



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Monday, May 12, 2025 at 6:30 PM

Ryan Santurri
Chair

David Nelson
Vice-Chair

David Gragg
Board Member

Todd Nolan
Board Member

Angie Sharp
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. January 13, 2025 Planning & Zoning Meeting Minutes

D. NEW BUSINESS

1. Variance 2025-01: 5225 Alleman Dr. - Fence
2. Ordinance 2025-04: Rezoning 5195 Magnolia St.
3. Special Exception 2025-01: Parking Lot 5195 Magnolia St.
4. Variances 2025-02, 03, & 04: Multiple Variances to City Code requirements at 5195 Magnolia St. & 5151 S Orange Ave.

E. UNFINISHED BUSINESS

F. COMMENTS/ANNOUNCEMENTS

G. ADJOURNMENT

UPCOMING MEETINGS

Tuesday, May 20, 2025.....City Council Meeting 6:30 pm
Monday, June 9, 2025.....Planning & Zoning Meeting 6:30 pm
Tuesday, June 17, 2025.....City Council Meeting 6:30 pm

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
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Monday, January 13, 2025 at 6:30 PM

Ryan Santurri
Chair

David Nelson
Vice-Chair

David Gragg
Board Member

Todd Nolan
Board Member

Charles Phillips
Board Member

MINUTES

These minutes provide a summary of the key discussions and decisions made during the January 13, 2025 Planning & Zoning Board Meeting. A complete audio recording of the meeting is available for public review for one year. After one year, the City will dispose of the recording in accordance with applicable regulations. To access the recording, please contact Edgewood City Hall at 407-851-2920

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 & Permitting Manager Sollazzo confirmed a quorum with all five (5) board members present.

BOARD MEMBERS PRESENT

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

STAFF PRESENT

Brett Sollazzo, Administrative & Permitting Manager
Drew Smith, City Attorney
Ellen Hardgrove, City Planner
Galen Pugh, City Landscape Architect
Adam LaFan, Officer

APPROVAL OF MINUTES

November 11, 2024 Planning & Zoning Meeting Minutes

Board Member Gragg made a motion to approve the November 11, 2024 Planning and Zoning meeting minutes as presented. The motion was seconded by Board Member Phillips. Approved (5/0) by voice vote.

NEW BUSINESS

1. Ordinance 2025-01: Comprehensive Plan Amendment – 4881 S. Orange Blossom Trail.

▪ Consideration of Future Land Use Map Amendment to Site Specific Plan

Planner Hardgrove began by outlining the project and the necessary approval process. The applicant seeks to develop a commerce park on approximately 41.43 acres at 4881 South Orange Blossom Trail (OBT). This requires amending the City's Comprehensive Plan, as the proposed uses (distribution/logistic centers, storage/warehousing, etc.) are incompatible with the existing Medium Density Residential designation for most of the property.

State law mandates that all development align with the Comprehensive Plan. If the plan amendments are approved, a rezoning application will follow. The applicant proposes designating the property as a Site Specific Plan (SSP) within the Comprehensive Plan, which allows for development that adheres to specific standards to ensure compatibility with surrounding land uses. While compatible with the OBT corridor, the property's eastward extension brings it closer to residential subdivisions.

Comprehensive Plan Policy 1.1.6 requires the simultaneous creation of a comprehensive plan policy that details how the proposed use will be compatible with its surroundings. This policy ensures greater legal weight and resistance to future modifications.

The applicant justifies the amendment primarily by the property's strategic location within the region's major road transportation network, crucial for the efficient movement of goods. The property's proximity to major highways and its orientation towards OBT facilitate access for employees and customers, aligning with the Plan's goal of efficient land use.

Rebecca Wilson, legal counsel for Foundry Commercial, presented the project. Emphasizing that this is one of the City's few remaining undeveloped properties, Ms. Wilson highlighted the opportunity to create a commercial development that would contribute to the city's tax base. She provided an overview of Foundry Commercial and summarized the proposed project details outlined in the agenda, including site and buffer plans, landscaping, compatibility, security and safety measures, and the anticipated economic impact. Ms. Wilson confirmed the applicant is in agreement with all proposed changes from the staff report.

Board Members, Staff, and the Applicant discussed several key issues, including proposed hours of operation, the importance of the applicant meeting landscape and buffering requirements by withholding a Certificate of Occupancy, and how to ensure the applicant will provide regular on-site night-time security.

