



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Monday, March 11, 2024 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. December 11, 2023 Planning & Zoning Meeting Minutes

D. NEW BUSINESS

- 1. Election of Chair and Vice-Chair 2024
- 2. Ordinance 2024-02: Small Scale Comprehensive Plan Amendment - 302 Mandalay Road

E. UNFINISHED BUSINESS

F. COMMENTS/ANNOUNCEMENTS

G. ADJOURNMENT

UPCOMING MEETINGS & EVENTS

Saturday, March 23, 2024.....100th Birthday Music Fest
Tuesday, March 26, 2024.....City Council Meeting
Monday, April 8, 2024.....Planning & Zoning Meeting

General Rules of Order

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

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

Thank you for participating in your government!

Appeals

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

Americans with Disabilities Act

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

CALL TO ORDER & PLEDGE OF ALLEGIANCE

ROLL CALL & DETERMINATION OF QUORUM

APPROVAL OF MINUTES



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Todd Nolan
Board Member

MINUTES

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Chair Santurri called the meeting to order at 6:33 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 three board members present; Board Members Gibson and Nolan were absent.

BOARD MEMBERS PRESENT

Chair Ryan Santurri
Vice Chair David Nelson
Board Member David Gragg

STAFF PRESENT

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

BOARD MEMBERS ABSENT

Board Member David Gibson
Board Member Todd Nolan

APPROVAL OF MINUTES

November 13, 2023 Planning & Zoning Meeting Minutes

Vice Chair Nelson made a motion to approve the November 13, 2023 Planning and Zoning meeting minutes as presented. The motion was seconded by Chair Santurri. Approved (3/0) by voice vote.

NEW BUSINESS

- 1. Ordinance 2023-17: County to City Rezoning Harbour Island**
- 2. Ordinance 2023-18: County to City Rezoning Lake Mary Jess Shores**
- 3. Ordinance 2023-19: County to City Rezoning Lake Mary Court**
- 4. Ordinance 2023-20: County to City Rezoning 220 Mary Jess Rd.**

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

The site development standards of the proposed City zoning district, R1AA-CA, are identical to the County's district, with the exception that the City's district establishes a maximum impervious surface of 45%; i.e., the amount of land that can be covered with buildings and pavement. (Note: 50% of the water surface in a pool is assumed to count as impervious). The County's district does not have an impervious surface maximum.

Preliminary review of the lots in all four rezoning’s showed the following:

- Harbour Island showed only two lots in the subdivision exceed the 45% limit. Both have pools. One lot was near the maximum and did not have a pool at the time of the report preparation, however, Board Member Santurri noted a pool is now under construction.
- Lake Mary Jess Shores showed several lots in the subdivision exceed or were close to the 45% limit. Most of these lots have pools and the ISR is not expected to increase in the future. For those that do not yet have pools, the property owner can take advantage of the new ordinance that allows Council to approve the pool without a variance should the pool result in exceeding the 45% maximum. That Council approval must include a finding that the excess impervious surface will not adversely impact the health, safety, or public welfare. Mitigation of any adverse impacts could be a condition of that approval.
- Lake Mary Court showed all of the lots were in compliance with the maximum ISR.
- 220 Mary Jess Road showed the property was in compliance with the maximum ISR.

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

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

Ordinance 2023-17: County to City Rezoning Harbour Island

Chair Santurri completed Form 8B to abstain from voting on this agenda item due to being one of the properties rezoned. Because there were two Board Members absent, and Chair Santurri abstaining, there was no quorum to vote on this agenda item. It will return to the Planning and Zoning Board at a future meeting.

Ordinance 2023-18: County to City Rezoning Lake Mary Jess Shores

Chair Santurri made a motion to recommend approval of Ordinance 2023-18 as presented. The motion was seconded by Vice Chair Nelson. Approved (3/0) by roll call vote.

The motion was approved by roll call vote.

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

Ordinance 2023-19: County to City Rezoning Lake Mary Court

Vice Chair Nelson made a motion to recommend approval of Ordinance 2023-19 as presented. The motion was seconded by Chair Santurri. Approved (3/0) by roll call vote.

The motion was approved by roll call vote.

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

Ordinance 2023-20: County to City Rezoning 220 Mary Jess Rd.

Vice Chair Nelson made a motion to recommend approval of Ordinance 2023-20 as presented. The motion was seconded by Board Member Gragg. Approved (3/0) by roll call vote.

The motion was approved by roll call vote.

