" W 51.60'(P)
S 79°18'41" W 51.59'(M)

DE = Drainage Easement

515 MANDALAY ROAD, ORLANDO, FLORIDA 32809

BOUNDARY SURVEY

Legal Description:

LOT 6, MANDALAY SHORES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 37 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Flood Information:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X WITH A BASE FLOOD ELEVATION OF 88 WITH A NWFE OF 85.85'. THIS PROPERTY WAS FOUND IN CITY OF EDGEWOOD, COMMUNITY NUMBER 120183, DATED 9/25/2009.

CERTIFIED TO:
STREAMLINE PERMITTING



Field Date: 7/10/2023 Date Completed: 07/13/23
Drawn By: C.W. File Number: IS-120286

Legend	
C	- Calculated
CB	- Centerline
CB	- Concrete Block
Cono.	- Concrete Monument
D	- Description
DE	- Drainage Easement
Eamt.	- Easement
F.E.M.A.	- Federal Emergency Management Agency
FFE	- Finished Floor Elevation
Fnd.	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & Disk
N.R.	- Non-Redial
ORB	- Official Records Book
P	- Plat
P.B.	- Plat Book
□	- Wood Fence
PC	- Point of Curvature
Pg.	- Page
PI	- Point of Intersection
P.O.B.	- Point of Beginning
P.O.L.	- Point on Line
PP	- Power Pole
PRM	- Permanent Reference Monument
PT	- Point of Tangency
R	- Radius
Rad.	- Radial
R&C	- Rebar & Cap
Rec.	- Recovered
Rid.	- Roofed
Set	- Set 1/2" Rebar & Cap "LB 7823"
Rebar	- Cap "LB 7823"
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
○	- Chain Link Fence

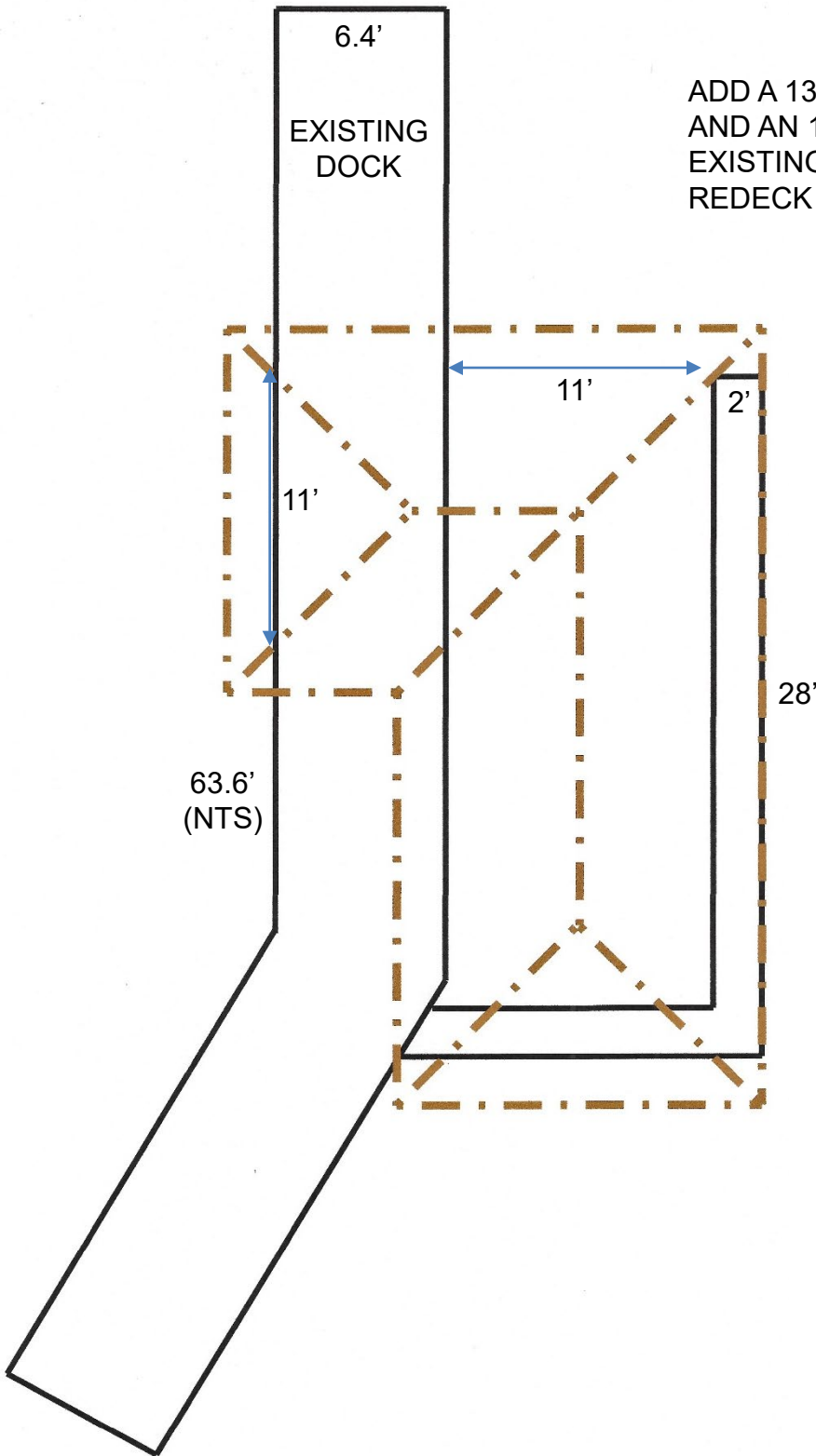
NOTES:
 >Survey is Based upon the Legal Description Supplied by Client.
 >Abutting Properties Deeds have NOT been researched for Gaps, Overlaps and/or Hiatus.
 >Subject to any Easements and/or Restrictions of Record.
 >Bearing calls shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
 >Building Ties are NOT to be used to reconstruct Property Lines.
 >Fence Ownership is NOT determined.
 >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
 >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
 >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone other than those Certified.

-POINTS OF INTEREST-
NONE VISIBLE

SITE PLAN DRAWN BY:
SHEILA CICHRA
SEPTEMBER 16, 2023

Ireland & Associates Surveying, Inc.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.Irelandsurveying.com
Office-407.678.3386 Fax-407.320.8165

Plan View



ADD A 13' X 28' BOATHOUSE
AND AN 11' X 6.4' ROOF TO THE
EXISTING 6.4' X 63.6' DOCK
REDECK THE EXISTING DOCK

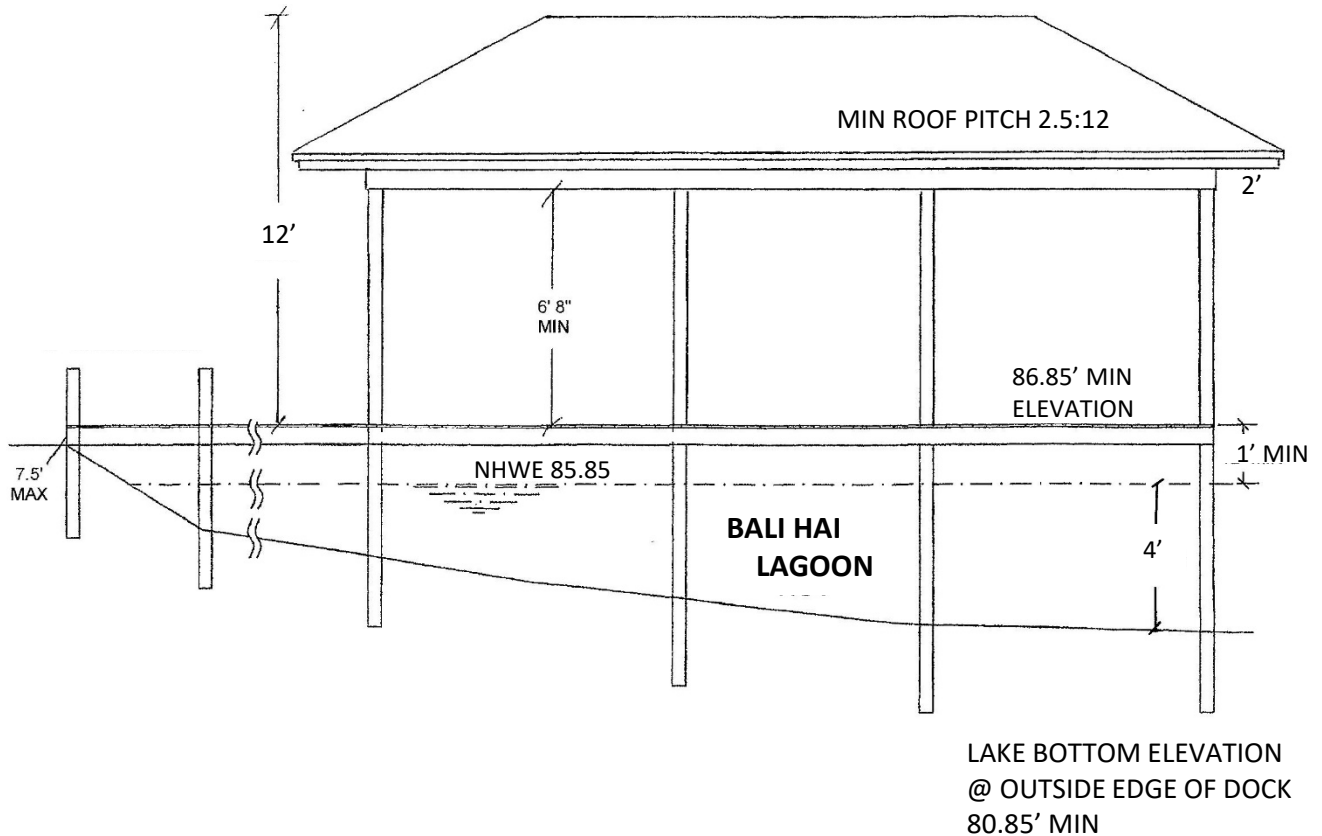
13' X 28' BOATHOUSE
364 NEW SQUARE FEET

Hall

515 Mandalay Road, Orlando

Elevation and FBC Specs

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



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

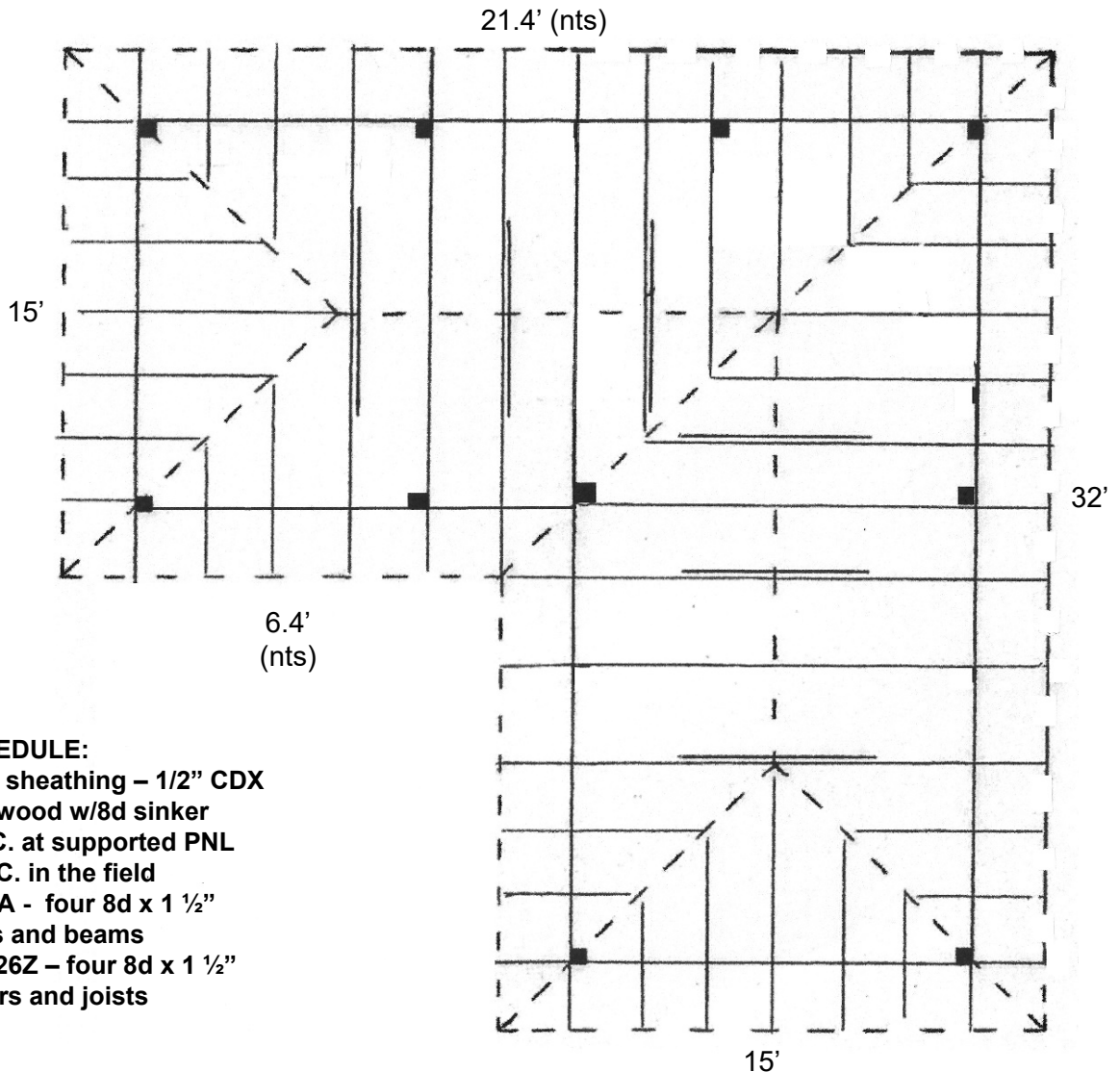
1. BASIC WIND SPEED (V_{asd}) = 108 MPH, ULTIMATE WIND SPEED (V_{ult}) = 140 MPH
2. IMPORTANCE FACTOR: $I = 1.0$
3. WIND EXPOSURE = CATEGORY D
4. OPEN STRUCTURE WITH A ZERO PRESSURE COEFFICIENT

Hall

515 Mandalay Road, Orlando

Roof Framing

ROOF IS 15' X 38.4' = 576 TOTAL SQ. FT.



NAILING SCHEDULE:

Wall and Roof sheathing – 1/2" CDX
APA rated plywood w/8d sinker
Nails @ 4" O.C. at supported PNL
edges & 6" O.C. in the field
Simpson H2.5A - four 8d x 1 1/2"
nails to rafters and beams
Simpson LUS26Z – four 8d x 1 1/2"
nails to headers and joists

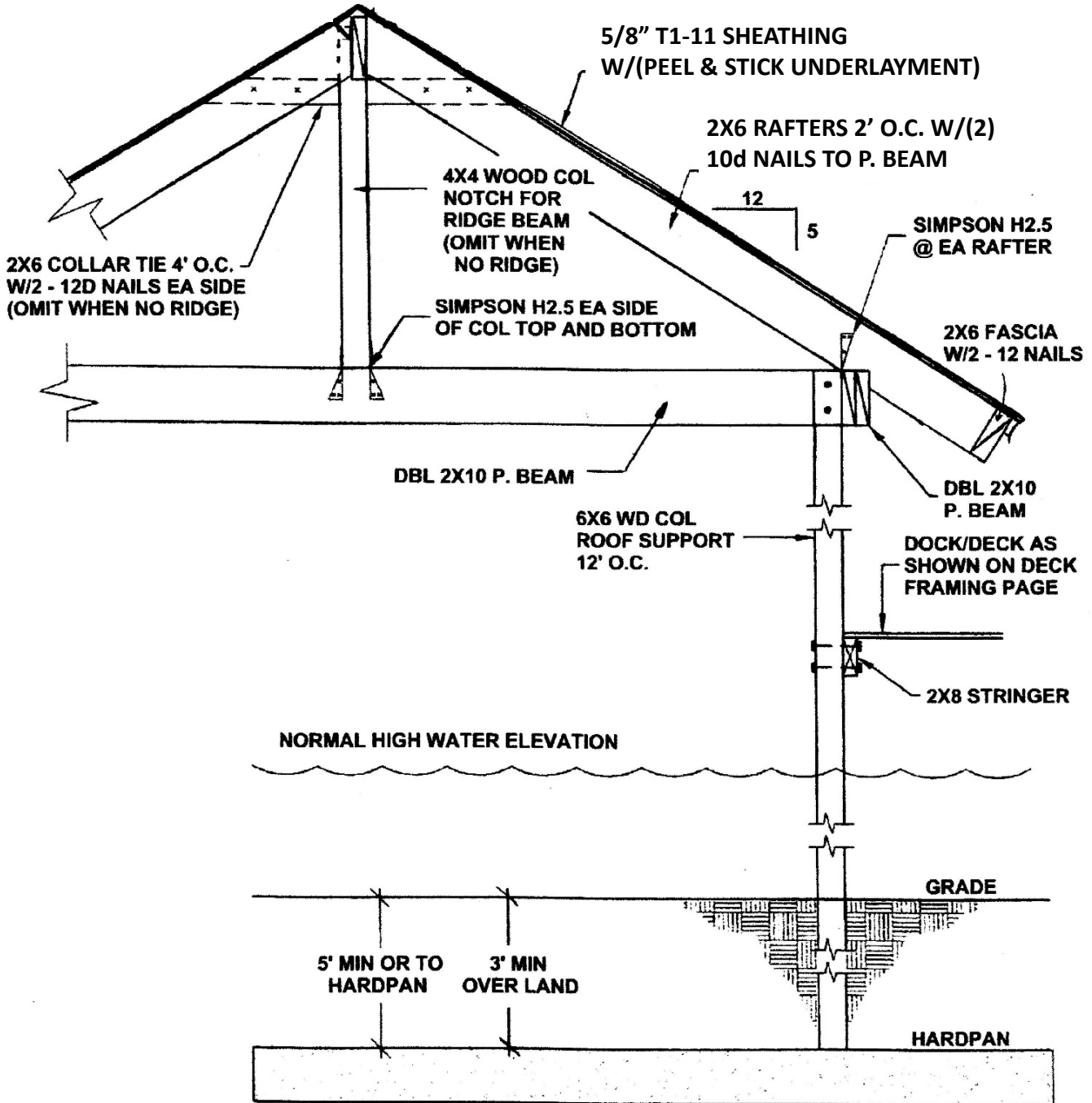
2 X 6 RAFTERS 2' O.C. W/(3) 10d TOE NAILS TO HIPS AND RIDGE
2 X 6 COLLAR TIES 4' O.C. W/(4) 10d NAILS EACH END
2 X 8 HIPS RIDGES & VALLEYS W/(4) 10d TOE NAILS EA END
2 X 6 FASCIA W/(2) 10d NAILS TO RAFTERS
(2) 2 X 10 PERIMETER BEAM W/(2) 1/2" HDG THRU BOLT
6 X 6 PILINGS 12' O.C. MAX
FLASHING WILL BE INSTALLED IN THE VALLEY