Ms. Wilson stated that Foundry Commercial fully supports the City's objective of ensuring site security. They intend to lease spaces at premium rates, recognizing that the safety and security of tenants and the surrounding community are crucial factors in attracting high-quality businesses. Ms. Wilson went on to state that currently there are no proposed limitations on the hours of operation.

PUBLIC COMMENTS

Michael Brennan, a resident of 4623 Holden Ridge Avenue, expressed concerns about the proposed development. Mr. Brennan's property borders the proposed driveway location. He raised concerns about the height of the proposed wall, stating that a 6-foot wall would be insufficient as a noise barrier. He also expressed concerns regarding the height of the proposed building.

Jacqueline Davenport, a resident of 1124 Hall Lane, expressed concerns about the potential increase in traffic resulting from the proposed development, particularly if a new turn lane were to be added on OBT. She also noted that there are already three large warehouses in the area and questioned the need for another.

Chere Roan, speaking on behalf of Lawrence Teate, a resident of 4743 Legacy Oaks Drive, expressed concerns about the potential increase in noise levels and the compatibility of the proposed site plan with the surrounding area.

Jim Musynski, a resident of 5537 Chenault Avenue, expressed concerns about the accuracy of the traffic study submitted by the applicant. He specifically noted that the study may contain outdated information, particularly regarding the proposed Holden/Gatlin realignment, which was subsequently rejected by Orange County.

Sandy DePorter, a resident of 1140 Holden Avenue, suggested that if the south side of the property includes hostile plantings as a crime deterrent, the north side should also incorporate similar measures. She also emphasized the importance of minimizing dust and dirt during construction. Ms. DePorter requested that the applicant implement measures to minimize the spread of dust, such as frequent watering of the construction site.

Jim Worthen, a resident of 4655 Casa Grande Court, expressed concerns regarding the private easement with access from Holden Avenue that will serve the Randall Knives property. He sought assurances regarding the future use of this easement, particularly if Randall Knives were to sell the property or cease operations. Mr. Worthen also raised concerns about the proposed development's compliance with the Comprehensive Plan amendment requirements, specifically regarding the required buffering.

Following a discussion among Board Members, Staff, and the Applicant regarding public comments, Ms. Wilson acknowledged residents' concerns. She emphasized the property's location within a commercial corridor, contrasting it with a single-family residential area. Ms. Wilson expressed confidence that the project would enhance the surrounding area. She reiterated the importance of attracting large commercial developments to the City, highlighting their contribution to the tax base and their ability to offset rising costs without increasing the city's mileage rate.

Addressing specific public comments, Ms. Wilson agreed to explore the possibility of incorporating hostile plantings along the northern portion of the property. Additionally, the applicant will discuss the feasibility of a taller wall to further enhance the buffer between the development and neighboring properties.

Chair Santurri inquired about the possibility of installing a traffic signal on OBT at the entrance to the property. Ms. Wilson initially expressed reservations, stating that the proximity to an existing signal to the north might make it infeasible. However, Planner Hardgrove, following a brief discussion with the Florida Department of Transportation (FDOT), indicated that the installation of a traffic signal at this location may be possible depending on specific circumstances and further evaluation.

A discussion ensued among Board Members, Staff, and the Applicant regarding the proposed landscaping buffer. Vice Chair Nelson expressed concern that the density of the proposed plantings might hinder their growth and survival. City Landscape Architect Galen Pugh explained that the success of the buffer would depend on proper maintenance. While acknowledging that magnolias could provide faster initial screening, Landscape Architect Pugh suggested live oaks as a more durable and long-term option. Ms. Wilson, representing the Applicant, expressed a willingness to revise the plant species selection for the buffer while adhering to City code requirements for spacing and tiers.

Board Members inquired about the proposed hours of operation for the site and the anticipated tenant mix. Moses Salcido, Managing Director for Foundry Commercial, explained that the site would cater to service-oriented businesses such as technology firms, graphic design studios, mechanical and plumbing shops, and light distribution centers. Mr. Salcido argued against the need for specific operating hours, citing successful examples of similar developments without such restrictions. He emphasized the desire to attract high-quality tenants and believed that restrictive operating hours could hinder their recruitment.