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

5. Resolution 2023-06: Live Local Act

Attorney Smith began by going over the resolution, stating that a new State law signed in 2023 requires that the City shall prepare an inventory list of all real property within its jurisdiction to which the City holds fee simple title that is appropriate for use as affordable housing and adopt by resolution that inventory list. He then stated that currently there are no City-owned properties appropriate for use as affordable housing.

A brief discussion ensued between Board Members and Attorney Smith. There were no public comments.

Chair Santurri made a motion to recommend approval of Resolution 2023-06 as presented. The motion was seconded by Board Member Gragg. Approved (3/0) by roll call vote.

The motion was approved by roll call vote.

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

ADJOURNMENT

The meeting was adjourned at 6:52 PM.

Ryan Santurri, Chair

Brett Sollazzo, Administrative Project Manager

NEW BUSINESS

Election of Chair and Vice-Chair 2024

Ordinance 2024-02:
Small Scale Comprehensive Plan
Amendment –
302 Mandalay Road

Date: February 23, 2024
 To: Local Planning Agency/Planning & Zoning Board
 From: Ellen Hardgrove, City Planning Consultant
 XC: Sandy Riffle, City Clerk
 Brett Sollazzo, Administrative Project Manager
 Drew Smith, City Attorney
 Allen Lane, CPH Engineering, City Engineering Consultant

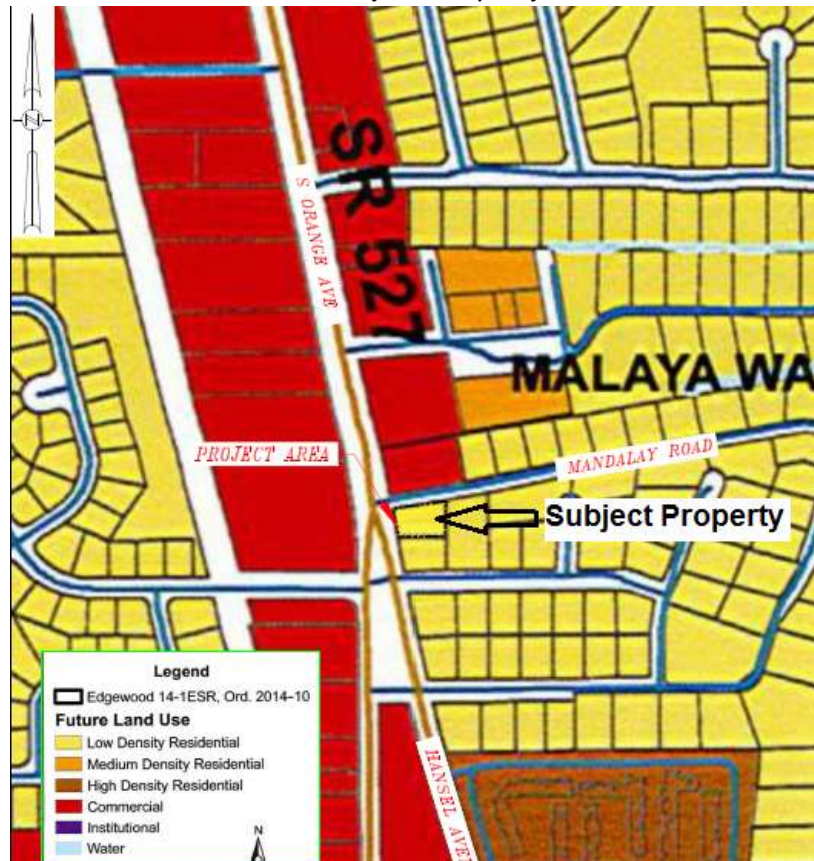
Re: Comprehensive Plan Amendment Low Density Residential to Commercial at 302 Mandalay Road; Applicant: George Smith, represented Fulvio Romano

Introduction

This is a request to change the future land use designation from Low Density Residential to Commercial for property located at the southeast corner of Hansel Avenue and Mandalay Road; the address is 302 Mandalay Road, also known as Orange County tax parcel 13-23-29-6056-03-020. The property comprises ±0.28 acre and is undeveloped.

Exhibit 1 shows the location of the property as well as the existing future land use designations of the property and surrounding area.