Hall

515 Mandalay Road, Orlando

Roof Cross Section

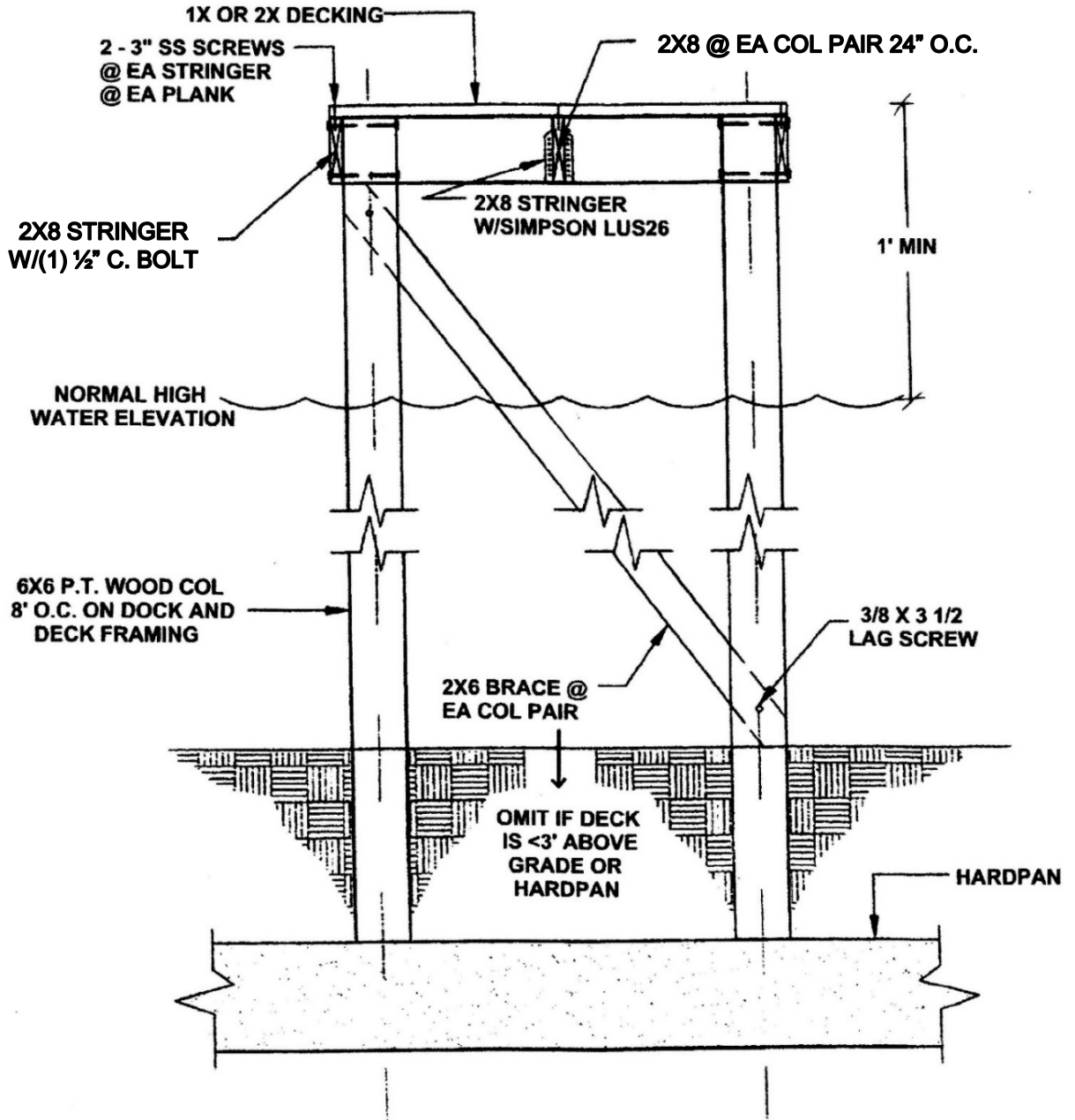
ASPHALT SHINGLES INSTALLED
PER MANUFACTURER'S SPECS



Hall

515 Mandalay Road, Orlando

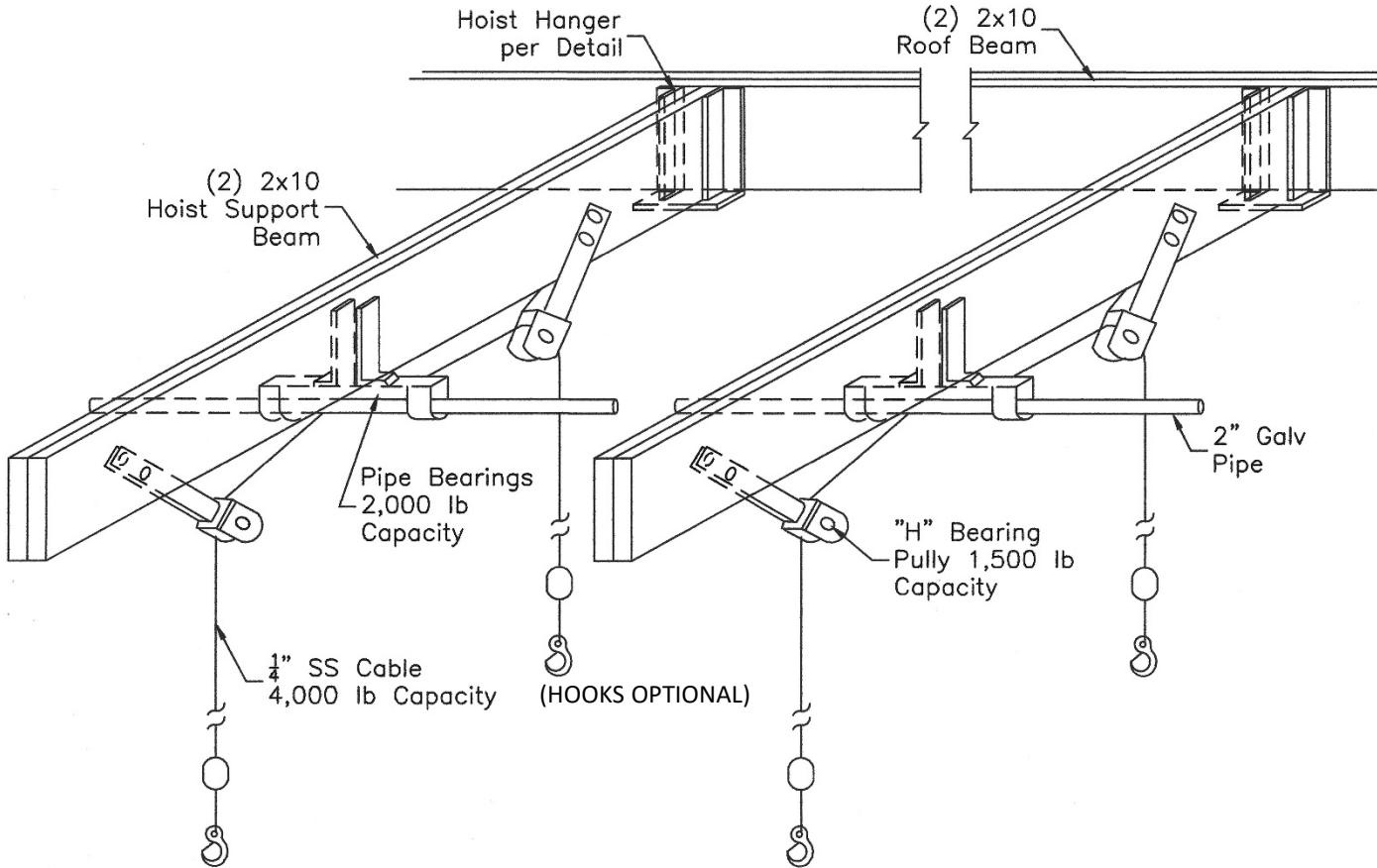
Dock/Deck Cross Section and Bracing



Hall

515 Mandalay Road, Orlando

Hoist Detail



PIPE MAY BE SIDE-MOUNTED, ELIMINATING THE SECOND SET OF "H" BEARINGS

THE BOATHOUSE PERIMETER BEAM IS CAPABLE OF SUPPORTING A 5,000LB CRADLE HOIST KIT

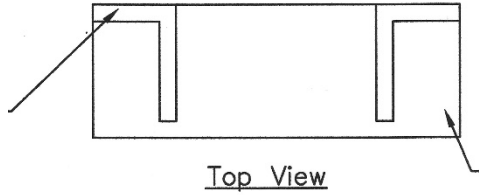
Hall

515 Mandalay Road, Orlando

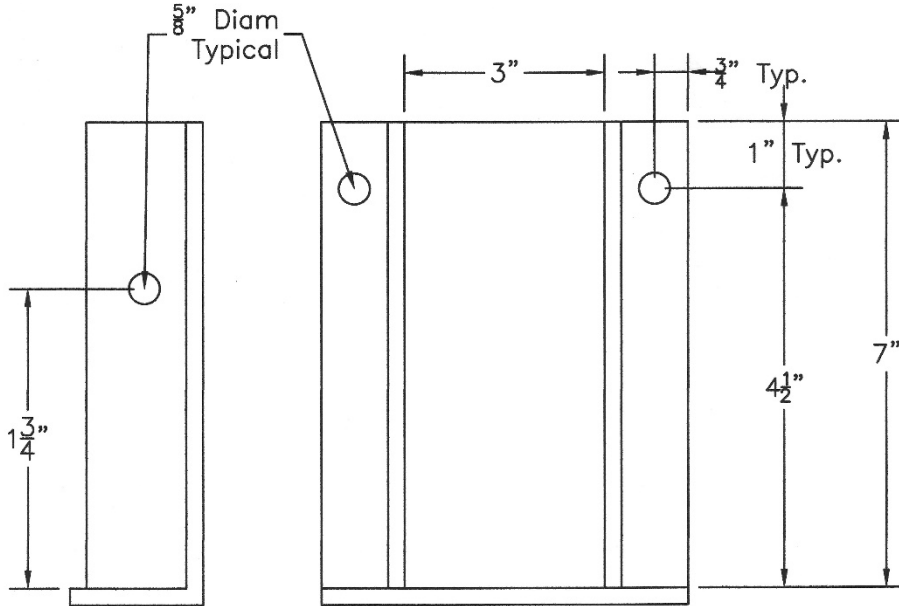
Darcy Unroe, PE # 60929 P.O. Box 690942, Orlando, FL 32869 (407) 299-0650
27173

Boat Hoist Beam Hanger

1 1/2" x 1/4"
6061 T6 Alum Plate



2" x 5 1/2" x 1/4"
6061 T6 Alum Plate



Hoist Hanger Detail

Note:

Hanger shall be used for dock beam hange or boad lift support anchor with 1/2" diameter x 8" Gal carriage bolt with Galv washer and nut

BEAM HANGERS TO BE USED WHEN HOIST BEAMS ARE HUNG LEVEL WITH PERIMETER BEAM.

ALTERNATIVE: HOIST BEAMS MAY REST ON TOP OF PERIMETER BEAM WITH A MIN LAP OF 3" AND (2) 12d TOE NAILS EACH END.

TOP CORNER OF HOIST BEAMS MAY BE TRIMMED TO CLEAR THE SHEATHING.

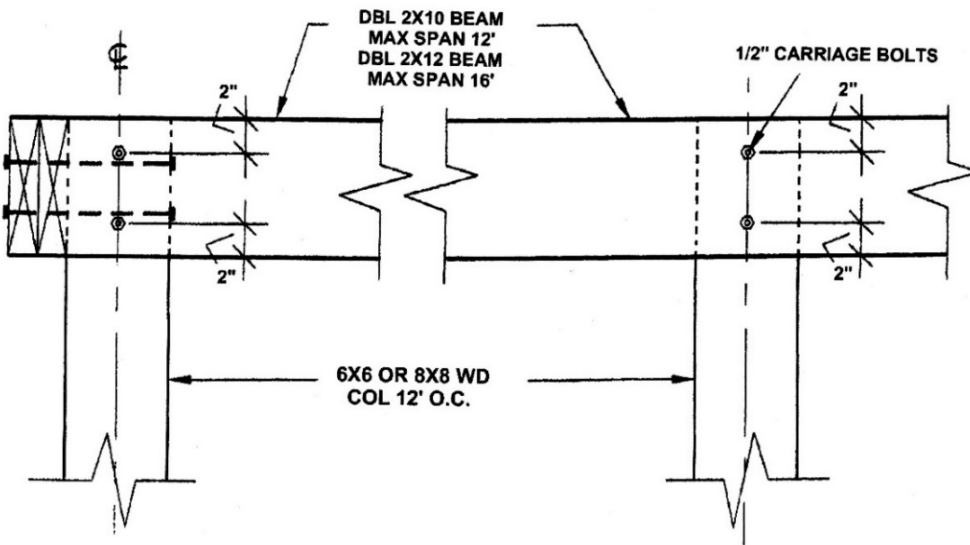
IT IS NOT NECESSARY THAT THE HOIST BEAMS FALL AT A ROOF SUPPORT PILING.

Hall

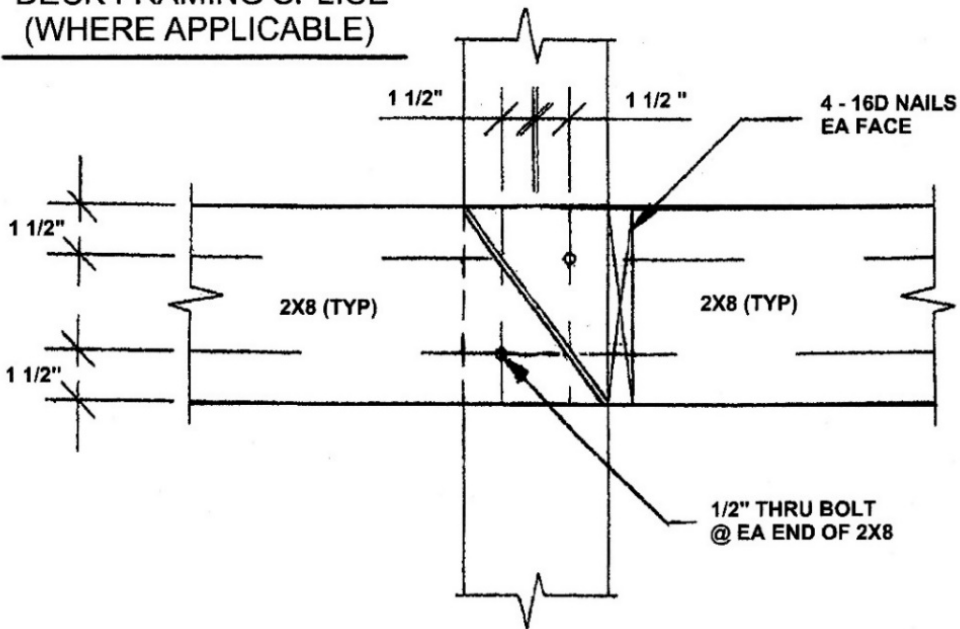
515 Mandalay Road, Orlando

Perimeter Beam and Framing Splice Details

P. BEAM DETAIL



DECK FRAMING SPLICE (WHERE APPLICABLE)



Hall

515 Mandalay Road, Orlando

Design Standards

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

General Requirements:

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

Structural Aluminum:

Conform to latest edition of Aluminum Association of Florida standard practice for aluminum design. All aluminum shall be 6061-T6 (E= 10,000 ksi; Fy = 35 ksi)

Timber :

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

Minimum bending stress = 1250 psi

Young Modulus = 1,600 ksi

Maximum of 15% moisture content

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

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

Galvanized Bolts:

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

Design Loads:

Pursuant to Chapter 16 –Table 1607.1

Deck Live Load: 60 psf

Deck Dead Load: 10 psf

Roof Live Load: 20 psf

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

Guardrails and handrails : 50 plf at top rail

Guardrail in fill components: 50 psf

Stair L.L. : 100 psf

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

Hall

515 Mandalay Road, Orlando

VARIANCE 2023-07:

11 Lake Gatlin Rd. - Landscaping



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: November 2, 2023
SUBJECT: Social Café @ 11 Lake Gatlin Road Variance Requests

REQUEST DESCRIPTION/BACKGROUND

The request is approval of variances to allow reuse of the building at 11 Lake Gatlin Road from an office to a social café. Described by the applicant, the business will be a café with an indoor playground for children. Beverages and offsite prepared food will be offered.

The property is just east of Orange Avenue, on the north side of Lake Gatlin Road as shown on Exhibit 1. Exhibit 2 shows the existing building onsite. Exhibit 3 shows the relation of the building to Orange Avenue. The property is 8,325+/- square feet (0.19+/-acres). A 3,166 square feet building was constructed on the property in 1961 and continues to occupy the site. The proposal also incorporates a 12 feet wide strip of the property to east as shown on Exhibit 4, bringing the total area to 9,225 square feet.

The property was included in the ECD with the intent of encouraging future assemblage with adjacent property fronting either Orange Avenue or Gatlin Avenue. However, per Code Section 134-474, the proposal will be reviewed under the C-1 zoning district. This Code section states if there is no proposed expansion of the existing building, the proposal is to be reviewed under the standards applicable to the zoning district that applied to the property immediately before the rezoning to ECD; i.e., C-1, provided the proposed use is permitted in the ECD, which it is.

In addition to being an ECD use, the use meets the goal of the ECD to encourage redevelopment or reuse of underutilized or poorly maintained properties as well as creating a social place in Edgewood.

The proposed changes to the site include modification to the existing parking area and added landscaping. Interior building renovations are also planned, which will include re-orienting the front door towards Lake Gatlin Road. A patio will also be established along the new front of the building. There is an existing covered walkway from the existing parking area to the building that is proposed to be removed to optimize the available area for parking on the property. Approval of the proposed site plan will require several variances approved.

REQUESTED VARIANCES FOR LANDSCAPING

- 1) **A variance in Code Section 114-4(1)a.1 to allow the landscape buffer strip width between the parking lot and Lake Gatlin Road to be a minimum of three (3) feet in lieu of seven (7) feet.** In the existing condition, the parking lot is only three feet from the Lake Gatlin Road right-of-way line and that area is without landscape. The three-foot separation is planned to remain; thus, the variance is needed. The proposal will, though, improve the situation by providing the required landscaping. Furthermore, the applicant is proposing to move the public sidewalk south instead of adjacent to the property line to 1) provide adequate space for the required landscaping to thrive and 2) to give the impression that the minimum buffer of 7 feet width is being met. The adjacent right-of-way for Lake Gatlin Road is 60 feet wide according to Gatlin with Hobbs subdivision Misc Book 4/Page 177, which includes a 16 feet grass strip between the property line and the road pavement. Staff recommends that if this variance is approved, that it only apply to the existing development onsite; if the property is razed, compliance with current regulations should apply.
- 2) **A variance in Code Section 114-4(4) to allow the building perimeter buffer width to be three (3) feet in width in lieu of eight (8) feet.** This variance is requested to allow the construction of a patio for outdoor seating. The creation of outdoor people space adjacent to the road is an important part of implementing the Orange Avenue corridor land use vision. The applicant is proposing to meet the landscaping requirements for the perimeter buffer along the south side of the patio. Furthermore, like the proposed shifting in the sidewalk south of the parking lot, the applicant is proposing to shift the sidewalk in front of the building and landscape within the right-of-way resulting in a seemingly compliant buffer width. Staff recommends the same condition of approval mentioned above also apply to this variance should it be approved.
- 3) **A variance in Code Section 114-4(1)b. to allow the landscape buffer between the vehicular use area and the adjacent property (east) to be 5 feet 4 inches in width in lieu of 7 feet and to allow the use of understory trees in lieu of shade trees.** This variance is requested to maximize the parking onsite. Without the variance, only 6 spaces could be efficiently accommodated onsite. Associated with the reduced buffer width, the applicant is requesting the use of understory trees instead of shade trees to promote tree health and sustainability. The applicant's proposal is consistent with the Code's permission to substitute understory trees for shade trees in other locations; i.e., the rate of 1 understory tree per 25 feet vs. 1 shade tree per 50 feet, with the understory tree being a minimum 7 feet in height and minimum 2 inch caliper. To note, the proposed landscaping in this proposed buffer not only meets the Code requirement (only trees), but also includes a hedge. Currently, there is no landscaping adjacent to the east side of the pavement onsite. Staff recommends the same condition of approval mentioned above also apply to this variance should it be approved.

REQUESTED VARIANCES FOR PARKING

- 1) **A variance in Code Section 134-605(a)(21) to allow the parking ratio to be 1 space per 160 square feet of inside restaurant space in lieu of 1 space/100 square feet.** The site plan shows that the parking has been maximized to the extent possible, including altering the building onsite by removing the covered walkway as well as securing the use of the adjacent property: a 12 feet

wide strip. Without the strip, the potential effective parking onsite would have been only six (6) spaces. The required parking based on a 1,600 square feet café and 400 square feet of outdoor seating area is 18 spaces. The plan shows 12 spaces, including the one ADA compliant accessible space. To note, the playground that is accessory to the business does not require any parking. Staff recommends the same condition of approval mentioned above also apply to this variance should it be approved.

- 2) **A variance in Code Section 134-608(b) to allow the dimensions of the parking spaces be nine (9) feet x 18 feet in lieu of either 9 feet x 20 or 10 feet by 18 feet.** This variance is requested to maximize the width of the landscape buffer on the east side of the parking lot. As noted in requested Landscape Variance #3 above, the requested buffer width along the east side of the parking is 5 feet 4 inches instead of the required 7 feet. Without a variance in parking space length, that buffer would only be 3 feet 4 inches. The expanded buffer width will also provide the ability to create a bio-swale for stormwater management, protecting adjacent properties. The applicant is proposing the use of wheel stops to protect the adjacent landscaping/bio-swale. Staff recommends the same condition of approval mentioned above also apply to this variance should it be approved.

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

All six (6) criteria have been met as related to the existing condition of the property. Staff recommends approval of all requested variances conditioned on that the variances only apply to the existing development onsite. Should the site be razed, new development shall meet current land development regulations.

Exhibit 1 – Subject Property Outlined in Yellow



Exhibit 2



Exhibit 3





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.

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

Applicant Name: Jovana Bratonozić Owner Name: Jovana Bratonozić, Owner's Agent

Email: jovanabratozić@gmail.com Email: jovanabratozić@gmail.com

Phone: 321-230-7858 Phone: 321-230-7858

Property Address: 11 Lake Gatlin Rd + 75' x 12' Strip (116 Gatlin Ave)

Legal Description: 11 Lk Gatlin: RANDOLPHS PLAT C/58 THE S 105 FT (LESS S 30 FT FOR R/W) OF THE FOLLOWING DESC AS BEG 450 FT W OF SE COR OF LOT 17 RUN W 123 FT N 300 FT E 123 FT S 300 TO POB (LESS E 12 FT THEREOF)

Property Zoning: ECD Existing on site: 3166 SF Building

Section of Code Variance is being requested: _____

Variance 2023-08: Landscaping

Variance Request: _____

1) Variance in Code Section 114-4(1)a.1 to allow the landscape buffer strip width between the parking lot and Lake Gatlin Road to be a minimum of three (3) feet in lieu of seven (7) feet.

2) Variance in Code Section 114-4(4) to allow the building perimeter buffer width to be three (3) feet in width in lieu of eight (8) feet.

3) Variance in Code Section 114-4(1)b to allow the landscape buffer between the vehicular use area and the adjacent property (east) to be 5 feet 4 inches in width in lieu of 7 feet and to allow the use of understory trees in lieu of shade trees.



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: Jovana Bratonozić (The Burrow Cafe + Playground LLC)
Applicant Signature: [Signature] Date: 11/2/23
Owner Name: Jovana Bratonozić (Authorized Agent)
Owner Signature: [Signature] Date: 11/2/23

**HSAG Holdings, LLC
11 Lake Gatlin Road
Orlando, Florida 32806**

October 31, 2023

Mr. Brett Sollazzo, Administrative Project Manager
City of Edgewood City Hall
405 Bagshaw Way
Edgewood, Florida 32809

Dear Mr. Sollazzo:

HSAG Holdings, LLC., property owner of 11 Lake Gatlin Road, Orlando, Florida 32806 (Tax Parcel ID#: 12-23-29-7312-00-186), hereby authorizes Ms. Jovana Bratonozic and/or Mr. George Fong as the project's architect to sign on behalf of HSAG Holdings, LLC all site plan applications for the proposed Burrow Café concept at 11 Lake Gatlin Road, including variances and waiver requests that are required per City of Edgewood staff's recommendations.

Sincerely,

HSAG Holdings, LLC



Peter T. Barts, Managing Member

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF FLORIDA

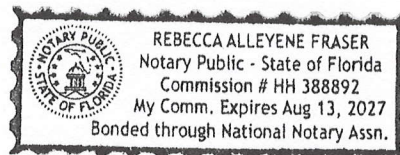
COUNTY OF ORANGE

On this 31st day of OCTOBER, 2023, before me appeared Peter T. BARTS, who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.

Rebecca A. Fraser

Notary Public

My Commission Expires: 8/13/27



LETTER OF AUTHORIZATION

October 30, 2023

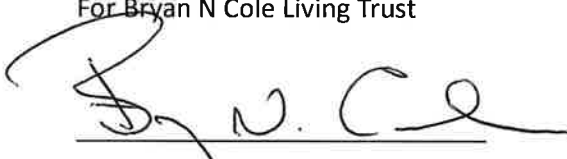
Mr. Brett Sollazzo
Administrative Project Manager
405 Bagshaw Way,
Edgewood, FL 32809

Mr. Sollazzo,

Bryan N Cole Living Trust, property owner of 116 Gatlin Road, Orlando (Tax Parcel ID#: 12-23-29-7312-00-184), hereby authorizes Jovanna Bratonozic and/or Geroge Fong as the project's architect to sign on behalf of the owner all site plan applications for the proposed Burrow Café concept at 11 Lake Gatlin Road including variances and waiver requests that are required per City of Edgewood staff's recommendations.

Owner:

For Bryan N Cole Living Trust


Bryan N. Cole, Trustee

ACKNOWLEDGMENT OF NOTARY PUBLIC

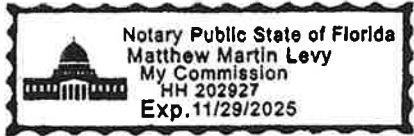
STATE OF Florida

COUNTY OF Orange

On this 31 day of October, 2023 before me appeared Bryan Cole who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.