Chair Santurri raised concerns about potential noise disturbances, particularly from delivery trucks. Ms. Wilson acknowledged these concerns and suggested that existing City noise ordinances should be sufficient to address any noise-related issues. She further indicated that the developer would be open to incorporating provisions related to noise mitigation within the Development Agreement, if deemed necessary.

▪ **Approval of Comprehensive Plan Policy Related to the Proposed Development**

Planner Hardgrove presented the proposed Comprehensive Plan Policy. She noted that the applicant had agreed to all of the proposed changes outlined in red within the policy document, as included in the agenda packet. A brief discussion then ensued among Board Members and Staff regarding other provisions of the proposed policy.

PUBLIC COMMENTS

Derrick Stockdreher, a resident of 5138 Legacy Oaks Drive, inquired about the possibility of installing hostile vegetation along the eastern property boundary.

Nancy Campiglia, a resident of 5465 Lake Jessamine Road, and legal representative for Lawrence Teate of 4743 Legacy Oaks Drive, raised questions regarding the policy on fabrication activities within the proposed development. Planner Hardgrove responded by stating that fabrication would be allowed, but would be restricted to indoor spaces. This restriction will be explicitly outlined in the forthcoming policy plan.

Chere Roan, speaking on behalf of Lawrence Teate, a resident of 4743 Legacy Oaks Drive, expressed concerns that the proposed development could negatively impact the property values of nearby residences.

Sandy DePorter, a resident of 1140 Holden Avenue, asked if the Board was required to make a decision on the project at the current meeting. The Board members indicated that they preferred to make their recommendation of the project and allow it to proceed to the City Council for further consideration.

Ms. Wilson, representing the Applicant, stated that they were agreeable to the condition that all fabrication activities be conducted indoors. She further confirmed that trucks would not load or unload within the Florida Department of Transportation (FDOT) Right-of-Way.

Planner Hardgrove then inquired about the potential need for a deceleration lane and whether the Applicant would be responsible for any necessary right-of-way acquisition. Ms. Wilson acknowledged that a portion of the deceleration lane might extend into the subject property. Ms. Wilson also confirmed that a deceleration lane would not compromise the minimum 33% open space requirement as outlined in the development plan.

2. Ordinance 2025-02: Development Agreement, Site Plan, & Rezoning – 4881 S. Orange Blossom Trail.

Planner Hardgrove presented the proposed Development Agreement and Site Plan to the Board. She emphasized that the agreement would fully reflect all provisions approved in the recently adopted policy.

Board Members raised concerns regarding on-site security measures. In response, Ms. Wilson, representing the Applicant, agreed to provide private security on-site from 8:00 PM to 4:00 AM each day. She further stated that security cameras would be installed at the access points to the property.

As a condition precedent to the issuance of a Certificate of Occupancy, the Applicant agreed to provide the City with verifiable proof of a contracted security service and a schedule confirming on-site security during the approved hours.

Planner Hardgrove stated that a key condition for City approval of the construction plans is the approval from the Florida Department of Transportation (FDOT) for the proposed modification of the raised median. She emphasized that the project cannot proceed without this FDOT approval.

A discussion ensued among Board Members, Staff, and the Applicant regarding the feasibility of establishing specific operating hours for the proposed development and the requirement of an on-site recycling dumpster.

PUBLIC COMMENTS

Jim Worthen, a resident of 4655 Casa Grande Court, inquired about the transferability of the Development Agreement. Planner Hardgrove confirmed that the agreement runs with the land. Mr. Worthen subsequently inquired about landscaping maintenance requirements, specifically regarding the replacement of dead plants. Chair Santurri confirmed that the agreement includes a maintenance requirement that encompasses landscaping.

Finally, Mr. Worthen expressed concerns about the potential displacement of wildlife due to the project and inquired about the applicant's plans to mitigate this impact. Ms. Wilson acknowledged that while the development may have some impact on wildlife, the applicant is legally obligated only to ensure the safe relocation of any on-site gopher tortoises.

Chair Santurri revisited earlier concerns raised by members of the public regarding dust control and overall cleanliness at the construction site. He inquired about the Applicant's plan to address these concerns. Ms. Wilson assured the Board that they would work closely with their chosen contractor to develop and implement specific measures to minimize dust and maintain a clean construction site.

The following motions were made by the Planning and Zoning Board in regards to the agenda items presented.