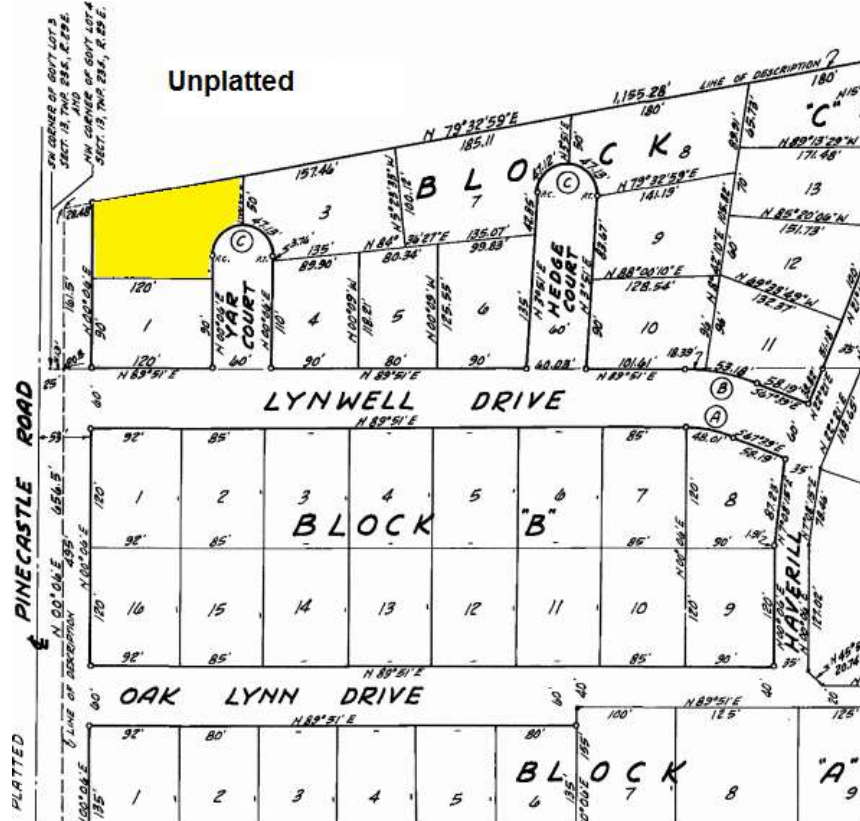
Exhibit 1 – Subject Property Location



Property History

The property is Lot 2, Block C of the Oak Lynn Second Plat and the west ½ of a vacated street (Yar Court) lying east of the lot. The Oak Lynn Second Plat subdivision was approved by the City of Edgewood August 16, 1958; an excerpt from the plat with the subject lot highlighted is shown in Exhibit 2.

Exhibit 2 - Oak Lynn Second Plat (Plat Book W/pg 97)



The majority of the lots created by this subdivision were sold to Sorenson and Fletcher, a Central Florida residential builder, who subsequently sold the lots. As shown by the plat, the subject lot was intended to be accessed from Yar Court, making construction of a single family home a practical use; however, from title research and City Council minutes, it appears that Lot 2 originally was intended to be used, or was used, as a lift or pump station for the subdivision. The builder sold the lot to Orange Utility Company in April 1961, followed by a sale of the lot to Southern Gulf Utilities in August 1961.

In 1979, the utility company sold the property to Robert and Emily Bramblett. The sale is theorized to have been initiated because the lot no longer was to be used as a utility.

In addition to the theorized use change, the lot has changed in size since platting. At the time of platting, the lot depth from Yar Court (east to west) was 120 feet. Widening of Hansel Avenue (circa late 1960's) reduced the depth to 94 feet as well as reduced the lot size to below the minimum required for the R1AA zoning district. A variance would have been needed to construct a single family residence, not only for lot size, but also to create a practical building envelope.

Another change to the practicality of using the lot for a single family residence was the vacation/abandonment of Yar Court in 1981. Although the vacation increased the depth of the lot by 30 feet, a variance still would be necessary to provide a practical building envelope for a home due the width of the new lot front [Hansel Avenue].

In addition to the development limitations due to size, shape and setbacks, the re-orientation of the lot affected the potential use of the lot. The orientation of a structure on the lot would be to either Hansel Avenue, a major arterial road, or a future commercial lot; i.e., the lot on the north side of Mandalay. The City is currently reviewing an office use on the lot on the north side of Mandalay'; that lot is zoned ECD and has a future land use designation of Commercial.

Consistency with Comprehensive Plan Policies

Establishing a Commercial future land use designation on the property is consistent with the comprehensive plan policies as listed below.

Future Land Use Policy 1.1.3 directs development where sufficient public facilities are available.

Future Land Use Policy 1.1.4 requires compatibility with surrounding existing land uses and with the overall character of the community.