Notary Public

My Commission Expires: 11/29/25



November 02, 2023

Mr. Brett Sollazzo
Administrative Project Manager
City of Edgewood
Planning and Development Division
405 Bagshaw Way, Edgewood, FL 32809

**Re: Burrow- Social Café @ 11 Lake Gatlin Road
Letter of Explanation for Variance Requests**

Mr. Sollazzo,

The existing building is currently used as an office building. The applicant (Jovana Bratonozić representing Burrow Café and Play, LLC) is looking to purchase the property with her partner Morgan Claytor for a café concept with play areas for kids which will require more parking than the current office use. The need for additional parking impacts the ability to provide code required landscape buffers.

The site is 30' less in depth (75' instead of 105') than what the applicant originally thought it was due to an error in the Orange County appraiser office's map. The applicant is trying to make the site work for their project. However, it would require parking variances and landscape variances. Their neighbor to the North (116 Gatlin Ave.) had agreed to the applicant's use of the 12' x 75' access strip that is adjacent to the site. In return for the use of the 12' strip, the applicant will grant a cross access easement to the neighbor.

Variance 2023-08: Landscaping

1. Code Section 114-4(1)a.1

7' landscape buffer is required between the parking area and the street. The applicant is proposing a 3' buffer and landscaping per the landscape plan in order to accommodate 12 parking spaces. Since the ROW sidewalk is being relocated to the south of the existing power pole, there will be a landscape/green area of almost 10' between the sidewalk and the parking lot to soften the visual impact of a smaller buffer.

2. Code Section 114-4(4)

8' building perimeter landscaping along South façade. The applicant is proposing a 3' perimeter landscaping buffer along the Southern property boundary and a landscaping area against portion of the building. The variance request is to allow room for an outdoor patio which is important to the café business. Since the ROW sidewalk is being relocated to the south of the existing power pole, there will be a landscape/green area of almost 10' between the sidewalk and the parking lot to soften the visual impact of a smaller perimeter landscape area.

3. Code Chapter 114-4 (1)b

7' buffer between parking and adjacent property. Using the min. dimensions for the parking lot, there is room only for a 5'-4" buffer. There is an existing fence along the Eastern property line and there is no landscape buffer currently so the impact to the neighbor is minimum.

Variance 2023-09: Parking

1. Code Section 134-608(b)

10'x18' parking space. The applicant is proposing to reduce the parking stall's width to 9' with wheel stops in order to provide additional landscape area on the northern ends of the parking lot for tree planting.

2. Code Section 134-605(a)(21)

Parking requirements. The 1,600 sf café would need 16 spaces and 2 spaces for the 400 sf patio for a total of 18 spaces. There are 12 spaces shown and every effort was made already including eliminating the existing covered entry porch structure, the use of rolled out dumpster and replacing the septic system with forced main. As a note for comparison, the parking requirement for a 1,600 sf café in the City of Orlando is 8 spaces (5 spaces/1000 sf).

The applicant believes that the variance requests are the minimum they would need to make their project work. The parking variances are internal to the project and the proposed landscape buffers/landscaping, though do not meet codes completely, are considerable improvements to the existing property. Since this is a redevelopment project, there are various existing site limitations that the project can only work with the variances being requested. Jovana and Morgan are excited about the prospect of bringing their unique social café concept to the community.

Sincerely,



George Fong, Architect

PROVIDE AGRIFORM (20-10-5) FERTILIZER TABLETS AT THE FOLLOWING RATES:
3 GAL./2 TABLETS; 1 GAL./1 TABLET.

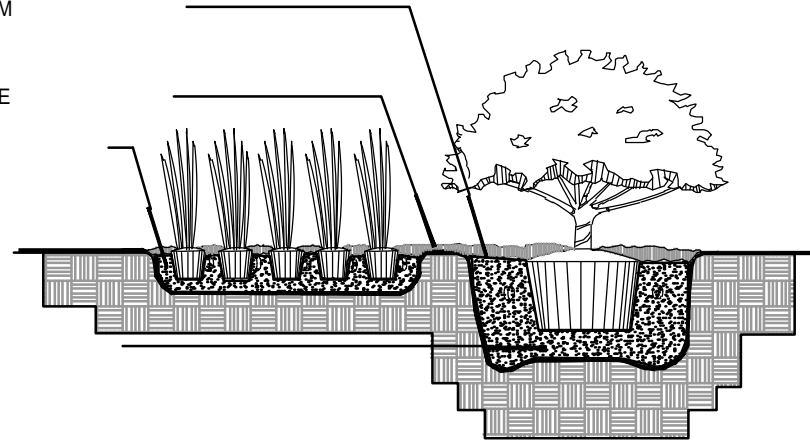
PROVIDE 6" MINIMUM CLEARANCE AROUND ROOT BALL (SIDES AND BOTTOM)

2" MULCH MINIMUM - DO NOT COVER MAIN STEM

SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE

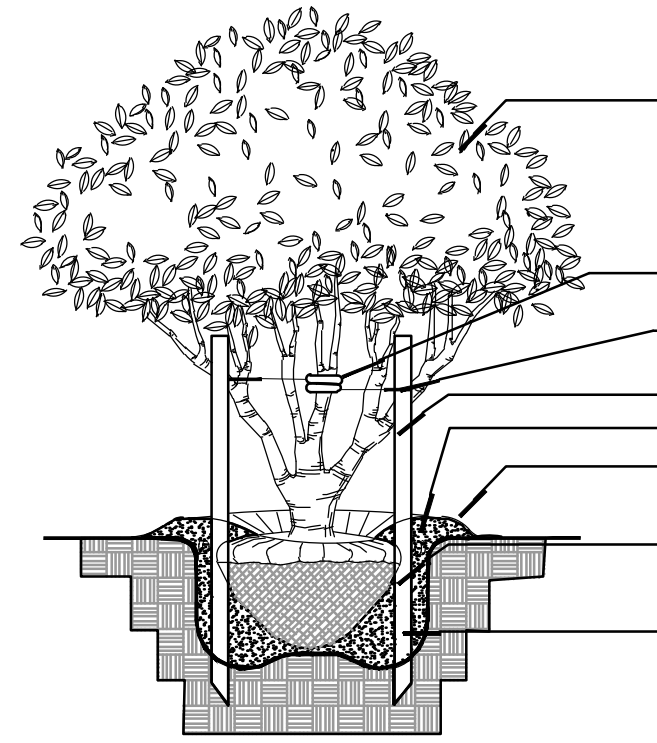
12" MINIMUM DEPTH OF PLANTING SOIL MIX IN SHRUB/GROUNDCOVER PLANTING BEDS.

PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, 1/3 TOPSOIL. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.



SHRUB AND GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



MULTI-TRUNK TREE PLANTING DETAIL

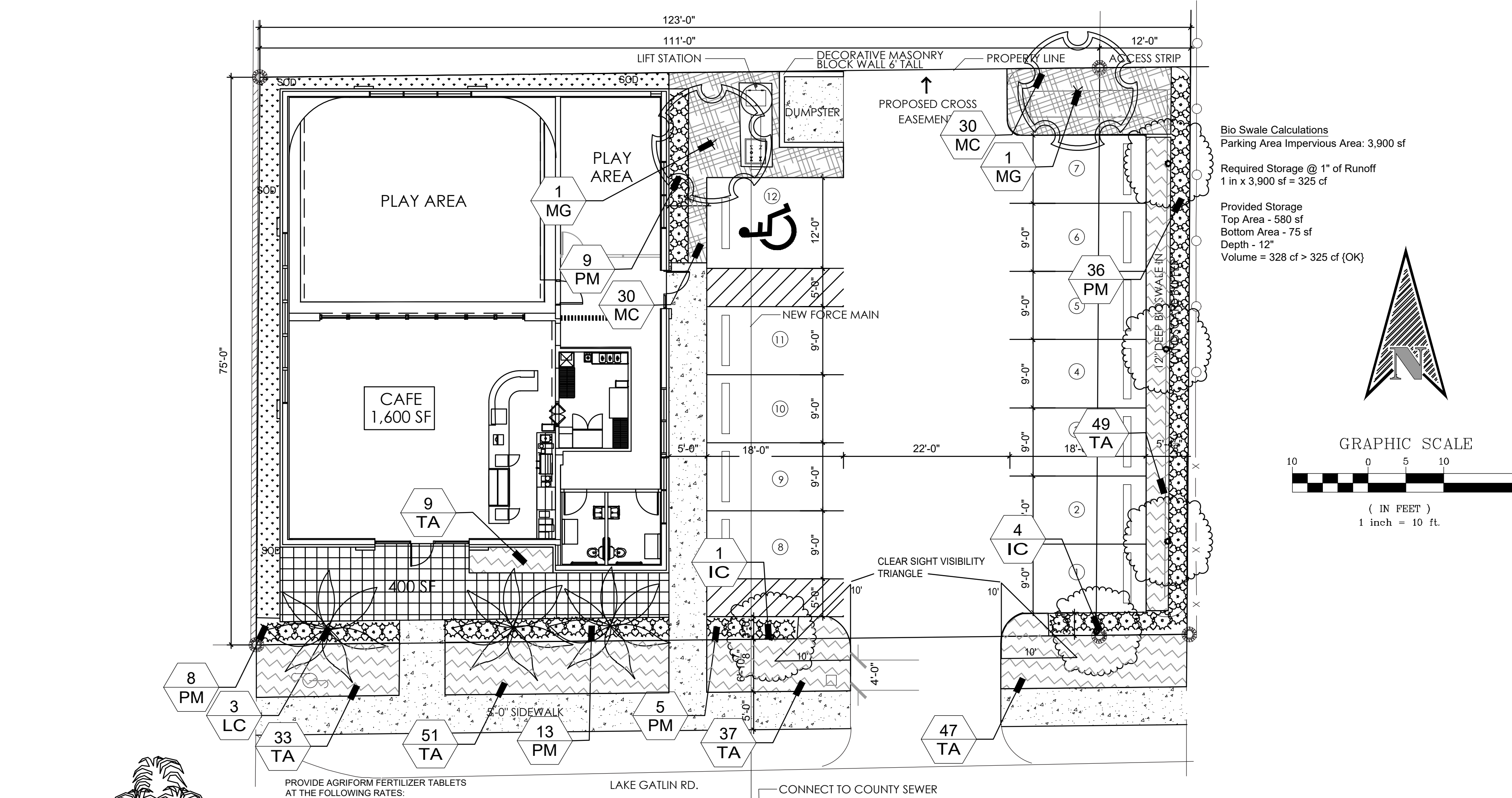
NOT TO SCALE

LANDSCAPE PLANTING NOTES:

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
- ALL PLANTS SHALL BE FLORIDA FANCY, AS GRADED IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
- ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
- ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
- ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
- ALL MULCH PLANTING AREAS SHALL BE A MINIMUM OF 2" IN DEPTH.
- ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
- ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
- ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.
- CALIPER TO BE MEASURED (6) SIX INCHES ABOVE ROOTBALL.

LANDSCAPE CONTRACTOR NOTES:

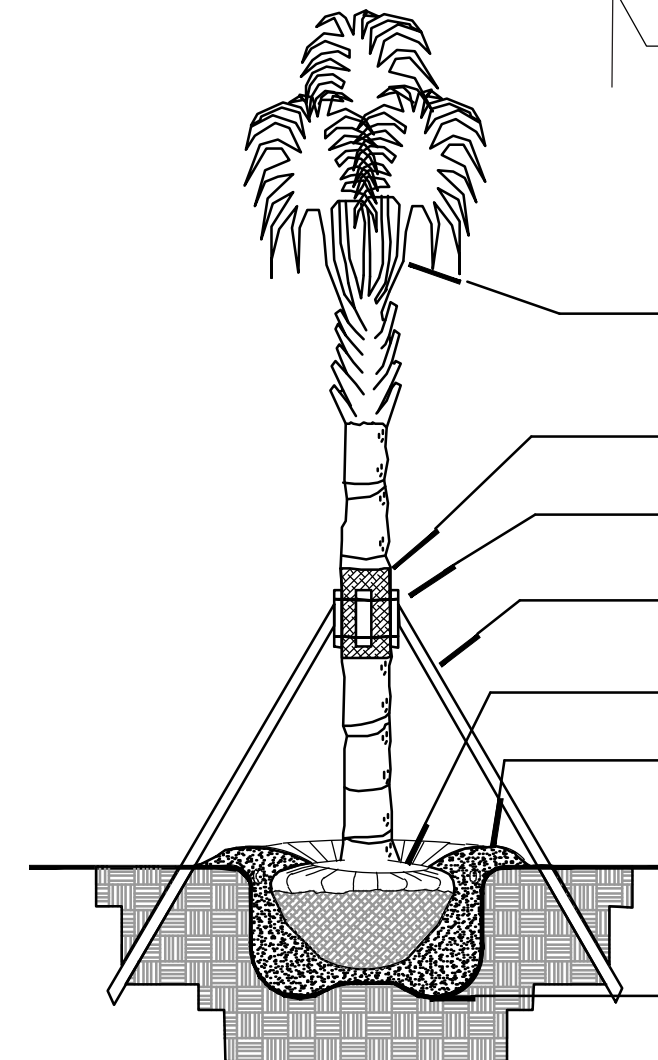
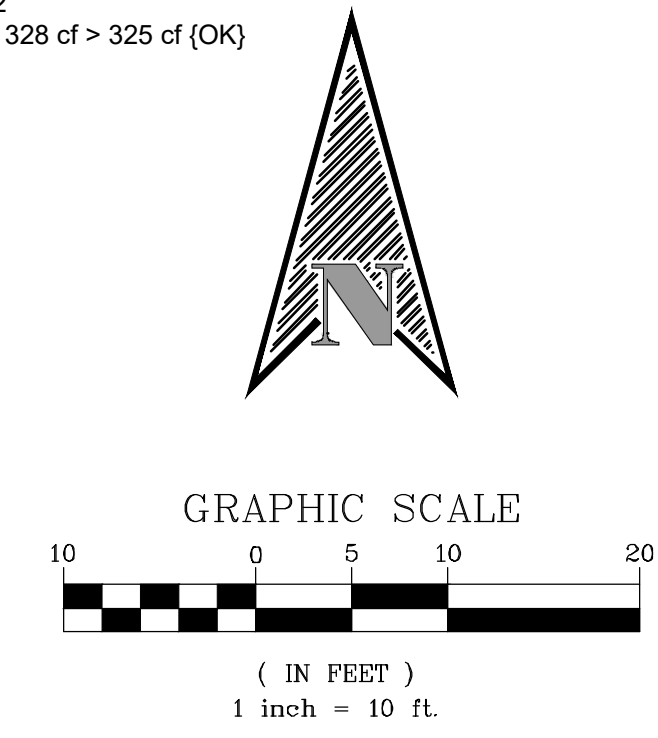
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOWING, FERTILIZING AND RESETTING TREES THAT ARE OUT OF PLUMB.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION. ANY AND ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANTITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
- THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE OF HIS WORK.



Bio Swale Calculations
Parking Area Impervious Area: 3,900 sf

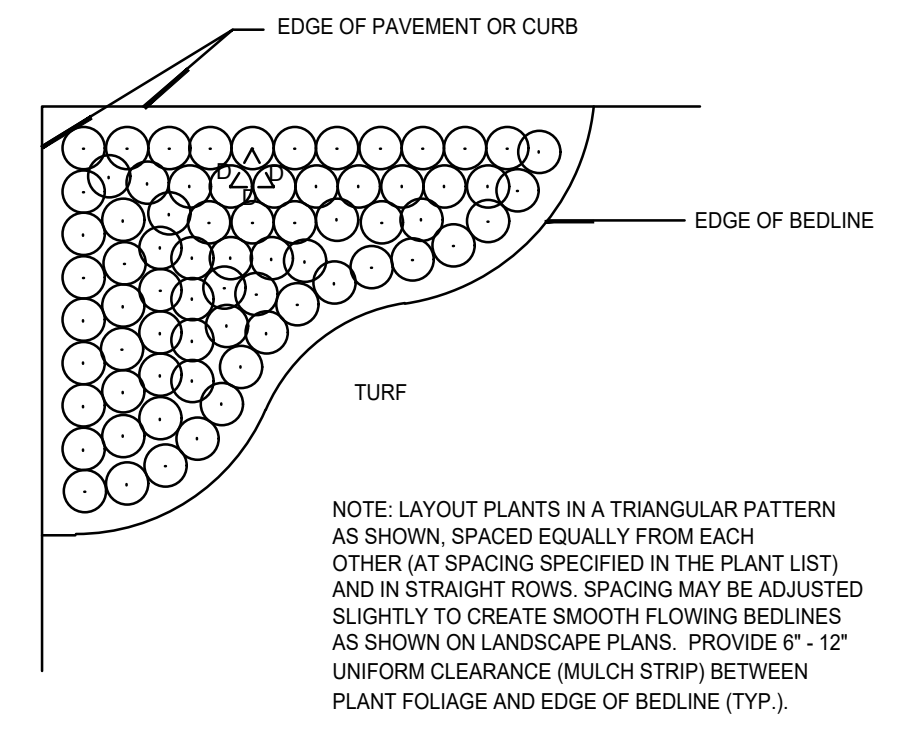
Required Storage @ 1" of Runoff
1 in x 3,900 sf = 325 cf

Provided Storage
Top Area - 580 sf
Bottom Area - 75 sf
Depth - 12"
Volume = 328 cf > 325 cf (OK)



PALM PLANTING DETAIL

NOT TO SCALE



SHRUB/GROUNDCOVER SPACING DETAIL

NOT TO SCALE

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS
TREES					
IC	5	ILEX CASSINE	DAHOON HOLLY	8' HT X 4" SPR. / 2" CAL. FULL SINGLE TRUNK	SPACE AS SHOWN GUY
LC	3	LIVISTONIA CHINENSIS	CHINESE FAN PALM	CLEAR TRUNK 6" MIN HEIGHT	SPACE AS SHOWN GUY
MG	2	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	8' HT X 4" SPR. / 2" CAL. FULL SINGLE TRUNK	SPACE AS SHOWN GUY
SHRUBS					
MC	60	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL CAN FULL	30" O.C.
PM	71	PODOCARPUS MACROPHYLLUS	PODOCARPUS HEDGE	30-36" HT., FULL 7G TO BE MAINTAINED AT 3' HEIGHT	30" O.C.
GROUNDCOVERS					
TA	226	TRACHELOSPERMUM ASIATICUM	DWARF ASIAN JASMINE	FULL / 1G	12" O.C.
SOD					
SEE PLANS		ZOYSIA JAPONICA 'EMPIRE'	ZOYSIA SOD	SOLID SOD, WEED AND DEBRIS FREE	FIELD VERIFY QTY.
MULCH					
SEE PLANS		MINI PINE BARK NUGGETS	MINI PINE BARK NUGGETS	FREE OF DIRT AND DEBRIS	FIELD VERIFY QTY.

LANDSCAPE CODE NOTES:
VEHICULAR USE AREA = 10% REQUIREMENT
PROVIDED: 3,807 SQ.FT. VEHICULAR USE AREA X 10% = 380 SQ.FT.
+1,440 SQ.FT. AREA PROVIDED

CADDSCAPES, INC.
Florida Landscape Architecture Firm
432 Nowell Loop,
Deland, FL 32724
Office: 407.310.5567
LCA 26000550
jasonbridgewater@gmail.com

DATE	REVISION

DATE: 2023/11/09
SEAL
Jason P. Bridgewater
Registered Landscape Architect
FL Registration - LA 6667308

11 Lake Gatlin Road
EDGEWOOD, FL

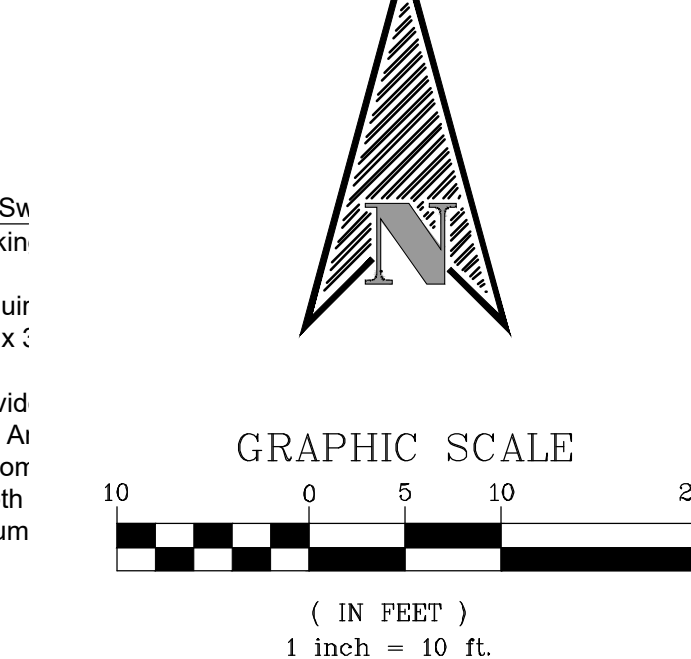
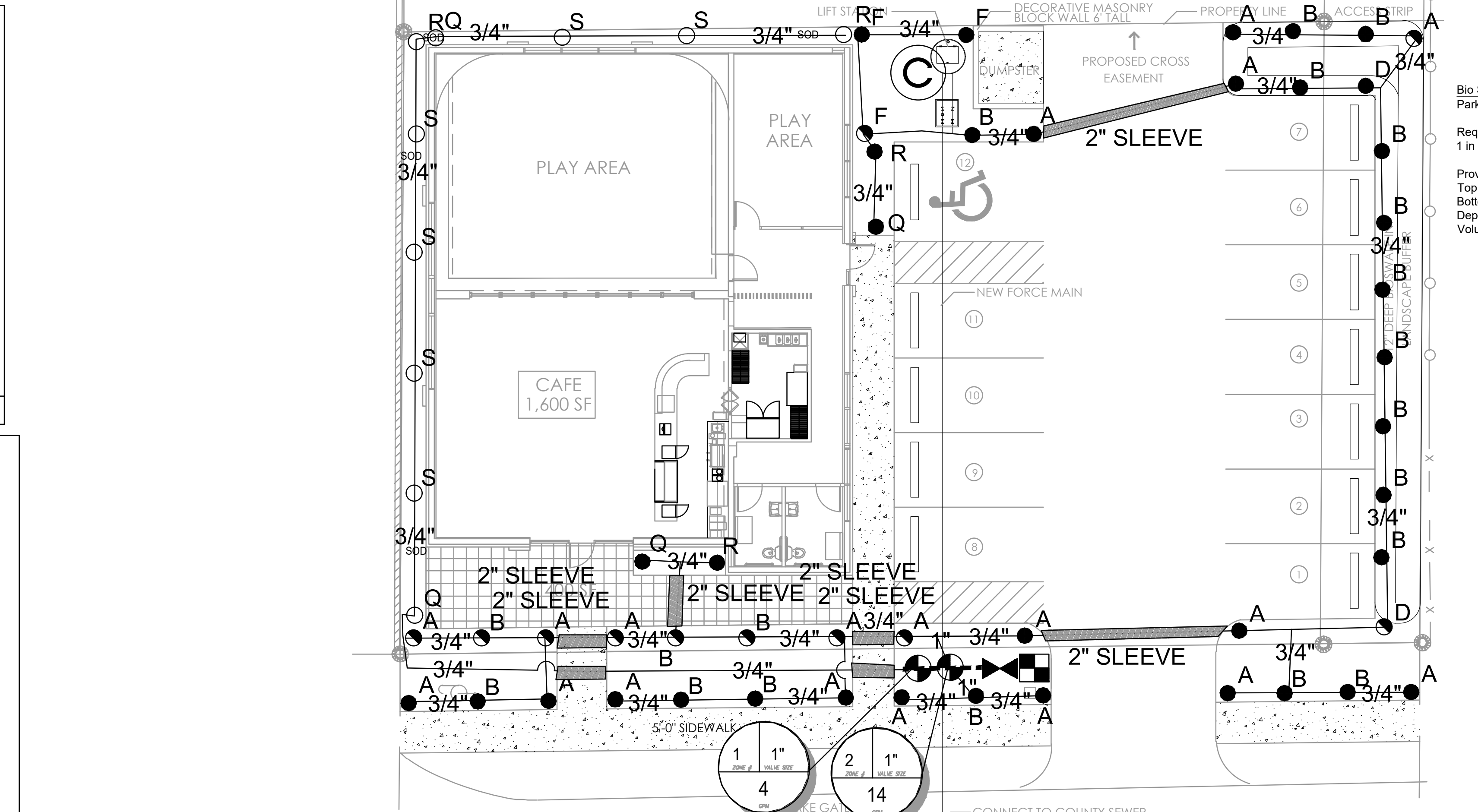
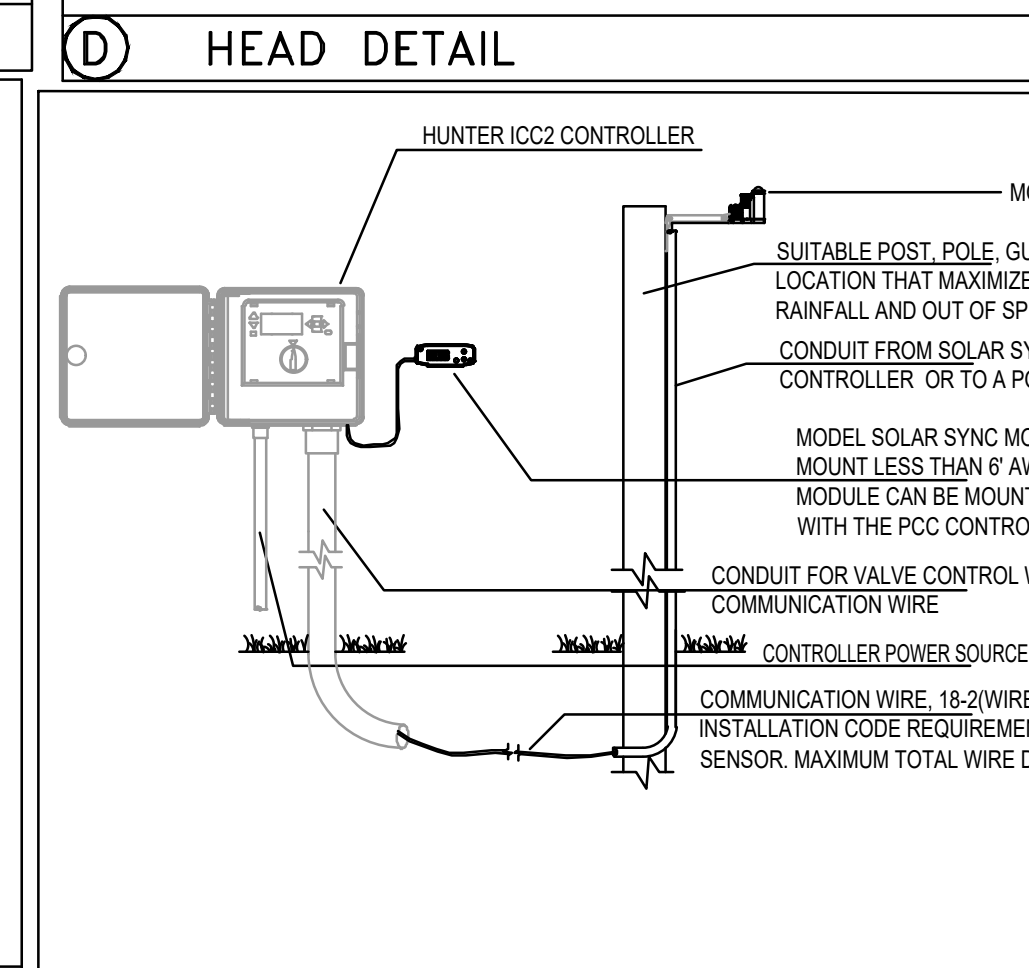
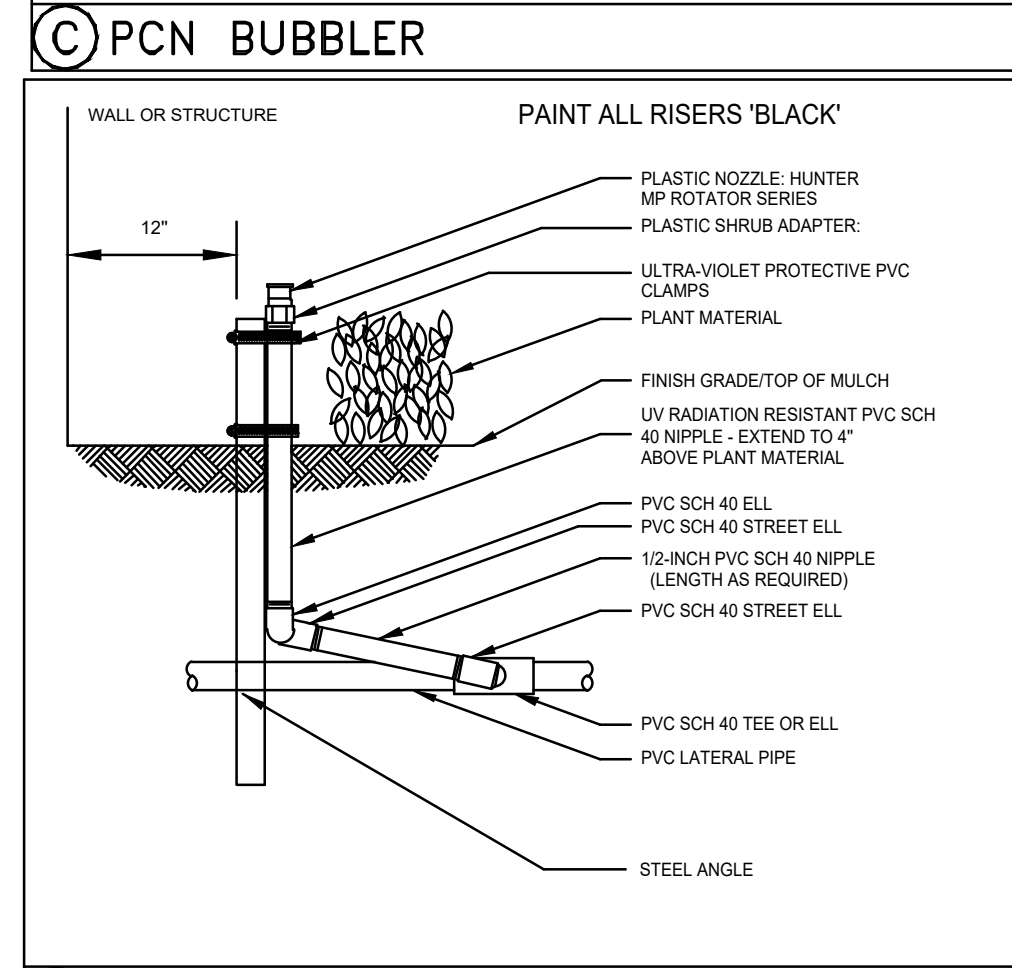
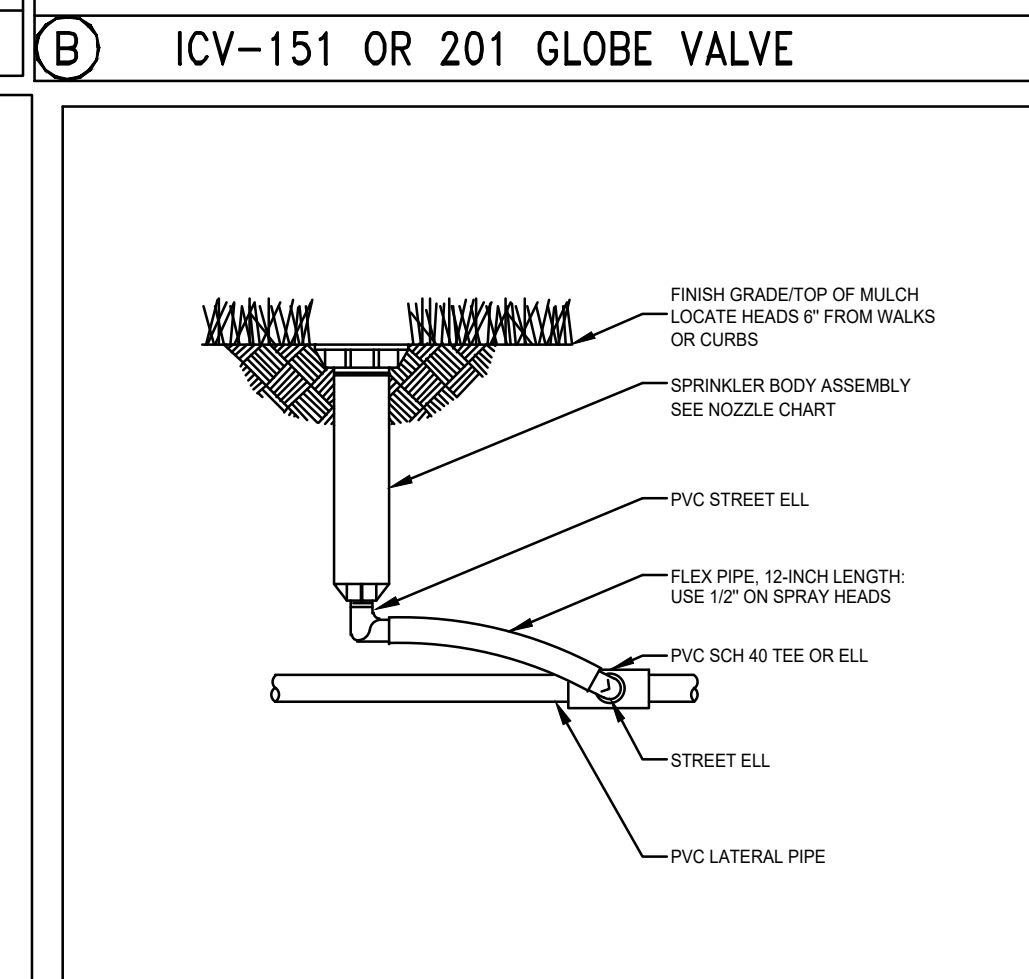
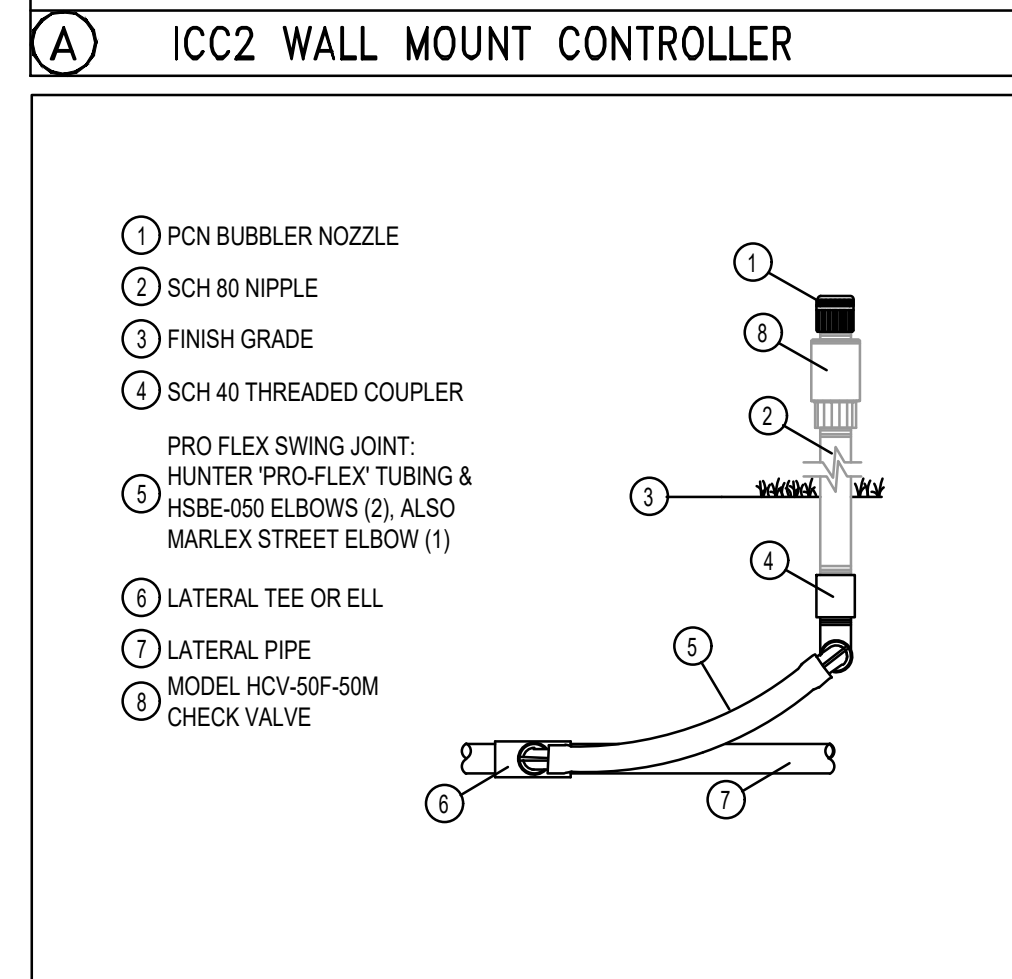
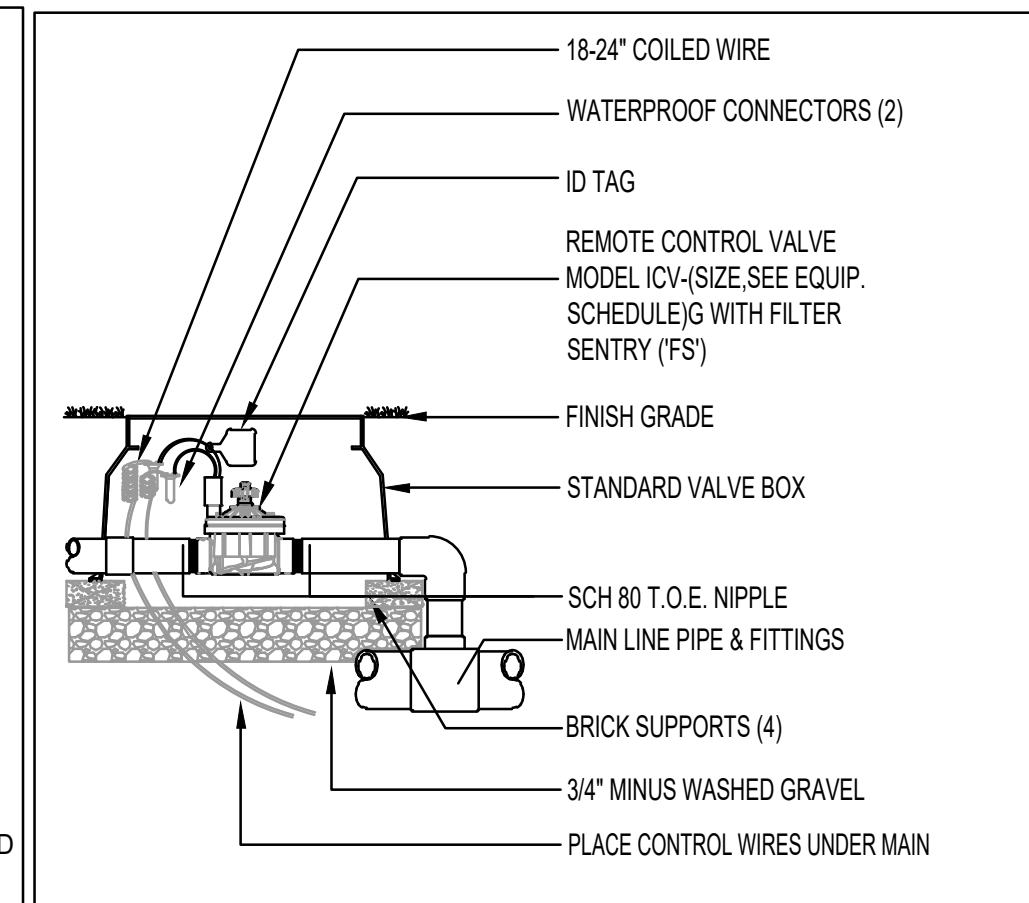
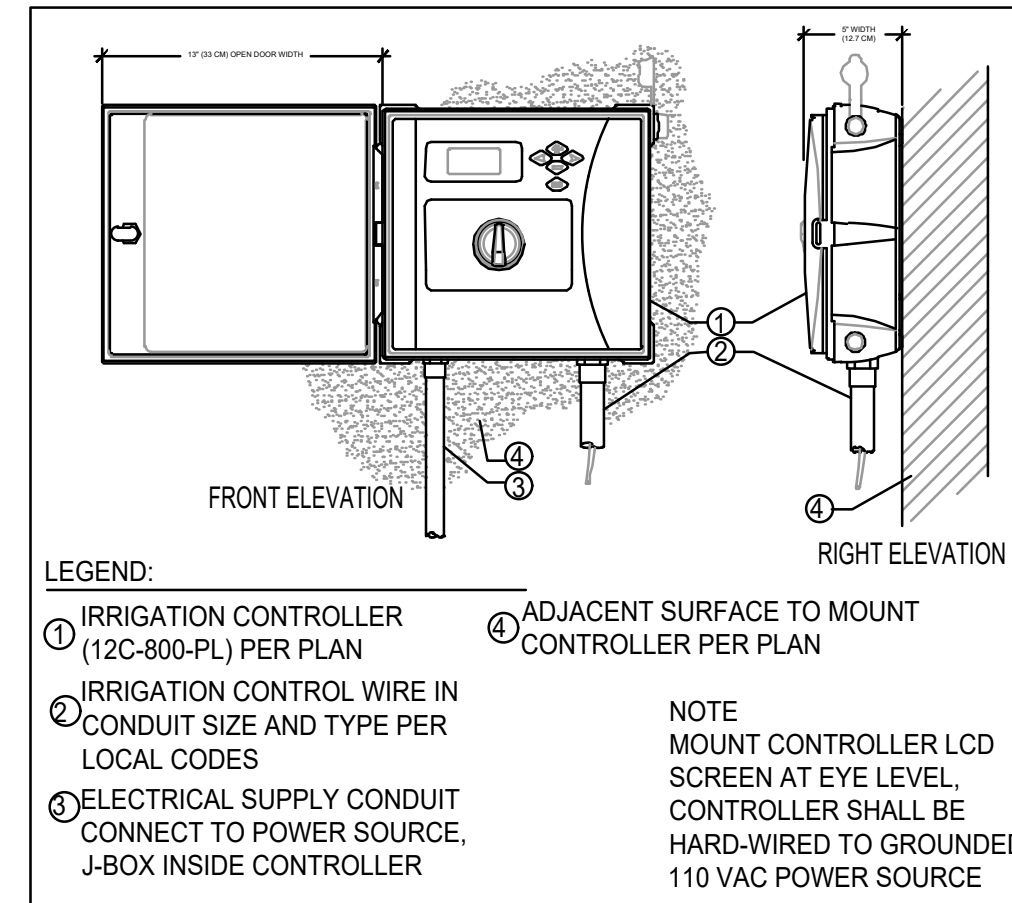
DATE: 10/13/2023
DRAWN: JB
CHECKED: JB