The proposed map amendment would be consistent with the city's goals of encouraging new businesses/redevelopment along the Orange/Hansel Avenue Corridor.

A non-residential use of the lot is consistent with the lot on the north side of Mandalay, which already has a Commercial future land use designation.

The adjacent residential lots are oriented to Lynwell Drive. [Lots 3 and 4 of the Oak Lynn subdivision have always been tied together and oriented to Lynwell.]

The implementing zoning district if the property is given a Commercial Future Land Use designation would be ECD. The ECD design standards will ensure compatibility with the adjacent residential uses. The ECD district will require a minimum 25-foot setback and a seven feet high opaque brick wall along the residential property lines with year-round shade trees planted every 40 linear feet. The ECD district allows buildings with maximum three stories/45 feet height; for compatibility the height could be restricted at the time of rezoning

Staff Recommendation

Approval of a future land use map amendment from Low Density Residential to Commercial on the property at 302 Mandalay Road, known as Orange County tax parcel 13-23-29-6056-03-020, and legally described as Lot 2, Block C of the Oak Lynn Subdivision, according to the plat thereof, recorded in Plat Book W, Page 97, of the Public Records of Orange County, Florida, less road right-of-way lying westerly of the subject property; and together with that portion of the westerly ½ of vacated road right-of-way lying easterly of subject property.

ORDINANCE NO. 2024-02

AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA, TO AMEND THE FUTURE LAND USE MAP OF THE EDGEWOOD COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL ON APPROXIMATELY 0.28 ACRES LOCATED AT 302 MANDALAY ROAD; FINDING THAT SUCH CHANGE IN THE FUTURE LAND USE MAP IS A SMALL SCALE AMENDMENT UNDER SECTION 163.3187, *FLORIDA STATUTES*; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Edgewood is committed to planning and managing the future growth and redevelopment of the City; and

WHEREAS, the City of Edgewood has the authority to amend its Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, the City Council of Edgewood desires to adopt an amendment to the Comprehensive Plan, Future Land Use Map, to guide and control the future development of the City and to preserve, promote and protect the public's health, safety and welfare; and

WHEREAS, the property satisfies the criteria for a small scale amendment under Section 163.3187, Florida Statutes; and

WHEREAS, the amendment to the Comprehensive Plan, Future Land Use Map contemplated herein involves fewer than fifty acres; and

WHEREAS, the City of Edgewood's Planning and Zoning Board, as the City's local planning agency, held a public hearing to consider this amendment to the Future Land Use Map of the Future Land Use Plan Element of the City of Edgewood Comprehensive Plan; and

WHEREAS, the City Council as the City's governing body, held a public hearing for adoption to consider the amendment to the City of Edgewood Comprehensive Plan in accordance with the controlling provisions of State law; and

WHEREAS, the City of Edgewood has complied with all requirements and procedures of Florida law in processing this small scale amendment to the City of Edgewood Comprehensive Plan.

WHEREAS, the City Council of the City of Edgewood hereby finds and determines that this Ordinance is internally consistent with the goals, objectives and policies of the City of Edgewood Comprehensive Plan and other controlling law to include, but not limited to, Chapter 163, Florida Statutes, and the provisions of the State Comprehensive Plan as codified at Chapter 187, Florida Statutes.

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

Section 1: The recitals set forth above are hereby adopted as legislative findings of the City Council of the City of Edgewood.

Section 2: Small Scale Comprehensive Plan Amendment – Future Land Use Map:

Ordinances adopting and amending the Comprehensive Plan of the City of Edgewood, Florida, be, are hereby amended to designate that property located at 302 Mandalay Road and more particularly described as:

LOT 2, BLOCK C OF THE OAK LYNN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK W, PAGE 97, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY LYING WESTERLY OF THE SUBJECT PROPERTY; AND TOGETHER WITH THAT PORTION OF THE WESTERLY ½ OF VACATED ROAD RIGHT-OF-WAY LYING EASTERLY OF SUBJECT PROPERTY

also described as Tax Parcel Identification Number: 13-23-29-6056-03-020, as Commercial on the Future Land Map.

Section 3: The City Clerk is hereby directed to transmit a copy of this amendment of the Comprehensive Plan to the State Land Planning Agency.

Section 4: All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 5: If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6: This Ordinance and small scale amendment shall become effective 31 days after adoption. If challenged within 30 days after adoption, said amendment

shall not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a final order determining the adopted small scale amendment is in compliance, pursuant to *Florida Statute* 163.3187(5)(c).

PASSED AND ADOPTED this ____ day of _____, 2024 by the City Council of the City of Edgewood, Florida.