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION

L-1
LANDSCAPE PLAN

PROJECT NO.: 2023.124

IRRIGATION DETAILS

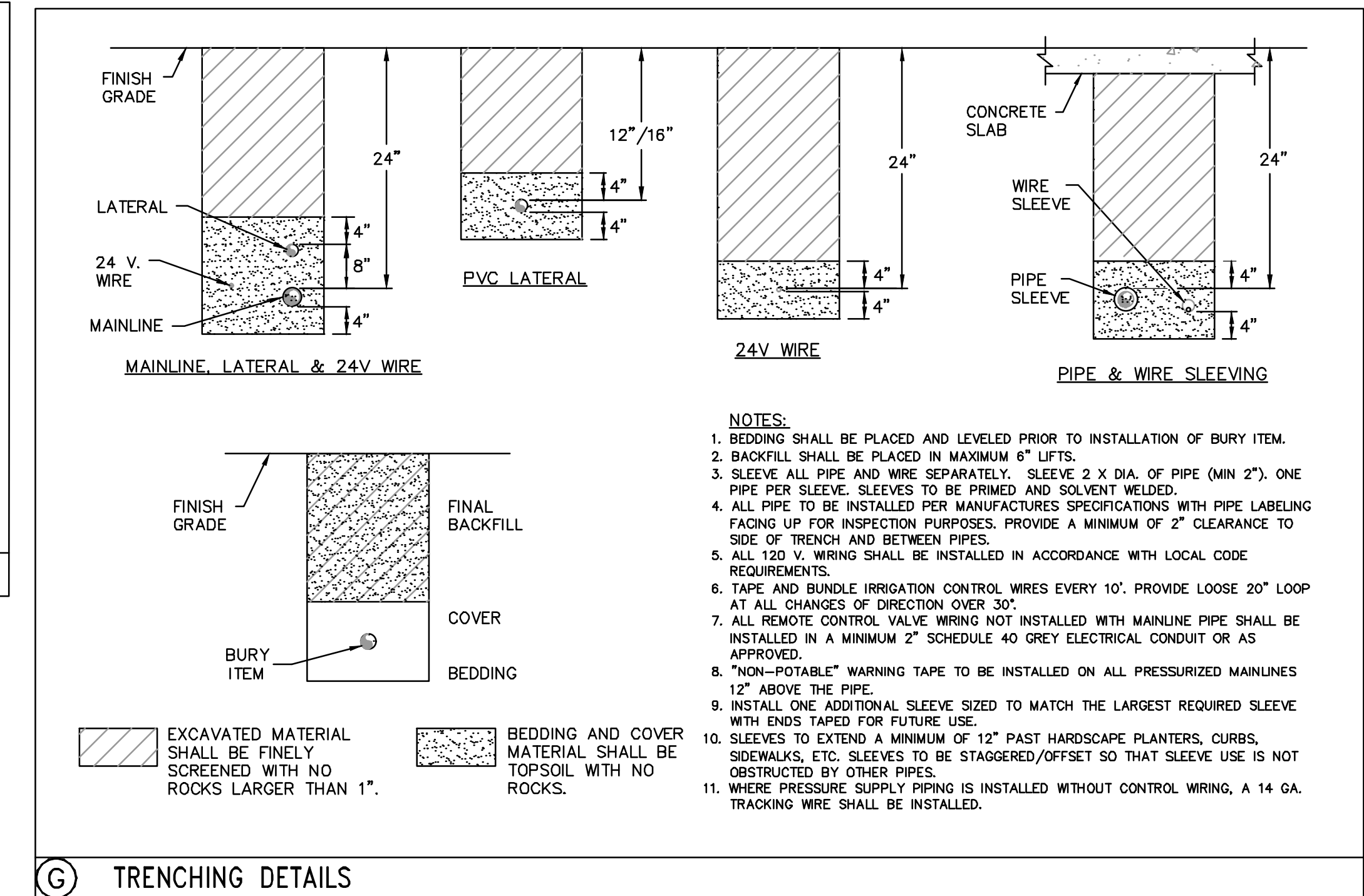


SPRAY NOZZLE CHART

	SYM	NOZZLE	NOZZLE PATTERN	GPM
MP1000 8'-15' radius	A	MAROON	90° ADJUSTABLE ARC	.19
	B	MAROON	180° ADJUSTABLE ARC	.37
	C	LT. BLUE	210° ADJUSTABLE ARC	.43
	D	LT. BLUE	270° ADJUSTABLE ARC	.57
	E	OLIVE	360° ARC	.75
MP2000 13'-21' radius	F	BLACK	90° ADJUSTABLE ARC	.40
	G	BLACK	180° ADJUSTABLE ARC	.74
	H	GREEN	210° ADJUSTABLE ARC	.86
	I	GREEN	270° ADJUSTABLE ARC	1.10
	J	RED	360° ARC	1.47
MP3000 22'-30' radius	K	BLUE	90° ADJUSTABLE ARC	.86
	L	BLUE	180° ADJUSTABLE ARC	1.82
	M	YELLOW	210° ADJUSTABLE ARC	2.12
	N	YELLOW	270° ADJUSTABLE ARC	2.73
	O	GRAY	360° ARC	3.64
STRIPS & CORNERS	P	TURQUOISE	45°-105° ADJUSTABLE ARC	.45
	Q	IVORY	5'x15' LEFT STRIP	.22
	R	COPPER	5'x15' RIGHT STRIP	.22
BUBBLERS AND MICRO-SPRAYS	S	BROWN	5'x30' SIDE STRIP	.44
	T	PCN10	1.00 GPM FLOOD BUBBLER	1.00
	U	PCN50	.50 GPM FLOOD BUBBLER	.50
	V	SR-2Q	90° 2' RADIUS	.11
	W	SR-2H	180° 2' RADIUS	.16
X	MS-F	360° 5' RADIUS	.50	

EQUIPMENT LIST

SYMBOL	DESCRIPTION	QUANTITY
○	6" POP-UP SPRAY - HUNTER INDUSTRIES MPR40/WMP2000 NOZZLES	10
●	12" POP-UP SPRAY - HUNTER INDUSTRIES MPR40/WMP2000 NOZZLES	33
⊙	SPRAY ON RISER - HUNTER INDUSTRIES INST-00-CV-MP2000	11
⊙	HUNTER ICV SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1"	1
⊙	HUNTER ICC2 8 STATION CONTROLLER, 120VOLT INSTALL WITH A SOLAR SYNC (WITH EVAPOTRANSPIRATION SENSOR AND RAIN SENSOR AND BY-PASS BOX.) GROUND WITH AN 8' COPPER CLAD ROD.	1
⊙	1" POTABLE IRRIGATION METER TO PROVIDE 30 GPM AT 40 PSI	1
⊙	1" DOUBLE CHECK VALVE BACKFLOW PREVENTOR	1
---	LATERAL LINE SIZE PER PLAN	SEE PLAN
---	1-1/2" MAINLINE CLASS 200 P.V.C. SIZE PER PLAN	SEE PLAN
---	SLEEVING - SCH. 40 P.V.C. MIN. DEPTH OF 24"	SEE PLAN
---	(ALL 3" SLEEVES TO HAVE ACCOMPANYING 2" SLEEVE FOR WIRING)	SEE PLAN



IRRIGATION NOTES

- REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.
- ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- ALL POP-UP ROTORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.
- ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.
- THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
- ALL RISERS SHALL BE PAINTED BLACK.
- ALL RISERS SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH ULTRA-VIOLET LIGHT PROTECTED P.V.C. CLAMPS.
- ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
- ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
- ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
- ALL RISERS SHALL BE INSTALLED 12" FROM ANY WALL AND A MINIMUM OF 36" FROM ANY SIDEWALK, PATIO OR ROAD.
- THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE.
- CONCRETE THRUST BLOCKS ARE TO BE UTILIZED AT ALL MAINLINE DIRECTION CHANGES.
- ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

CADDSCAPES, INC.
 Florida Landscape Architecture Firm
 432 Nowell Loop, Landscape Architect:
 Deland, FL 32724 Jason Bridgewater, P.L.A.
 Office: 407-310-5567 Florida Water Star AP
 LCF 26000550
 jasonbridgewater@gmail.com

REVISION	DATE	REVISION	DATE

DATE: 2023/11/09
 SEAL
 Jason P. Bridgewater
 Registered Landscape Architect
 FL Registration -LA 6667308

11 Lake Gatlin Road
 EDGEWOOD, FL

DATE: 10/13/2023
 DRAWN: JB
 CHECKED: JB

48 HOURS BEFORE YOU DIG
 CALL SUNSHINE
 1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
 FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION

L-2
 IRRIGATION PLAN
 PROJECT NO.: 2023.124

VARIANCE 2023-08:

11 Lake Gatlin Rd. - Parking



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: November 2, 2023
SUBJECT: Social Café @ 11 Lake Gatlin Road Variance Requests

REQUEST DESCRIPTION/BACKGROUND

The request is approval of variances to allow reuse of the building at 11 Lake Gatlin Road from an office to a social café. Described by the applicant, the business will be a café with an indoor playground for children. Beverages and offsite prepared food will be offered.

The property is just east of Orange Avenue, on the north side of Lake Gatlin Road as shown on Exhibit 1. Exhibit 2 shows the existing building onsite. Exhibit 3 shows the relation of the building to Orange Avenue. The property is 8,325+/- square feet (0.19+/-acres). A 3,166 square feet building was constructed on the property in 1961 and continues to occupy the site. The proposal also incorporates a 12 feet wide strip of the property to east as shown on Exhibit 4, bringing the total area to 9,225 square feet.

The property was included in the ECD with the intent of encouraging future assemblage with adjacent property fronting either Orange Avenue or Gatlin Avenue. However, per Code Section 134-474, the proposal will be reviewed under the C-1 zoning district. This Code section states if there is no proposed expansion of the existing building, the proposal is to be reviewed under the standards applicable to the zoning district that applied to the property immediately before the rezoning to ECD; i.e., C-1, provided the proposed use is permitted in the ECD, which it is.

In addition to being an ECD use, the use meets the goal of the ECD to encourage redevelopment or reuse of underutilized or poorly maintained properties as well as creating a social place in Edgewood.

The proposed changes to the site include modification to the existing parking area and added landscaping. Interior building renovations are also planned, which will include re-orienting the front door towards Lake Gatlin Road. A patio will also be established along the new front of the building. There is an existing covered walkway from the existing parking area to the building that is proposed to be removed to optimize the available area for parking on the property. Approval of the proposed site plan will require several variances approved.

REQUESTED VARIANCES FOR LANDSCAPING

- 1) **A variance in Code Section 114-4(1)a.1 to allow the landscape buffer strip width between the parking lot and Lake Gatlin Road to be a minimum of three (3) feet in lieu of seven (7) feet.** In the existing condition, the parking lot is only three feet from the Lake Gatlin Road right-of-way line and that area is without landscape. The three-foot separation is planned to remain; thus, the variance is needed. The proposal will, though, improve the situation by providing the required landscaping. Furthermore, the applicant is proposing to move the public sidewalk south instead of adjacent to the property line to 1) provide adequate space for the required landscaping to thrive and 2) to give the impression that the minimum buffer of 7 feet width is being met. The adjacent right-of-way for Lake Gatlin Road is 60 feet wide according to Gatlin with Hobbs subdivision Misc Book 4/Page 177, which includes a 16 feet grass strip between the property line and the road pavement. Staff recommends that if this variance is approved, that it only apply to the existing development onsite; if the property is razed, compliance with current regulations should apply.
- 2) **A variance in Code Section 114-4(4) to allow the building perimeter buffer width to be three (3) feet in width in lieu of eight (8) feet.** This variance is requested to allow the construction of a patio for outdoor seating. The creation of outdoor people space adjacent to the road is an important part of implementing the Orange Avenue corridor land use vision. The applicant is proposing to meet the landscaping requirements for the perimeter buffer along the south side of the patio. Furthermore, like the proposed shifting in the sidewalk south of the parking lot, the applicant is proposing to shift the sidewalk in front of the building and landscape within the right-of-way resulting in a seemingly compliant buffer width. Staff recommends the same condition of approval mentioned above also apply to this variance should it be approved.
- 3) **A variance in Code Section 114-4(1)b. to allow the landscape buffer between the vehicular use area and the adjacent property (east) to be 5 feet 4 inches in width in lieu of 7 feet and to allow the use of understory trees in lieu of shade trees.** This variance is requested to maximize the parking onsite. Without the variance, only 6 spaces could be efficiently accommodated onsite. Associated with the reduced buffer width, the applicant is requesting the use of understory trees instead of shade trees to promote tree health and sustainability. The applicant's proposal is consistent with the Code's permission to substitute understory trees for shade trees in other locations; i.e., the rate of 1 understory tree per 25 feet vs. 1 shade tree per 50 feet, with the understory tree being a minimum 7 feet in height and minimum 2 inch caliper. To note, the proposed landscaping in this proposed buffer not only meets the Code requirement (only trees), but also includes a hedge. Currently, there is no landscaping adjacent to the east side of the pavement onsite. Staff recommends the same condition of approval mentioned above also apply to this variance should it be approved.

REQUESTED VARIANCES FOR PARKING

- 1) **A variance in Code Section 134-605(a)(21) to allow the parking ratio to be 1 space per 160 square feet of inside restaurant space in lieu of 1 space/100 square feet.** The site plan shows that the parking has been maximized to the extent possible, including altering the building onsite by removing the covered walkway as well as securing the use of the adjacent property: a 12 feet

wide strip. Without the strip, the potential effective parking onsite would have been only six (6) spaces. The required parking based on a 1,600 square feet café and 400 square feet of outdoor seating area is 18 spaces. The plan shows 12 spaces, including the one ADA compliant accessible space. To note, the playground that is accessory to the business does not require any parking. Staff recommends the same condition of approval mentioned above also apply to this variance should it be approved.

- 2) **A variance in Code Section 134-608(b) to allow the dimensions of the parking spaces be nine (9) feet x 18 feet in lieu of either 9 feet x 20 or 10 feet by 18 feet.** This variance is requested to maximize the width of the landscape buffer on the east side of the parking lot. As noted in requested Landscape Variance #3 above, the requested buffer width along the east side of the parking is 5 feet 4 inches instead of the required 7 feet. Without a variance in parking space length, that buffer would only be 3 feet 4 inches. The expanded buffer width will also provide the ability to create a bio-swale for stormwater management, protecting adjacent properties. The applicant is proposing the use of wheel stops to protect the adjacent landscaping/bio-swale. Staff recommends the same condition of approval mentioned above also apply to this variance should it be approved.

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.

STAFF RECOMMENDATION

All six (6) criteria have been met as related to the existing condition of the property. Staff recommends approval of all requested variances conditioned on that the variances only apply to the existing development onsite. Should the site be razed, new development shall meet current land development regulations.

Exhibit 1 – Subject Property Outlined in Yellow



Exhibit 2



Exhibit 3





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.

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

Applicant Name: Jovana Bratonozić Owner Name: Jovana Bratonozić, Owner's Agent

Email: jovanabratonozić@gmail.com Email: jovanabratonozić@gmail.com

Phone: 321-230-7858 Phone: 321-230-7858

Property Address: 11 Lake Gatlin Rd + 75' x12' Strip (116 Gatlin Ave)

Legal Description: 11 Lk Gatlin: RANDOLPHS PLAT C/58 THE S 105 FT (LESS S 30 FT FOR R/W) OF THE FOLLOWING DESC AS BEG 450 FT W OF SE COR OF LOT 17 RUN W 123 FT N 300 FT E 123 FT S 300 TO POB (LESS E 12 FT THEREOF)

Property Zoning: ECD Existing on site: 3166 SF Building

Section of Code Variance is being requested: Variance 2023-09: Parking

Variance Request: _____

1) Variance in Code Section 134-608(b) to allow the dimensions of the parking spaces be nine (9) feet x 18 feet in lieu of either 9 feet x 20 or 10 feet by 18 feet.

2) Variance in Code Section 134-605(a)(21) to allow the parking ratio to be 1 space per 160 square feet of inside restaurant space in lieu of 1 space/100 square feet.



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: Jovana Bratonozić (The Burrow Cafe & Playground LLC)
Applicant Signature: [Signature] Date: 11/2/23
Owner Name: Jovana Bratonozić (Authorized Agent)
Owner Signature: [Signature] Date: 11/2/23

**HSAG Holdings, LLC
11 Lake Gatlin Road
Orlando, Florida 32806**

October 31, 2023

Mr. Brett Sollazzo, Administrative Project Manager
City of Edgewood City Hall
405 Bagshaw Way
Edgewood, Florida 32809

Dear Mr. Sollazzo:

HSAG Holdings, LLC., property owner of 11 Lake Gatlin Road, Orlando, Florida 32806 (Tax Parcel ID#: 12-23-29-7312-00-186), hereby authorizes Ms. Jovana Bratonozic and/or Mr. George Fong as the project's architect to sign on behalf of HSAG Holdings, LLC all site plan applications for the proposed Burrow Café concept at 11 Lake Gatlin Road, including variances and waiver requests that are required per City of Edgewood staff's recommendations.

Sincerely,

HSAG Holdings, LLC



Peter T. Barts, Managing Member

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF FLORIDA

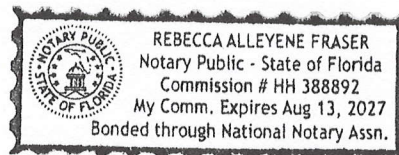
COUNTY OF ORANGE

On this 31st day of OCTOBER, 2023, before me appeared Peter T. BARTS, who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.

Rebecca A. Fraser

Notary Public

My Commission Expires: 8/13/27



LETTER OF AUTHORIZATION

October 30, 2023

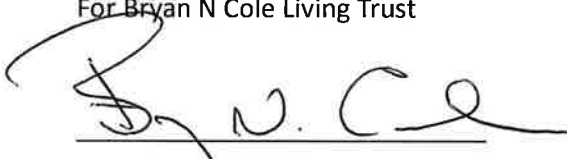
Mr. Brett Sollazzo
Administrative Project Manager
405 Bagshaw Way,
Edgewood, FL 32809

Mr. Sollazzo,

Bryan N Cole Living Trust, property owner of 116 Gatlin Road, Orlando (Tax Parcel ID#: 12-23-29-7312-00-184), hereby authorizes Jovanna Bratonozic and/or Geroge Fong as the project's architect to sign on behalf of the owner all site plan applications for the proposed Burrow Café concept at 11 Lake Gatlin Road including variances and waiver requests that are required per City of Edgewood staff's recommendations.

Owner:

For Bryan N Cole Living Trust


Bryan N. Cole, Trustee

ACKNOWLEDGMENT OF NOTARY PUBLIC

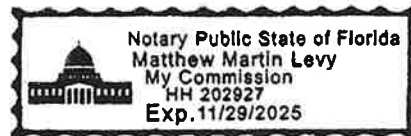
STATE OF Florida

COUNTY OF Orange

On this 31 day of October, 2023 before me appeared Bryan Cole who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.


Notary Public

My Commission Expires: 11/29/25



November 02, 2023

Mr. Brett Sollazzo
Administrative Project Manager
City of Edgewood
Planning and Development Division
405 Bagshaw Way, Edgewood, FL 32809

**Re: Burrow- Social Café @ 11 Lake Gatlin Road
Letter of Explanation for Variance Requests**

Mr. Sollazzo,

The existing building is currently used as an office building. The applicant (Jovana Bratonozić representing Burrow Café and Play, LLC) is looking to purchase the property with her partner Morgan Claytor for a café concept with play areas for kids which will require more parking than the current office use. The need for additional parking impacts the ability to provide code required landscape buffers.

The site is 30' less in depth (75' instead of 105') than what the applicant originally thought it was due to an error in the Orange County appraiser office's map. The applicant is trying to make the site work for their project. However, it would require parking variances and landscape variances. Their neighbor to the North (116 Gatlin Ave.) had agreed to the applicant's use of the 12' x 75' access strip that is adjacent to the site. In return for the use of the 12' strip, the applicant will grant a cross access easement to the neighbor.

Variance 2023-08: Landscaping

1. Code Section 114-4(1)a.1

7' landscape buffer is required between the parking area and the street. The applicant is proposing a 3' buffer and landscaping per the landscape plan in order to accommodate 12 parking spaces. Since the ROW sidewalk is being relocated to the south of the existing power pole, there will be a landscape/green area of almost 10' between the sidewalk and the parking lot to soften the visual impact of a smaller buffer.

2. Code Section 114-4(4)

8' building perimeter landscaping along South façade. The applicant is proposing a 3' perimeter landscaping buffer along the Southern property boundary and a landscaping area against portion of the building. The variance request is to allow room for an outdoor patio which is important to the café business. Since the ROW sidewalk is being relocated to the south of the existing power pole, there will be a landscape/green area of almost 10' between the sidewalk and the parking lot to soften the visual impact of a smaller perimeter landscape area.

3. Code Chapter 114-4 (1)b

7' buffer between parking and adjacent property. Using the min. dimensions for the parking lot, there is room only for a 5'-4" buffer. There is an existing fence along the Eastern property line and there is no landscape buffer currently so the impact to the neighbor is minimum.

Variance 2023-09: Parking

1. Code Section 134-608(b)

10'x18' parking space. The applicant is proposing to reduce the parking stall's width to 9' with wheel stops in order to provide additional landscape area on the northern ends of the parking lot for tree planting.

2. Code Section 134-605(a)(21)

Parking requirements. The 1,600 sf café would need 16 spaces and 2 spaces for the 400 sf patio for a total of 18 spaces. There are 12 spaces shown and every effort was made already including eliminating the existing covered entry porch structure, the use of rolled out dumpster and replacing the septic system with forced main. As a note for comparison, the parking requirement for a 1,600 sf café in the City of Orlando is 8 spaces (5 spaces/1000 sf).

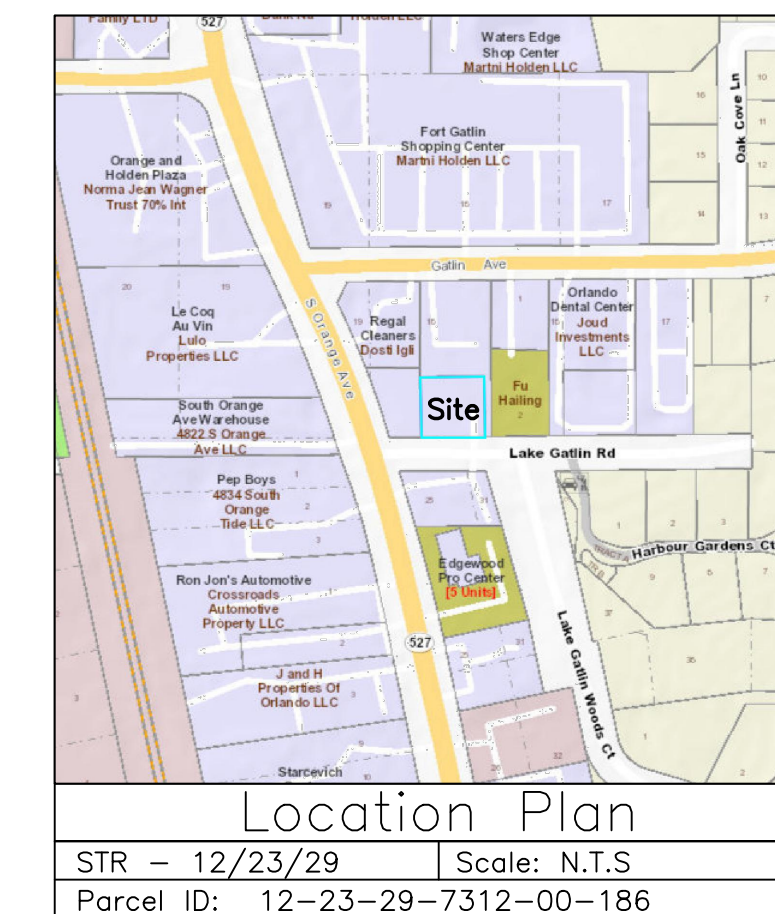
The applicant believes that the variance requests are the minimum they would need to make their project work. The parking variances are internal to the project and the proposed landscape buffers/landscaping, though do not meet codes completely, are considerable improvements to the existing property. Since this is a redevelopment project, there are various existing site limitations that the project can only work with the variances being requested. Jovana and Morgan are excited about the prospect of bringing their unique social café concept to the community.

Sincerely,



George Fong, Architect

Social Cafe @ 11 Lake Gatlin



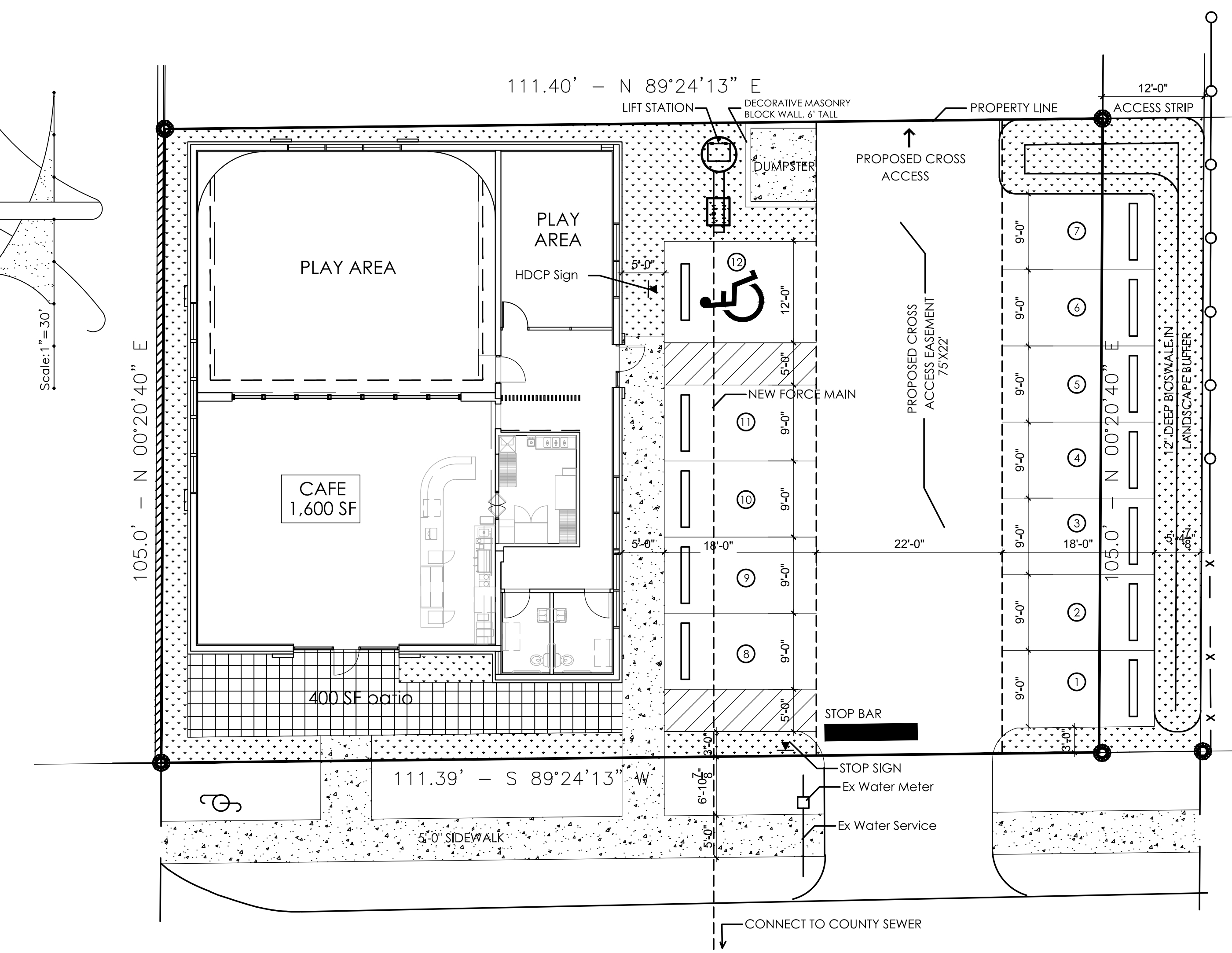
Legal Description
 THE SOUTH 105 FEET (LESS THE SOUTH 30 FEET FOR STREET KNOWN AS VIRGINIA AVENUE) OF THE FOLLOWING DESCRIBED PROPERTY: BEGIN 450 FEET WEST OF THE SOUTHEAST CORNER OF LOT 17, PLAT OF ALLOTMENT OF THE RANDOLPH LAND FORT GATLIN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK C, PAGE 58, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THENCE WEST 123 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT 17, 300 FEET MORE OR LESS TO THE SOUTH LINE OF GATLIN AVENUE, THENCE EAST ALONG GATLIN AVENUE 123 FEET MORE OR LESS TO THE POINT 450 FEET WEST OF THE EAST LINE OF SAID LOT 17, THENCE SOUTH PARALLEL TO THE EAST LINE OF LOT 17, AS DESCRIBED TO THE POINT OF BEGINNING; LESS THE EAST 12 FEET THEREOF

Owner:
 Hsag Holdings LLC
 11 Lake Gatlin Rd
 Orlando, FL 32806-6919

Engineer:
 Darcy Unroe PE
 Unroe Engineering, Inc
 PO Box 690942
 Orlando, Florida 32869
 Ph (407) 299-0650
 Darcy@UnroeEngineering.com

Architect:
 George Fong AIA
 601 E. Colonial Drive,
 Orlando, FL 32803
 ph 407.936.1355
 fx 407.936.1355
 gfong@gdpdesignbuild.com

Surveyor:
 LANDTEC Surveying
 700 West Hillsboro Blvd Suite 4-100
 Deerfield Beach, Florida 33441
 Ph (561) 367-3567
 Fx (561) 465-3145



SITE STATISTICS

TOTAL PROJECT SITE AREA	11 LAKE GATLIN RD, 75' X 111': 8,325 SF
	116 GATLIN AVE, 75' X 12': 900 SF (12' ACCESS STRIP)
TOTAL:	9,225 SF
ZONING CLASSIFICATION	ECD
FUTURE LAND USE	COMMERCIAL
IMPERVIOUS AREA CALCS	BUILDING - 3,166 SF
	WALKS & PADS - 683 SF
	PARKING - 3,900 SF
	TOTAL IMP AREA - 7,749 SF
	% IMPERVIOUS - 84.0%
OPEN SPACE	LANDSCAPE AREA - 1,476 SF
	PATIO - 400 SF
	TOTAL OS - 1,876 SF - 20.3%

BUILDING SETBACKS

	REQUIRED MIN.	EX / PROPOSED
FRONT (S)	25 FT	8.82 FT
SIDE YARD (W)	0 FT	2.62 FT
SIDE YARD (E)	0 FT	56.41 FT
REAR (N)	20 FT	1.58 FT

BUILDING HEIGHT

	MAX ALLOWABLE	EXISTING
	35 FT	13.7 FT ±

BUILDING COVERAGE

	MAX ALLOWABLE	EXISTING
	N/A	34.32%

BUILDING AREA

	EXISTING
	3,166 SF

PARKING REQUIRED

REQUIRED MIN.
 PLAY AREA = 0 SPACES
 1,600 SF CAFE/100 + 400 SF PATIO/200 = 18 SPACES

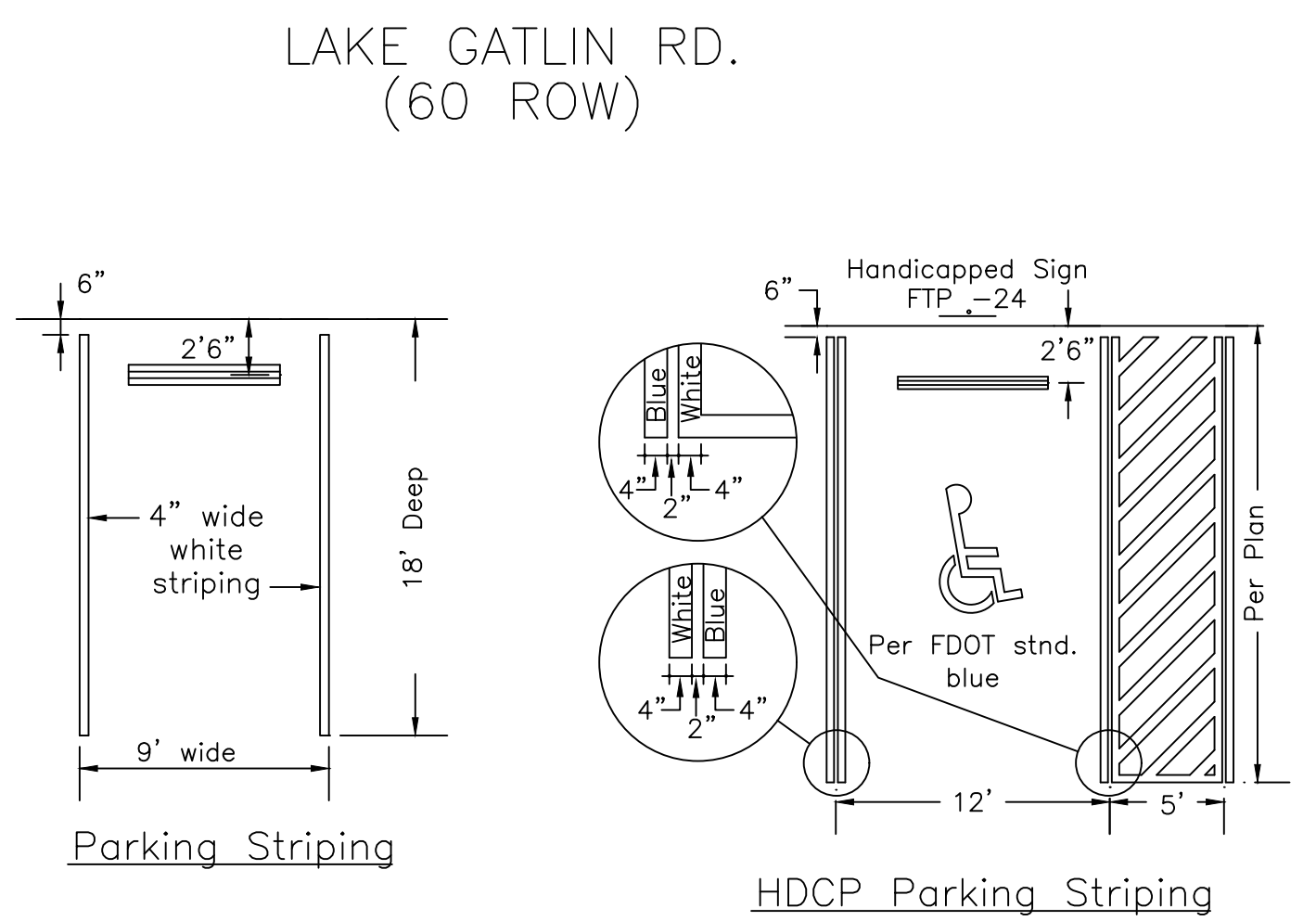
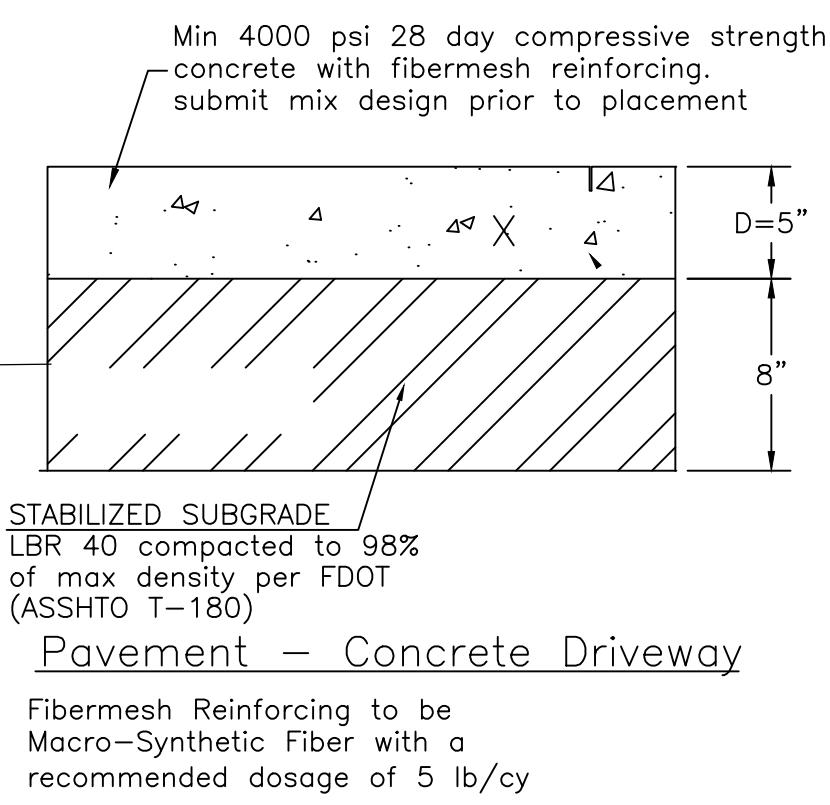
PARKING PROVIDED

STANDARD	ADA	TOTAL
11	1	12 SPACES

BIOSWALE CALCULATIONS

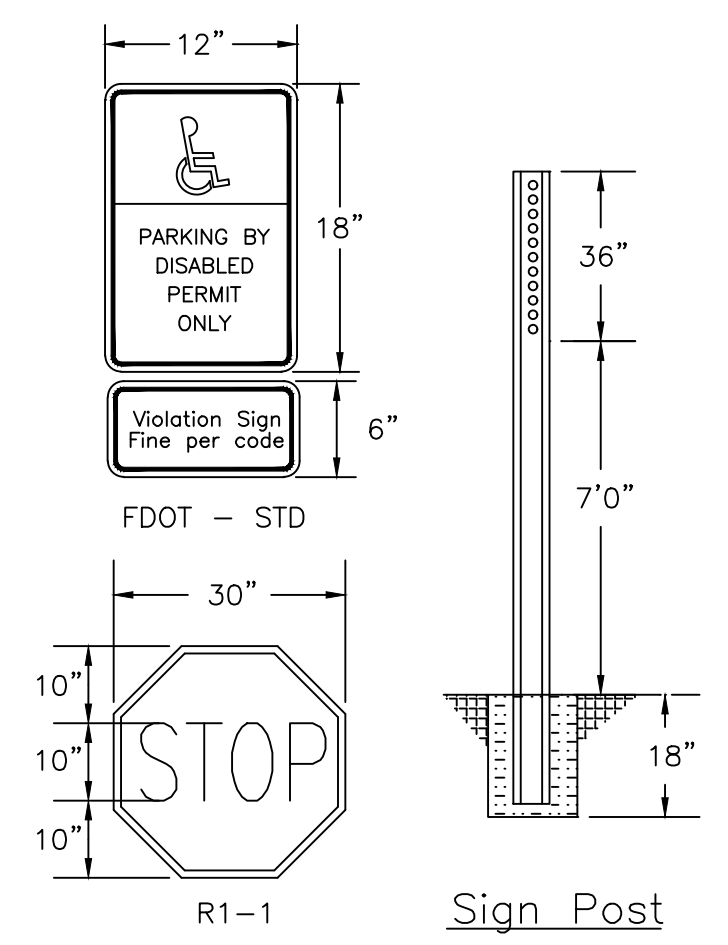
PARKING AREA IMPERVIOUS AREA: 3,900 SF
 REQUIRED STORAGE @ 1" OF RUNOFF
 1 IN X 3,900 SF = 325 CF

PROVIDED STORAGE
 TOP AREA - 580 SF
 BOTTOM AREA - 75 SF
 DEPTH - 12"
 VOLUME = 328 CF > 325 CF {OK}



ADA Notes:

- All handicapped parking spaces and access aisles adjacent to the handicap parking spaces shall have a maximum of 2% slope in all directions (this includes running slope and cross slope).
- An accessible route from the public street or sidewalk to the building entrance must be provided. This accessible route shall be a minimum of 60" wide. The running slope of an accessible route shall not exceed 5% and the cross slope shall not exceed 2%.
- Slopes exceeding 5% but less than 8% will require a ramp and must conform to the requirements for ramp design (handrails, curbs, landings). no ramp shall exceed an 8% running slope or 2% cross slope.
- In the case that a new sidewalk will be constructed in the right of way of a site the running slope of the sidewalk shall not exceed 5% and the cross slope shall not exceed 2%. this standard applies to cross walks in the driveway as well and will require special attention during staking to make sure the 2% cross slope is met in the cross walk.
- It will be the responsibility of the general contractor to ensure that the handicap parking spaces, accessible routes, and sidewalks/crosswalks are constructed to meet ADA requirements.
- Any requirements listed above that can not be met shall be brought to the engineer's attention immediately. Anything not built to the above standard will require removal and replacement of the non compliant areas at the general contractors cost.



Permit Revisions

#	Date	Description

Unroe Engineering, Inc
 Civil Engineering/Planning/Scientific Evaluation
 PO Box 690942, Orlando, FL 32869-0942
 Business Authorization Number: EB 0006579 ph (407) 299-0650

Master Site Plan
Social Cafe @ 11 Lake Gatlin
 11 Lake Gatlin Rd, Orlando, Florida 32806

DP	Drawn
dp	Checked
1"=10'	Scale
11/2/23	Date
LakeGatlin	File
Dwg. No.	
CO	
1 of 1	

This item has been electronically signed and sealed by Darcy Unroe, PE 60929 on the date indicated using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

11 Lake Gatlin Rd.

Site Plan Approval



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

November 7, 2023

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

**RE: 11 Gatlin Road – site plan
CPH project number E7601**

Dear Mr. Sollazzo;

We are in receipt of the site plan, signed and sealed by Mr. Darcy Unroe, dated November 3, 2023. The plan is for the redevelopment of an existing site to provide a Café Restaurant establishment. We have coordinated our review with the City planner for setback requirements, pervious and impervious area and parking requirements. The review also included landscaping requirements and a bioretention swale for stormwater runoff treatment.

The site plan includes the layout for a new parking lot, with one ADA parking space, new sidewalks, both on site and off-site, and the location for outdoor seating. Finally, there is a proposed lift station and a dumpster location. This site will not be preparing food for cooking, so a grease trap will not be required.

Based on our review, we do not have any objections to the City approving this site plan.

Sincerely,
CPH, LLC

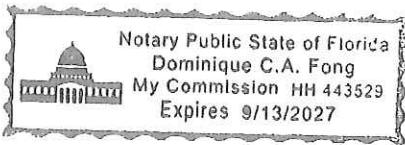
A handwritten signature in cursive script that reads "Allen C. Lane, Jr.".

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

J:\E7601\Civil\City Plans-Application Review\11 Lake Gatlin Road - Comm site\letters\11 Gatlin Ave - site plan approval 11-7-23.docx

COMMERCIAL SITE PLAN CHECKLIST AND APPLICATION – Page Two

<p>Owner Signature <u>[Signature]</u></p> <p>The foregoing instrument was acknowledged before me this <u>11/2/23</u> by <u>Jorana Bratonozic</u> who is personally known to me and who produced <u>drivers license</u> as identification and who did not take an oath.</p>	<p>Contractor Signature _____</p> <p>The foregoing instrument was acknowledged before me this ___/___/___ by _____ who is personally known to me and who produced _____ as identification and who did not take an oath.</p>
<p>Notary as to Owner <u>[Signature]</u></p> <p>Commission No. <u>HH 443529</u> State _____</p> <p>of FL. County of <u>Orange</u> My _____</p> <p>Commission expires: <u>9/13/2027</u> (SEAL)</p>	<p>Notary as to Contractor _____</p> <p>Commission No. _____ State _____</p> <p>of FL. County of _____ My _____</p> <p>Commission expires: _____ (SEAL)</p>



**HSAG Holdings, LLC
11 Lake Gatlin Road
Orlando, Florida 32806**

October 31, 2023

Mr. Brett Sollazzo, Administrative Project Manager
City of Edgewood City Hall
405 Bagshaw Way
Edgewood, Florida 32809

Dear Mr. Sollazzo:

HSAG Holdings, LLC., property owner of 11 Lake Gatlin Road, Orlando, Florida 32806 (Tax Parcel ID#: 12-23-29-7312-00-186), hereby authorizes Ms. Jovana Bratonozic and/or Mr. George Fong as the project's architect to sign on behalf of HSAG Holdings, LLC all site plan applications for the proposed Burrow Café concept at 11 Lake Gatlin Road, including variances and waiver requests that are required per City of Edgewood staff's recommendations.

Sincerely,

HSAG Holdings, LLC

Peter T. Barts, Managing Member

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF FLORIDA

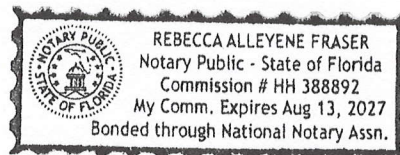
COUNTY OF ORANGE

On this 31st day of OCTOBER, 2023, before me appeared Peter T. BARTS, who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.

Rebecca A. Fraser

Notary Public

My Commission Expires: 8/13/27



LETTER OF AUTHORIZATION

October 30, 2023

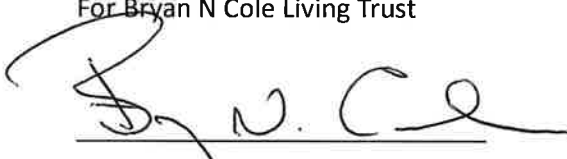
Mr. Brett Sollazzo
Administrative Project Manager
405 Bagshaw Way,
Edgewood, FL 32809

Mr. Sollazzo,

Bryan N Cole Living Trust, property owner of 116 Gatlin Road, Orlando (Tax Parcel ID#: 12-23-29-7312-00-184), hereby authorizes Jovanna Bratonozic and/or Geroge Fong as the project's architect to sign on behalf of the owner all site plan applications for the proposed Burrow Café concept at 11 Lake Gatlin Road including variances and waiver requests that are required per City of Edgewood staff's recommendations.

Owner:

For Bryan N Cole Living Trust


Bryan N. Cole, Trustee

ACKNOWLEDGMENT OF NOTARY PUBLIC

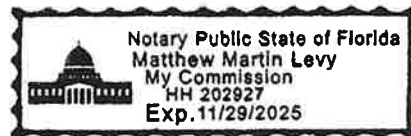
STATE OF Florida

COUNTY OF Orange

On this 31 day of October, 2023 before me appeared Bryan Cole who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that they executed the same as their free act and deed.


Notary Public

My Commission Expires: 11/29/25





10/27/23

GDP DesignBuild LLC
Attn: Philip Fong
RE: 11 Lake Gatlin Rd, Orlando 32806

To Whom it May Concern:

The proposed roll-off dumpster size and placement location are acceptable to FCC Environmental Services.

If you need any additional information, please do not hesitate to give me a call.