John Dowless, Mayor
City of Edgewood

Attest:

Sandra Riffle, CMC, FCRM
City of Edgewood



**CITY OF EDGEWOOD APPLICATION FORM
COMPREHENSIVE PLAN AMENDMENTS**

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:

Amendment Type	Applied For	Cost
LARGE-SCALE MAP AMENDMENT		\$2500 + advertising and Pass-Thru Fees Per Ordinance 2013-01
SMALL-SCALE MAP AMENDMENT (10 acres or fewer)	X	\$1000 + advertising and Pass-Thru Fees Per Ordinance 2013-01
TEXT AMENDMENT Large Scale (\$2500) Small Scale (\$1000)		\$2500/\$1000* + advertising and Pass-Thru Fees Per Ordinance 2013-01

REQUIRED DOCUMENTS TO ATTACH TO APPLICATION FOR PROPOSED TEXT AMENDMENT

- 1) Proposed text in a strike-through/underline format identifying the proposed change(s), including applicable element and policy number. Underline text denotes proposed policy language, whereas, strikethrough text denotes proposed deletions to currently adopted policies.
- 2) A description of how the proposed text change will impact availability of and the demand on sanitary sewer, solid waste, drainage, potable water and water supply, traffic circulation, schools (if the City has adopted school concurrency), and recreation, as appropriate.
- 3) Information regarding the consistency of the proposed text amendment with other goals, objectives and policies of the plan.
- 4) Notarized owner affidavit(s) – see third page of this form.
- 5) Application fee – cash or check made payable to “City of Edgewood.”
- 6) Any additional information that may aid in understanding the proposal, such as a conceptual site plan

REQUIRED DOCUMENTS TO ATTACH TO APPLICATION FOR PROPOSED FUTURE LAND USE MAP AMENDMENT (add additional pages if necessary):

- 1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. Certified legal description must include the acreage.
- 2) Illustration subject property’s and adjacent property’s future land use
- 3) Identification on a map of adjacent existing uses
- 4) Environmental Assessment – If there are wetlands on the property, a preliminary environmental assessment is required including a narrative describing the wetland, a table indicating the acreage, and an aerial photograph or map indicating the approximate location and extent of the wetlands on site.
- 5) Attach a statement justifying the need for the requested amendment, including the appropriate data and analysis to support the requested change, illustrating how the amendment is consistent with and furthers various objectives and/or policies of the City’s Comprehensive Plan. The justification should include, but not be limited to, adjacent land use compatibility, availability of sanitary sewer, potable water, stormwater, solid waste, transportation, and recreation facilities and demonstrated need based on

population demands and/or market demand. In addition, the maximum development that can occur on the site under the proposed future land use designation and the anticipated development program under the proposed future land use designation needs to be outlined by designation, including the square footage and acreage for each category. If the City has adopted school concurrency, the additional demand on the school facilities shall be provided.

- 6) Notarized owner affidavit(s) – see third page of this form.
- 7) Application fee – cash or check made payable to “City of Edgewood.”
- 8) Any additional information that may aid in understanding the proposal, such as a conceptual site plan

TYPE or PRINT the following information:

Owner <u>George Smith</u>	Applicant/Agent <u>Fulvio Romano</u>
Address <u>480 N Orange Ave Apt 114</u>	Address <u>5205 S. Orange Ave. STE 200</u>
City <u>Orlando</u>	City <u>Orlando</u>
State <u>FL</u> Zip Code <u>32801</u>	State <u>FL</u> Zip Code <u>32809</u>
Phone (H) <u>(407) 960-0999</u>	Phone (H) <u>(407) 490-0350</u>
(W) <u>()</u>	(W) <u>()</u>
(Cell) <u>()</u>	(Cell) <u>()</u>
(Fax) <u>()</u>	(Fax) <u>(407) 232-6000</u>
E-mail Address <u>deglogroup@gmail.com</u>	E-mail Address <u>fulvio@rabitsromano.com</u>

Orange County Tax Roll Parcel Number(s) Involved	Total Acreage of Parcel(s)	Developable Acreage of Parcel(s)	Current Future Land Use Category	Proposed Future Land Use Category
13-23-29-6056-03-020	.28	.28	Residential	Commercial

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)	
Property owner/applicant	Authorized agent (if not the owner/applicant)
George Smith 480 N Orange Ave Apt 114 Orlando, FL 32801 Phone: 407-960-0999 Email: deglogroup@gmail.com	Fulvio Romano 5205 S. Orange Ave. STE 200 Orlando, FL 32809 Phone: 407-490-0350 Fax: 407-232-6000 Email: fulvio@rabitsromano.com

Staff Use Only: Application Complete – Yes Received: Date ____/____/____ Time ____:____ a.m. / p.m.