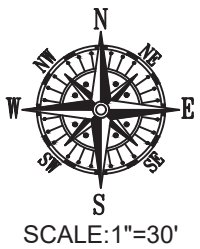
Trish Loeb
Senior Sales Account Executive
6767 Muskogee St.
Orlando, FL 32807
C: 407.872.9761
trish.loeb@fccenvironmental.com

TYPE OF SURVEY:

- BOUNDARY
- ALTA/NSPS
- CONSTRUCTION
- TOPOGRAPHIC
- CONDOMINIUM
- SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

UPDATE

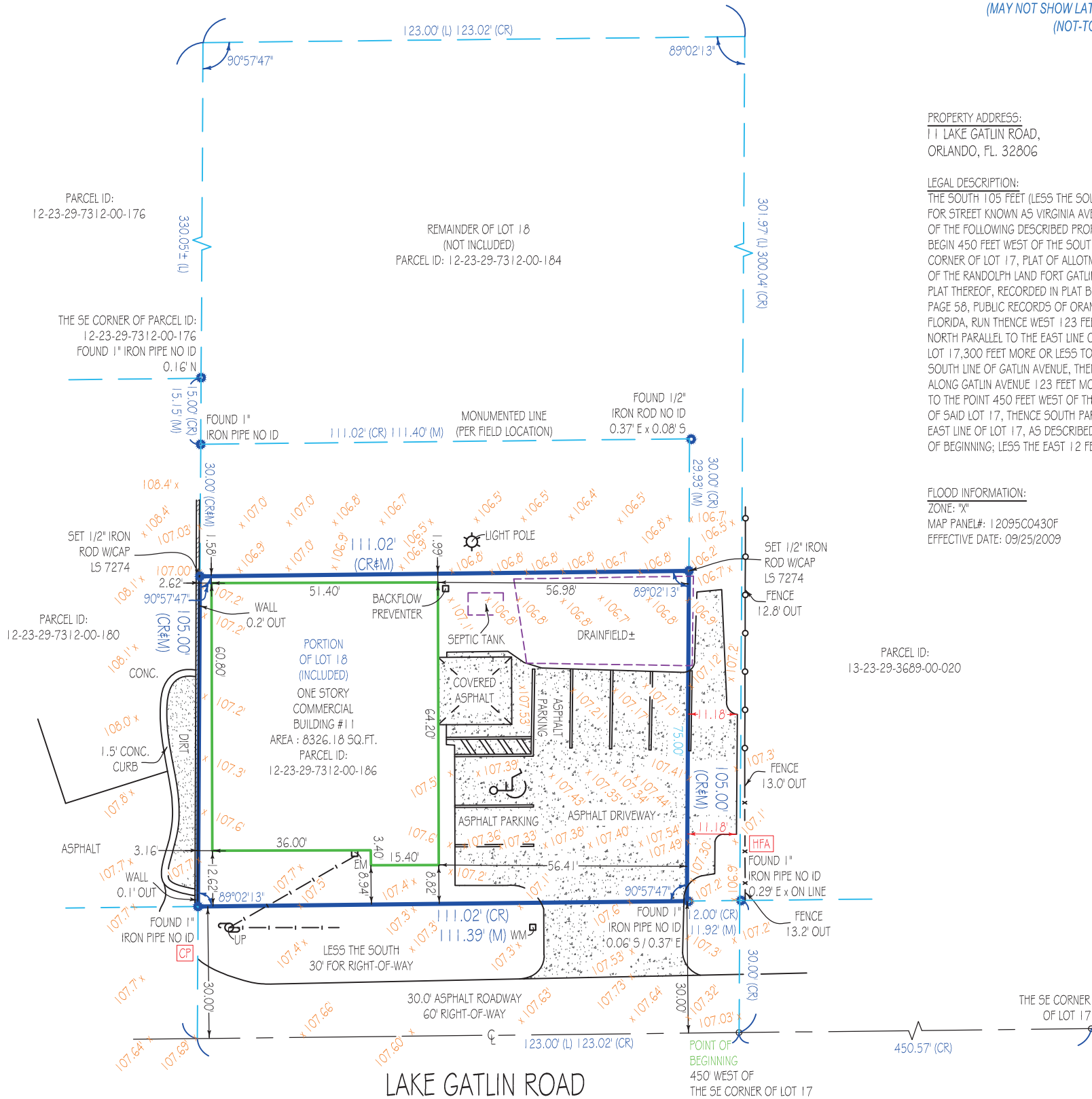


BEARING REFERENCE:

NONE. RECORD INFORMATION LACKS ANGULAR DATA.
ALL ANGULAR DATA SHOWN BASED UPON FIELD OBSERVATION ONLY.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



PROPERTY ADDRESS:
11 LAKE GATLIN ROAD,
ORLANDO, FL. 32806

LEGAL DESCRIPTION:
THE SOUTH 105 FEET (LESS THE SOUTH 30 FEET FOR STREET KNOWN AS VIRGINIA AVENUE) OF THE FOLLOWING DESCRIBED PROPERTY: BEGIN 450 FEET WEST OF THE SOUTHEAST CORNER OF LOT 17, PLAT OF ALLOTMENT OF THE RANDOLPH LAND FORT GATLIN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK C, PAGE 58, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THENCE WEST 123 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT 17, 300 FEET MORE OR LESS TO THE SOUTH LINE OF GATLIN AVENUE, THENCE EAST ALONG GATLIN AVENUE 123 FEET MORE OR LESS TO THE POINT 450 FEET WEST OF THE EAST LINE OF SAID LOT 17, THENCE SOUTH PARALLEL TO THE EAST LINE OF LOT 17, AS DESCRIBED TO THE POINT OF BEGINNING; LESS THE EAST 12 FEET THEREOF.

FLOOD INFORMATION:
ZONE: "X"
MAP PANEL#: 12095C0430F
EFFECTIVE DATE: 09/25/2009

PARCEL ID:
13-23-29-3689-00-020

CERTIFIED TO
HSAG HOLDINGS LLC

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- ASPHALT PARKING CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT.

This survey has been issued by the following Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurveying.com

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):			
A OR AL = ARC LENGTH	EL OR ELEV = ELEVATION	PRC = POINT OF REVERSE CURVE	M = MEASURED
C/O = CLEANOUT	P = PLAT	PT = POINT OF TANGENCY	OHC = OVERHEAD CABLE
CA = CENTRAL ANGLE	PC = POINT OF CURVE	EM = ELECTRIC METER	QTR = QUARTER
CATV = CABLE TV RISER	PCC = POINT OF COMPOUND CURVE	F.F.E. = FINISHED FLOOR ELEV.	R = RADIUS
CF = CALCULATED FROM FIELD RECORD	PH = POOL HEATER	FR = FOUND IRON ROD	RNG = RANGE
CH = CHORD DISTANCE	PI = POINT OF INTERSECTION	FN = FOUND NAIL	SEC = SECTION
CONC. = CONCRETE	POB = POINT OF BEGINNING	FND = FOUND	TR = TELEPHONE RISER
CR = CALCULATED FROM RECORD	POC = POINT OF COMMENCEMENT	G.F.F. = GARAGE FINISHED FLOOR	TWP = TOWNSHIP
DE = DRAINAGE EASEMENT	PP = POOL PUMP	L = LEGAL DESCRIPTION	UE = UTILITY EASEMENT
			UP = UTILITY POLE
			WM = WATER METER
			WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):			
	= UTILITY POLE		= WELL
	= LIGHT POLE		= CENTER LINE
	= CATCH BASIN		= PARTY WALL
	= FIRE HYDRANT		= AIR CONDITIONER
	= MANHOLE		= SEPTIC LID
	= WATER VALVE		= ELEV. SHOT
	= WATER METER		= HANDICAP PARKING SPACE
			= SEC. QTR. CORNER
			= SECTION CORNER

LINETYPES:	
	BOUNDARY
	BUILDING
	EASEMENT
	CHAIN LINK FENCE
	WOOD FENCE
	PLASTIC FENCE
	OVERHEAD CABLE

GENERAL NOTES:
1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #7274.

Job Nr: 181427-CE Date of Field Work : 08/22/2023 Drawn by: T. B.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

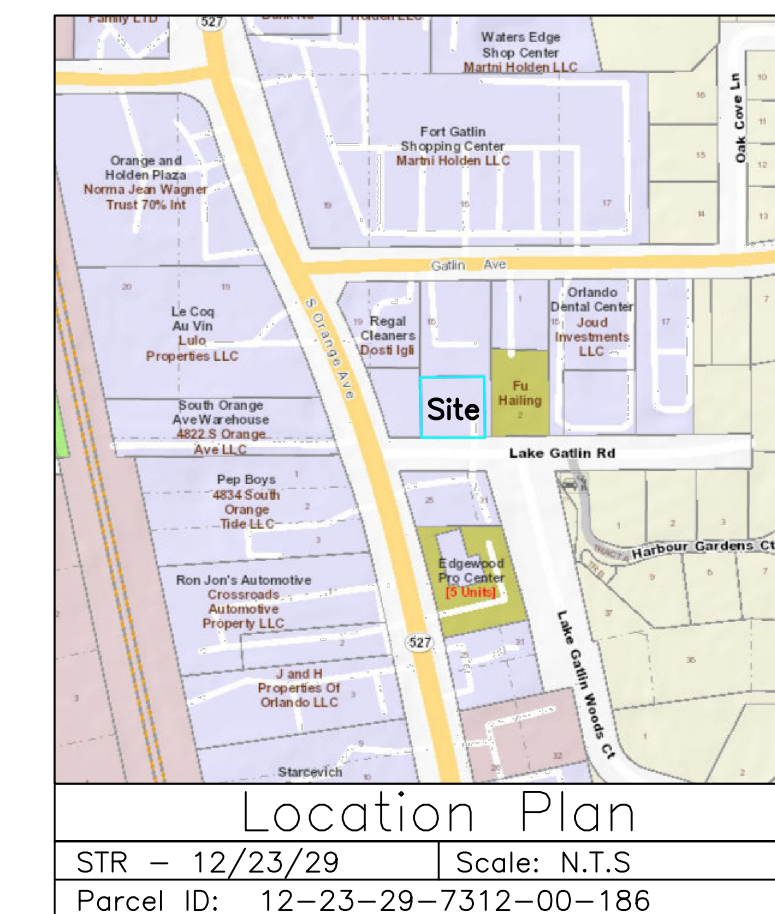
SIGNATURE
DATE: 10-10-2023
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Elevations, if shown:	
Benchmark:	
Benchmark Elev.:	109.48'
Benchmark Datum:	N.A.V.D.88
Elevations on Drawing are in:	
N.G.V.D.29	<input type="checkbox"/> N.A.V.D.88
Revisions:	Update (Topo)
Job Nr.:	181427-CE
Date of Field Work:	10/05/2023
Revision by:	T.B. - 10/09/2023

PRINTING INSTRUCTIONS:
WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING.
DO NOT USE "FIT".



Social Cafe @ 11 Lake Gatlin



Location Plan
 STR - 12/23/29 Scale: N.T.S
 Parcel ID: 12-23-29-7312-00-186

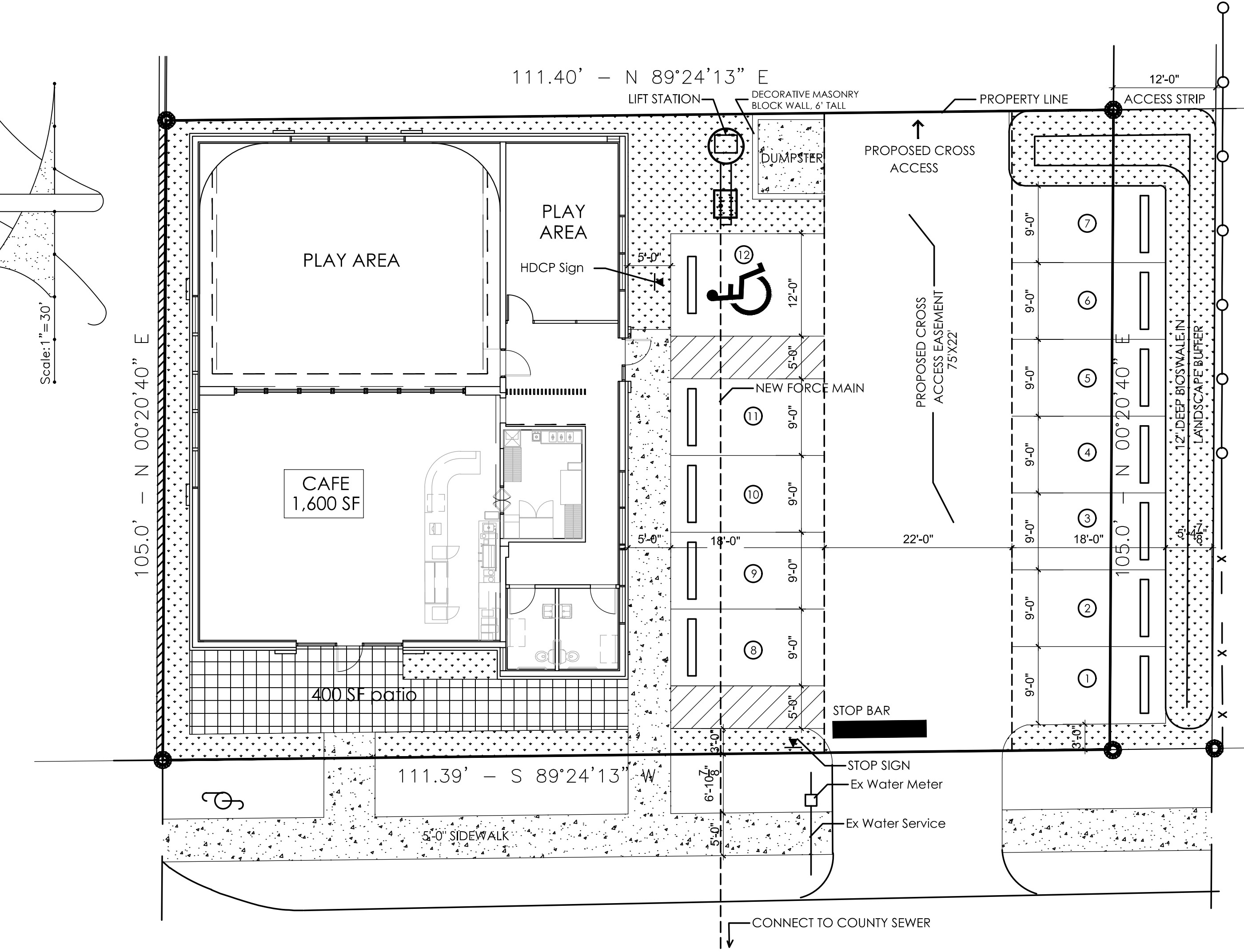
Legal Description
 THE SOUTH 105 FEET (LESS THE SOUTH 30 FEET FOR STREET KNOWN AS VIRGINIA AVENUE) OF THE FOLLOWING DESCRIBED PROPERTY: BEGIN 450 FEET WEST OF THE SOUTHEAST CORNER OF LOT 17, PLAT OF ALLOTMENT OF THE RANDOLPH LAND FORT GATLIN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK C, PAGE 58, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THENCE WEST 123 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT 17, 300 FEET MORE OR LESS TO THE SOUTH LINE OF GATLIN AVENUE, THENCE EAST ALONG GATLIN AVENUE 123 FEET MORE OR LESS TO THE POINT 450 FEET WEST OF THE EAST LINE OF SAID LOT 17, THENCE SOUTH PARALLEL TO THE EAST LINE OF LOT 17, AS DESCRIBED TO THE POINT OF BEGINNING; LESS THE EAST 12 FEET THEREOF

Owner:
 Hsag Holdings LLC
 11 Lake Gatlin Rd
 Orlando, FL 32806-6919

Engineer:
 Darcy Unroe PE
 Unroe Engineering, Inc
 PO Box 690942
 Orlando, Florida 32869
 Ph (407) 299-0650
 Darcy@UnroeEngineering.com

Architect:
 George Fong AIA
 601 E. Colonial Drive,
 Orlando, FL 32803
 ph 407.936.1355
 fx 407.936.1355
 gfong@gdpdesignbuild.com

Surveyor:
 LANDTEC Surveying
 700 West Hillsboro Blvd Suite 4-100
 Deerfield Beach, Florida 33441
 Ph (561) 367-3567
 Fx (561) 465-3145



SITE STATISTICS

TOTAL PROJECT SITE AREA	11 LAKE GATLIN RD, 75' X 111': 8,325 SF 116 GATLIN AVE, 75' X 12': 900 SF (12' ACCESS STRIP)
TOTAL:	9,225 SF
ZONING CLASSIFICATION	ECD
FUTURE LAND USE	COMMERCIAL
IMPERVIOUS AREA CALCS	BUILDING - 3,166 SF WALKS & PADS - 683 SF PARKING - 3,900 SF TOTAL IMP AREA - 7,749 SF % IMPERVIOUS - 84.0%
OPEN SPACE	LANDSCAPE AREA - 1,476 SF PATIO - 400 SF TOTAL OS - 1,876 SF - 20.3%

BUILDING SETBACKS

	REQUIRED MIN.	EX / PROPOSED
FRONT (S)	25 FT	8.82 FT
SIDE YARD (W)	0 FT	2.62 FT
SIDE YARD (E)	0 FT	56.41 FT
REAR (N)	20 FT	1.58 FT

BUILDING HEIGHT

	MAX ALLOWABLE	EXISTING
	35 FT	13.7 FT ±

BUILDING COVERAGE

	MAX ALLOWABLE	EXISTING
	N/A	34.32%

BUILDING AREA

	EXISTING
	3,166 SF

PARKING REQUIRED

REQUIRED MIN.
 PLAY AREA = 0 SPACES
 1,600 SF CAFE/100 + 400 SF PATIO/200 = 18 SPACES

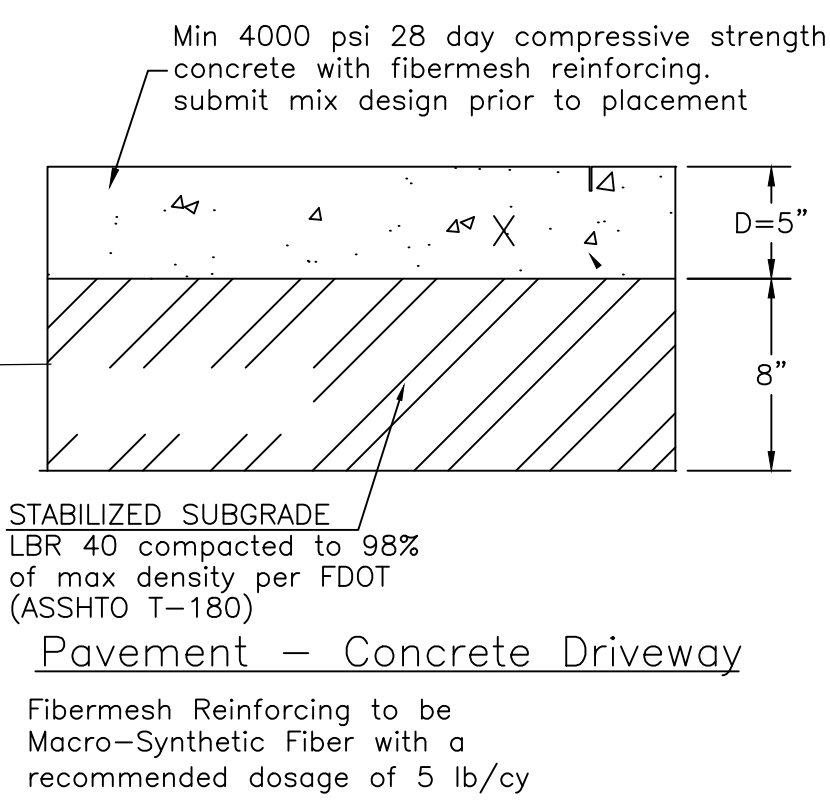
PARKING PROVIDED

STANDARD	ADA	TOTAL
11	1	12 SPACES

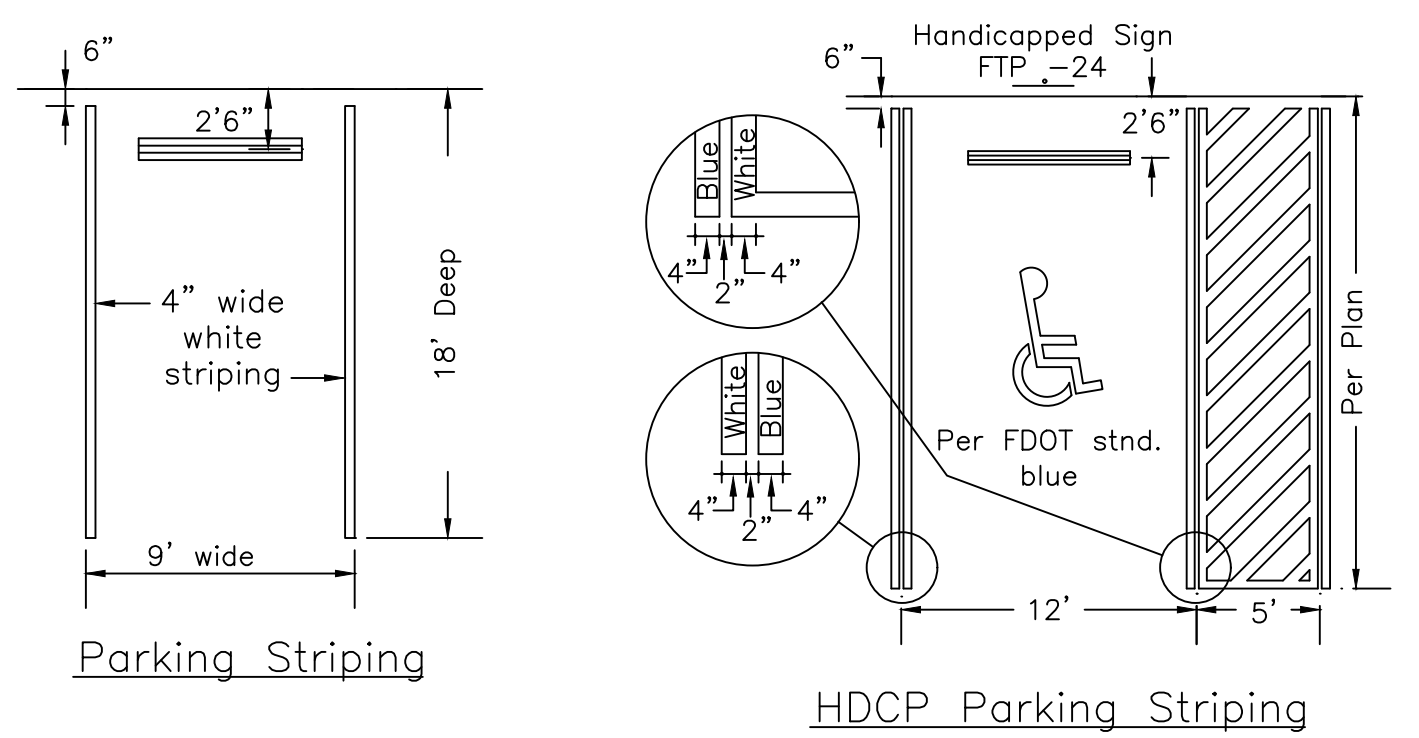
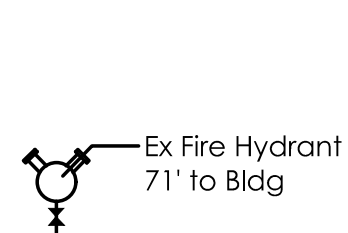
BIOSWALE CALCULATIONS

PARKING AREA IMPERVIOUS AREA: 3,900 SF
 REQUIRED STORAGE @ 1" OF RUNOFF
 1 IN X 3,900 SF = 325 CF

PROVIDED STORAGE
 TOP AREA - 580 SF
 BOTTOM AREA - 75 SF
 DEPTH - 12"
 VOLUME = 328 CF > 325 CF {OK}

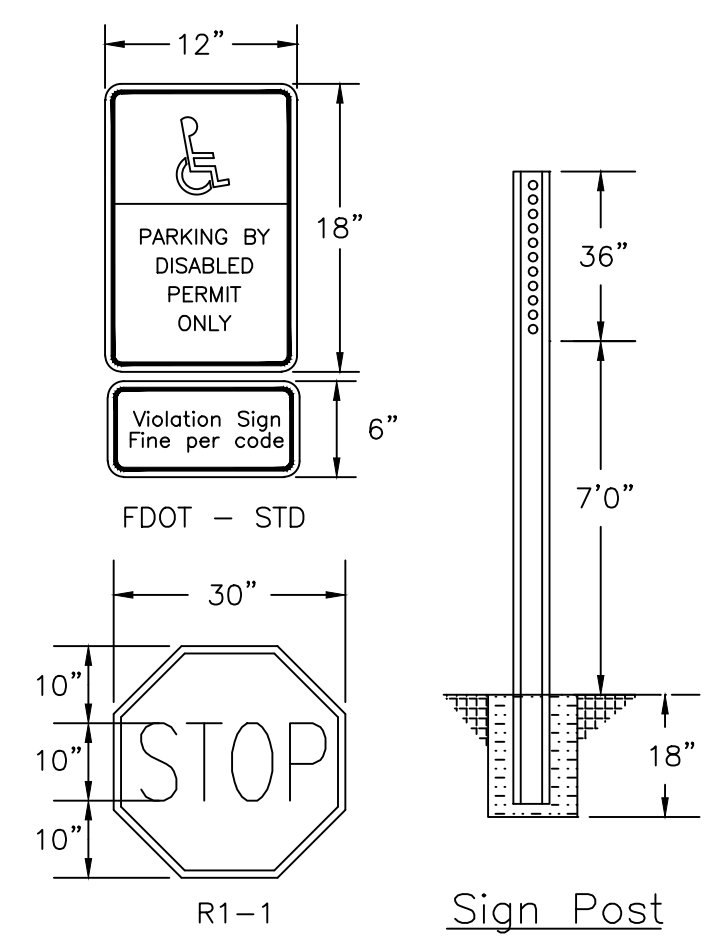


Pavement - Concrete Driveway
 Fibermesh Reinforcing to be Macro-Synthetic Fiber with a recommended dosage of 5 lb/cy



ADA Notes:

- All handicapped parking spaces and access aisles adjacent to the handicap parking spaces shall have a maximum of 2% slope in all directions (this includes running slope and cross slope).
- An accessible route from the public street or sidewalk to the building entrance must be provided. This accessible route shall be a minimum of 60" wide. The running slope of an accessible route shall not exceed 5% and the cross slope shall not exceed 2%.
- Slopes exceeding 5% but less than 8% will require a ramp and must conform to the requirements for ramp design (handrails, curbs, landings). no ramp shall exceed an 8% running slope or 2% cross slope.
- In the case that a new sidewalk will be constructed in the right of way of a site the running slope of the sidewalk shall not exceed 5% and the cross slope shall not exceed 2%. this standard applies to cross walks in the driveway as well and will require special attention during staking to make sure the 2% cross slope is met in the cross walk.
- It will be the responsibility of the general contractor to ensure that the handicap parking spaces, accessible routes, and sidewalks/crosswalks are constructed to meet ADA requirements.
- Any requirements listed above that can not be met shall be brought to the engineer's attention immediately. Anything not built to the above standard will require removal and replacement of the non compliant areas at the general contractors cost.



Field Revisions	Description	Date	#

Unroe Engineering, Inc
 Civil Engineering/Planning/Scientific Evaluation
 PO Box 690942, Orlando, FL 32869-0942
 Business Authorization Number: EB 0006579 ph (407) 299-0650

Master Site Plan
Social Cafe @ 11 Lake Gatlin
 11 Lake Gatlin Rd, Orlando, Florida 32806

DP	Drawn
dp	Checked
1"=10'	Scale
11/2/23	Date
LakeGatlin	File
Dwg. No.	
CO	
1 of 1	

This item has been electronically signed and sealed by Darcy Unroe, PE 60929 on the date indicated using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

PROVIDE AGRIFORM (20-10-5) FERTILIZER TABLETS AT THE FOLLOWING RATES:
3 GAL./2 TABLETS; 1 GAL./1 TABLET.

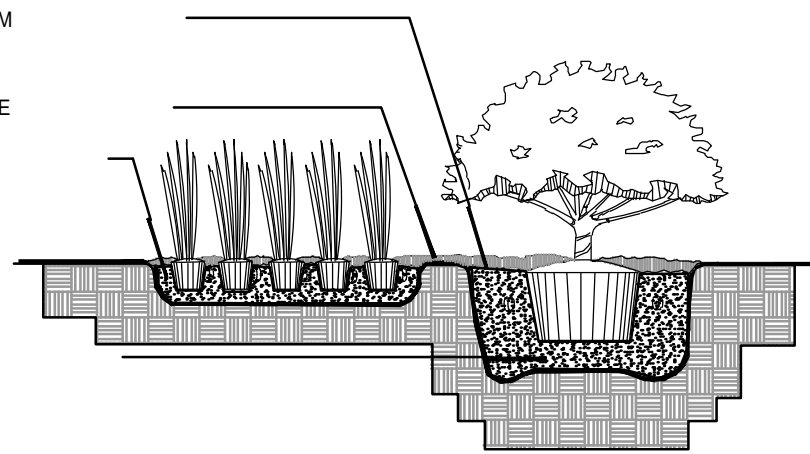
PROVIDE 6" MINIMUM CLEARANCE AROUND ROOT BALL (SIDES AND BOTTOM)

2" MULCH MINIMUM - DO NOT COVER MAIN STEM

SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE

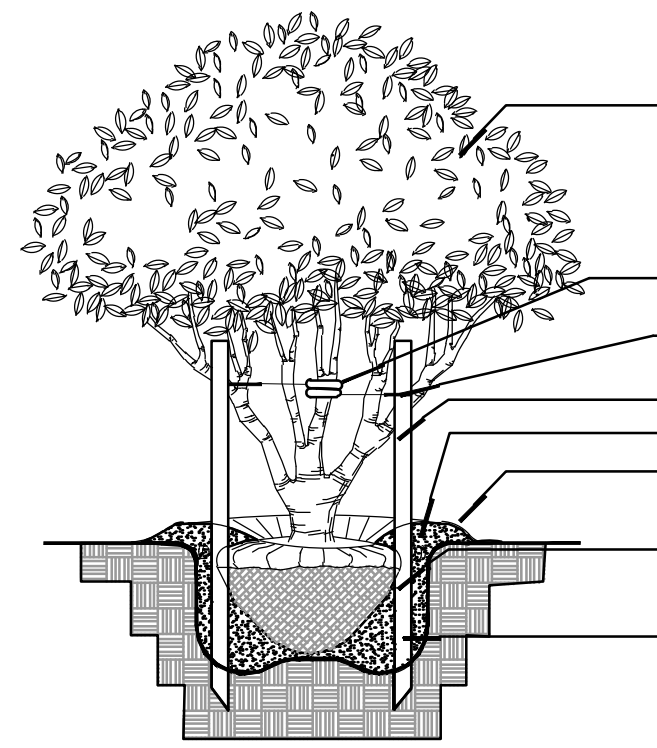
12" MINIMUM DEPTH OF PLANTING SOIL MIX IN SHRUB/GROUNDCOVER PLANTING BEDS.

PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, 1/3 TOPSOIL. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.



SHRUB AND GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



REMOVE ALL NON-BIODEGRADABLE TREE BALL NYLON STRAPPING, HOISTING ROPES, AND BASKET HOOKS UPON PLANTING.
SELECTIVELY PRUNE TO MAINTAIN FORM
PROVIDE AGRIFORM FERTILIZER TABLETS AT THE FOLLOWING RATES: 15 GAL./5 TABLETS, 30 GAL./10 TABLETS, 65 GAL./15 TABLETS, OR ONE TABLET PER EACH 1/2" OF TRUNK DIAMETER.
REINFORCED RUBBER HOSE
#10 GAUGE WIRE FROM CENTRAL TRUNK TO THREE STAKES
THREE 2" x 2" x 8" P.T.P. STAKES
MINIMUM 2" MULCH AS SPECIFIED AND 12-18" FROM TRUNK
6" SOIL SAUCER
TURN BACK BURLAP ONE THIRD IF BALLED & BURLAPPED. REMOVE SYNTHETIC BURLAP COMPLETELY.
PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, 1/3 TOPSOIL. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.
PROVIDE CLEARANCE AROUND ROOT BALL OF 12" ON ALL SIDES AND 6" ON BOTTOM.

MULTI-TRUNK TREE PLANTING DETAIL

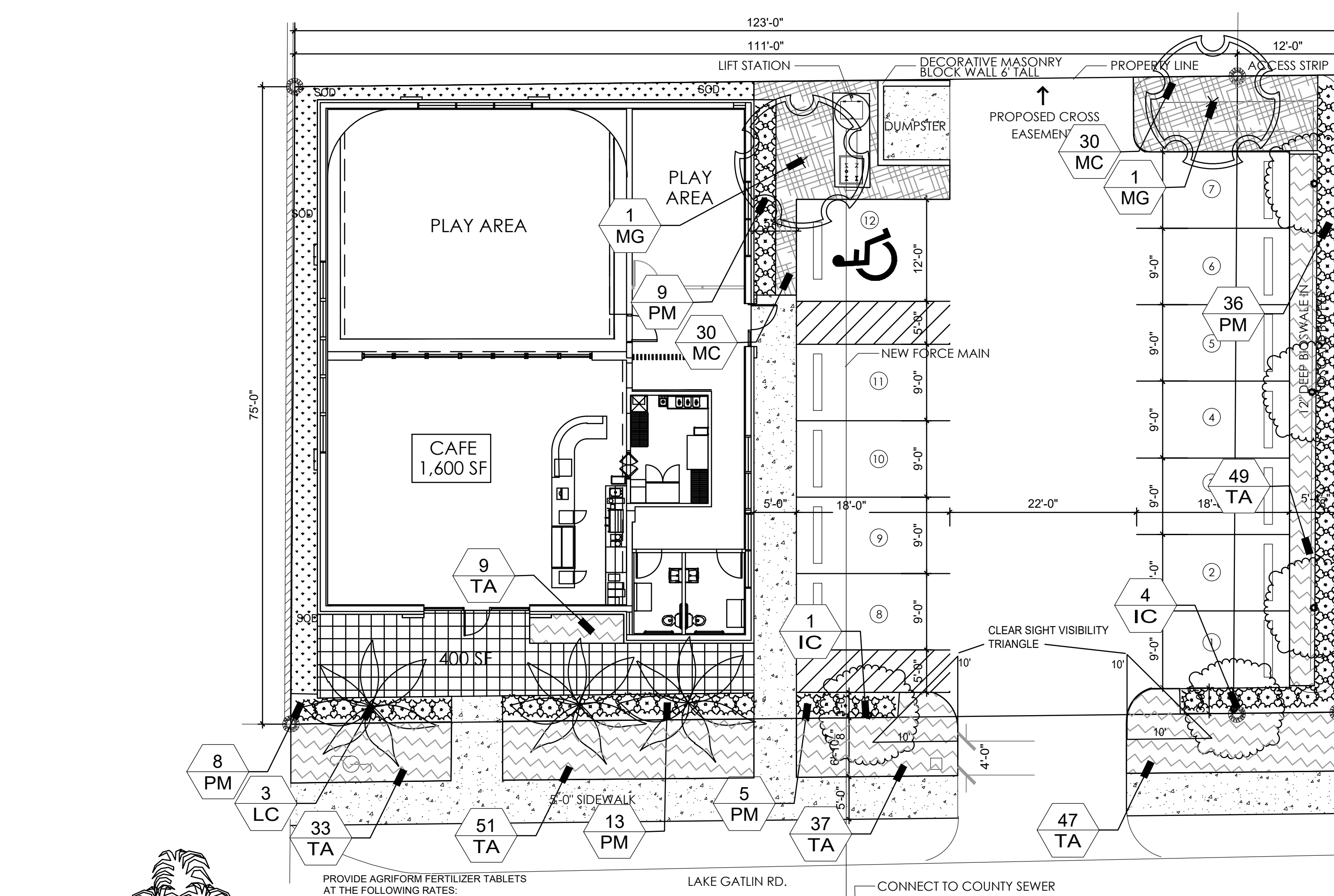
NOT TO SCALE

LANDSCAPE PLANTING NOTES:

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
- ALL PLANTS SHALL BE FLORIDA FANCY, AS GRADED IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
- ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
- ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
- ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
- ALL MULCH PLANTING AREAS SHALL BE A MINIMUM OF 2" IN DEPTH.
- ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
- ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
- ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.
- CALIPER TO BE MEASURED (6) SIX INCHES ABOVE ROOTBALL.

LANDSCAPE CONTRACTOR NOTES:

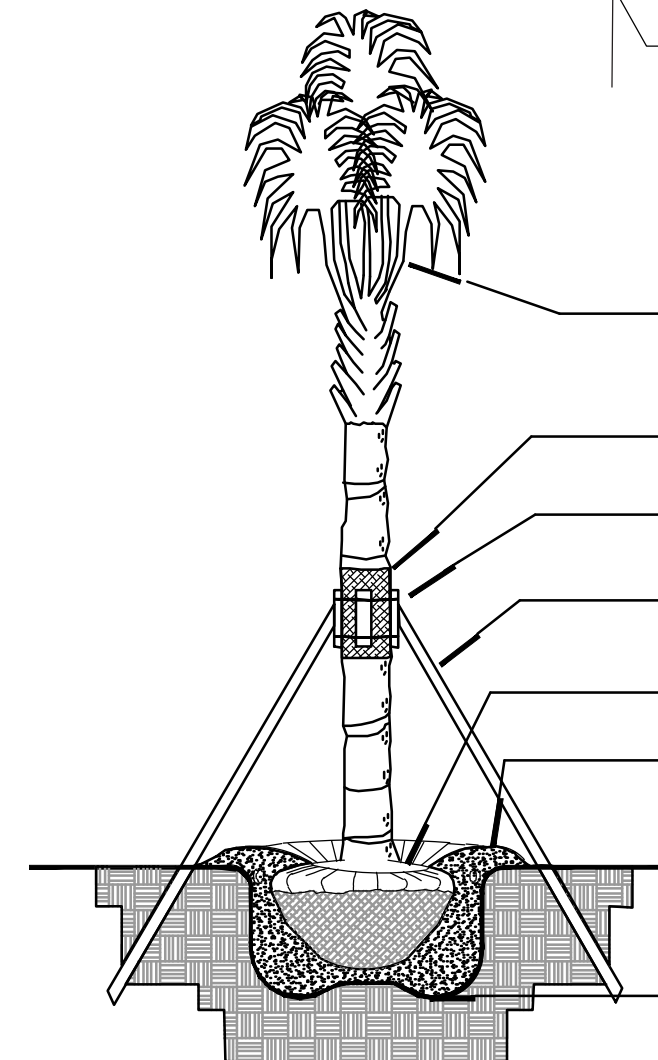
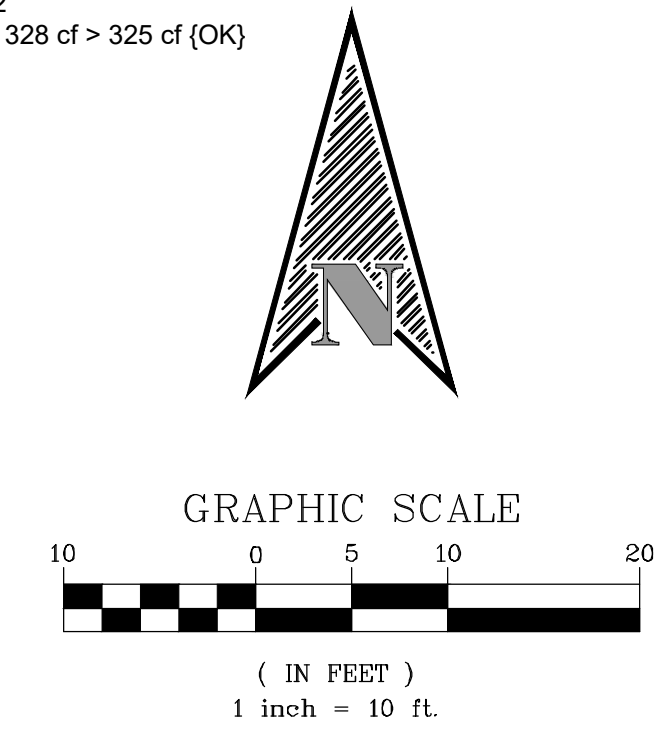
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOWING, FERTILIZING AND RESETTING TREES THAT ARE OUT OF PLUMB.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION. ANY AND ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANTITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
- THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE OF HIS WORK.



Bio Swale Calculations
Parking Area Impervious Area: 3,900 sf

Required Storage @ 1" of Runoff
1 in x 3,900 sf = 325 cf

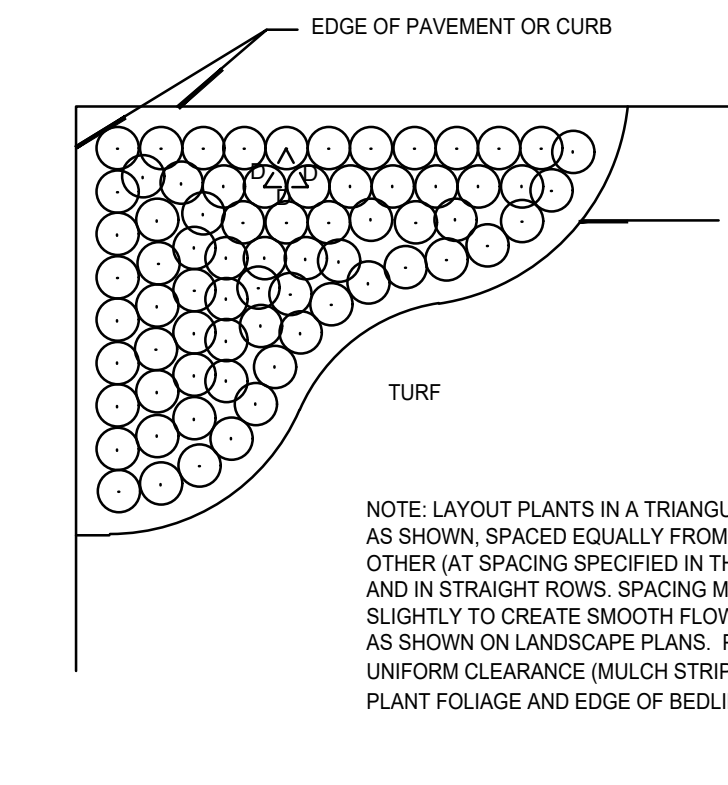
Provided Storage
Top Area - 580 sf
Bottom Area - 75 sf
Depth - 12"
Volume = 328 cf > 325 cf (OK)



PALM PLANTING DETAIL

NOT TO SCALE

PROVIDE AGRIFORM FERTILIZER TABLETS AT THE FOLLOWING RATES:
15 GAL./5 TABLETS,
30 GAL./10 TABLETS,
65 GAL./15 TABLETS,
OR ONE TABLET PER EACH 1/2"
OF TRUNK DIAMETER.
PRUNED AND TIED FRONDS.
TWO LAYERS OF BURLAP TO PROTECT PALM TRUNK
FIVE 2" x 8" x 8" P.T. WOOD BATTENS WITH TWO STEEL BANDS TO SECURE BATTENS
THREE 2" x 4" P.T. WOOD BRACES TOE NAIL TO BATTENS. DRIVE BRACES TO UNDISTURBED EARTH.
MINIMUM 2" MULCH
6" SOIL BERM
REMOVE ALL NON-BIODEGRADABLE TREE BALL NYLON STRAPPING, HOISTING ROPES, AND BASKET HOOKS UPON PLANTING.
PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, 1/3 TOPSOIL. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.
PROVIDE CLEARANCE AROUND ROOTBALL OF 12" ON ALL SIDES AND 6" ON BOTTOM.



SHRUB/GROUNDCOVER SPACING DETAIL

NOT TO SCALE

NOTE: LAYOUT PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUALLY FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST) AND IN STRAIGHT ROWS. SPACING MAY BE ADJUSTED SLIGHTLY TO CREATE SMOOTH FLOWING BEDLINES AS SHOWN ON LANDSCAPE PLANS. PROVIDE 6" - 12" UNIFORM CLEARANCE (MULCH STRIP) BETWEEN PLANT FOLIAGE AND EDGE OF BEDLINE (TYP.).

PLANT LIST					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS
TREES					
IC	5	ILEX CASSINE	DAHOON HOLLY	8' HT X 4" SPR. / 2" CAL. FULL SINGLE TRUNK	SPACE AS SHOWN GUY
LC	3	LIVISTONIA CHINENSIS	CHINESE FAN PALM	CLEAR TRUNK 6" MIN HEIGHT	SPACE AS SHOWN GUY
MG	2	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	8' HT X 4" SPR. / 2" CAL. FULL SINGLE TRUNK	SPACE AS SHOWN GUY
SHRUBS					
MC	60	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL CAN FULL	30" O.C.
PM	71	PODOCARPUS MACROPHYLLUS	PODOCARPUS HEDGE	30-36" HT., FULL 7G TO BE MAINTAINED AT 3' HEIGHT	30" O.C.
GROUNDCOVERS					
TA	226	TRACHELOSPERMUM ASIATICUM	DWARF ASIAN JASMINE	FULL / 1G	12" O.C.
SOD					
SEE PLANS		ZOYSIA JAPONICA 'EMPIRE'	ZOYSIA SOD	SOLID SOD, WEED AND DEBRIS FREE	FIELD VERIFY QTY.
MULCH					
SEE PLANS		MINI PINE BARK NUGGETS	MINI PINE BARK NUGGETS	FREE OF DIRT AND DEBRIS	FIELD VERIFY QTY.

LANDSCAPE CODE NOTES:
VEHICULAR USE AREA = 10% REQUIREMENT
PROVIDED: 3,807 SQ.FT. VEHICULAR USE AREA X 10% = 380 SQ.FT.
+1,440 SQ.FT. AREA PROVIDED

CADDSCAPES, INC.
Florida Landscape Architecture Firm
432 Nowell Loop, Landscape Architect:
Deland, FL 32724 Jason Bridgewater, RLA
Office: 407.310.5567 Florida Water Star AP
LCH 26000550
© Caddscapes, Inc. 2023
jasonbridgewater@gmail.com

DATE	REVISION

DATE: 2023/11/09

SEAL
Jason P. Bridgewater
Registered Landscape Architect
FL Registration - LA 6667308

11 Lake Gatlin Road
EDGEWOOD, FL

DATE: 10/13/2023
DRAWN: JB
CHECKED: JB

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION

L-1
LANDSCAPE PLAN

PROJECT NO.: 2023.124

UNFINISHED BUSINESS

COMMENTS & ANNOUNCEMENTS

ADJOURNMENT