AFFIDAVIT

STATE OF Florida
COUNTY OF ORANGE

BEFORE ME THIS DAY PERSONALLY APPEARED

George Smith
Property owner's name, printed

WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

- 1. He/she is the owner of the real property legally identified by City of Edgewood/Orange County Parcel numbers:
13-23-29-6056-03-020
- 2. He/she duly authorizes and designates Fulvio Roman to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
- 3. He/she understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
- 4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
- 5. He/she understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
- 6. He/she understands that false statements may result in denial of the application; and
- 7. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
- 8. He/she understands that if he/she is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

[Signature] _____ Date 1/23/2024

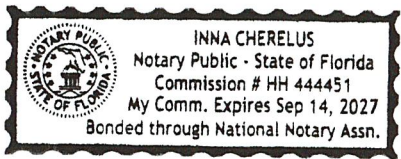
Signed and sworn to (or affirmed) before me on January 23rd, 2024 by George Smith (Date)
George Smith (Property owner's name). He/she is personally known to me or has produced

5530-300-88-065-0 as identification.
(Driver's license, etc.)

[Signature]
Notary public signature

State of Florida County of ORANGE

My commission expires: 09/14/2027



March 4, 2024

The Honorable John Dowless
405 Bagshaw Way
Edgewood, FL 32809

RECEIVED
MAR 06 2024
CITY OF EDGEWOOD

Re: Opposition to Rezoning of 302 Mandalay Road, Edgewood, FL 32809

Dear Mayor Dowless:

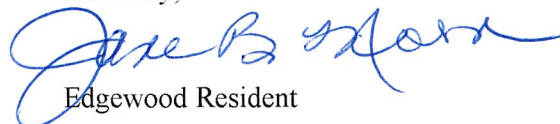
I write today to voice my opposition to the proposed rezoning of the property located at 302 Mandalay Road in Edgewood as commercial. You will recall this same issue came up in July 2019 and the Planning & Zoning Board denied the requests. Besides the rezoning, I have also learned that although the property is adjacent to Orange Avenue, parking would be accessible through the residential Mandalay Road. Please be advised that, although this proposal is not yet before the Planning and Zoning Board or the City Council, I intend to voice my opposition to it at every available public meeting. In support of my opposition, I have discovered the following issues with the rezoning and potential commercial development which I would like to call to your and the Council's attention.

First, this rezoning would be contrary to the express intent of the City's comprehensive plan due to the lack of compatibility with its Future Land Use Map, last adopted in January of 2015. All along Orange Avenue within the confines of Edgewood, the Planning and Zoning Department and the City Council have recognized in its FLUM that the property in question is part of a residential community. Almost the entirety of the property which is adjacent to Orange Avenue is zoned commercial, except for these few lots near Mandalay Road which are residential in nature. Deviating from this planned course of action would be contrary to the City's plans and contrary to good sense.

In addition, this rezoning would conflict with the City's policies also set forth in its comprehensive plan. This includes policy 1.1.6: "Development orders shall only be approved consistent with the adopted Future Land Use Map." However, it would also conflict with the City's transportation goals by adding considerably to traffic on a residential street and at a dangerous intersection without a traffic control device. In addition, the comprehensive plan states that the City's commercial districts have already been fully developed and that there is no need for further commercial development and that element should be maintained at current levels. Instead, the City anticipates additional housing needs—at the time that the Comprehensive Plan was put together—of an additional 290 homes in 2020 from 2012 levels. Rezoning a residential lot to commercial, adding commercial development to create further hazards at an already dangerous intersection and traffic to residential streets, and depleting the already small amount of residential property available are all detrimental to the good of the City and in opposition to its comprehensive plan.

Please know that, as a resident of Edgewood, I plan to voice my opposition to this plan at every stage of the local government process. I have already consulted with other neighbors who have ensured me of their support in opposing this request, who may also have sent you letters. Please help maintain the residential character of this area by denying the request to rezone 302 Mandalay Road from residential to commercial, and help maintain the unique character of Edgewood that has contributed to our mutual desire to make this city our mutual home.

Sincerely,



Edgewood Resident



UNFINISHED BUSINESS

COMMENTS & ANNOUNCEMENTS

ADJOURNMENT