1) Chair Santurri made a motion to recommend approval of the proposed Future Land Use Map Amendment to Site Specific Plan. The motion was seconded by Board Member Nolan. Approved (4/1) 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 Nolan	Favor
Board Member Phillips	Oppose

2) Chair Santurri made a motion to recommend approval of the proposed Comprehensive Plan Policy 1.1.6a subject to additional discussion by Council related to the height of the wall in the north buffer, and with the following changes:

- All changes recommended by staff (in red in the agenda packet) plus,
- Added "operating completely indoors within a building shown" to the permitted us of Light Assembly/Fabricating
- Added more detail to maximum height at the "entrances:"
 - **Corner Entrances:** The maximum width of the entrance area cannot exceed 35 feet, measured from each side of the corner.
 - **The maximum width of the entrance area cannot exceed 50 feet**

The motion was seconded by Board Member Gragg. Approved (4/1) 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 Nolan	Favor
Board Member Phillips	Oppose

3) Chair Santurri made a motion to recommend approval of the proposed Development Agreement and Site Plan with the following conditions:

- **Council Discussion on the following issues:**
 - **Security Personnel Hours:** The current proposal for security presence (8:00 PM - 4:00 AM) needs to be discussed and potentially adjusted.
 - **Minimizing Operational Impacts:** The Council needs to explore additional strategies to minimize operational impacts, particularly regarding hours of operation (which the applicant currently opposes).

- **Wall Height in North Buffer:** The proposed 6-foot wall height along single-family lots in the north buffer requires further discussion to determine if a higher wall is necessary
- **Modifications to the Development Agreement as follows:**
 - Incorporation of any change made to the policy related to the height of the wall in the north buffer
 - Adding "operating completely indoors within a building shown" to the permitted uses of Light Assembly/Fabricating
 - Adding a requirement for a continuous row of hostile plants along the perimeter adjacent to the single family lots in the north and east buffers
 - Adding more detail to "entrances" as related to maximum height; i.e.,
 - **Corner Entrances:** The maximum width of the entrance area cannot exceed 35 feet, measured from each side of the corner.
 - **Mid-Building Entrances:** The maximum width of the entrance area cannot exceed 50 feet."
 - Adding "Wherever a dumpster is provided, a second dumpster specifically designed to collect and store recyclable materials shall be provided."
 - Adding 'remain' to clarify that the gate requirement applies to the developer, as the gate is off-site: "The access point into that [the adjacent Randall Knives] property shall remain gated and access controlled in a manner to prohibit any access from/to Holden from the subject property."
 - Adding a requirement for Dust/Dirt/Erosion Control During Construction. "The Developer shall implement and maintain dust/dirt/erosion controls throughout all phases of construction. This could include, but not be limited to:
 - Regular watering of exposed soil, including stockpiles, haul roads, and construction areas; and,
 - Implementation of silt fences, sediment traps, and other best management practices to prevent soil erosion and runoff."
 - Adding "A security camera system shall be used onsite including, at a minimum, a camera located at the project entrance.
 - Adding that "A Certificate of Occupancy will not be issued without proof of security being hired."
 - Adding a condition that there can be "No unloading within Orange Blossom Trail (OBT) deceleration lane: Use of the deceleration lane, if required to be provided by the Florida Department of Transportation, shall not be used for parking or unloading by any user on the subject property."
 - Modifying the Indemnification and Hold Harmless Section to delete that the Developer's rights, obligations, responsibilities and liabilities under this Agreement shall automatically terminate upon the sale of the last home.
- **Modifications to the Site Plan and Landscape Plans as follows:**
 - As necessary due to the changes in the Development Agreement and
 - Change the tree species within the north buffer to species that avoid excessive competition for resources like water, sunlight, and nutrients; and will minimize potential conflicts with

truck traffic; i.e., choosing species with growth habits that minimize the risk of branches extending into adjacent travel lanes.

The motion was seconded by Board Member Phillips. Approved (4/1) by roll call vote.

The motion was approved by roll call vote.

Chair Santurri	Favor
Board Member Gragg	Favor
Board Member Nolan	Favor
Board Member Phillips	Favor
Vice Chair Nelson	Oppose

ADJOURNMENT

The meeting was adjourned at 9:21 PM.

Ryan Santurri, Chair

Brett Sollazzo, Administrative and Permitting Manager

NEW BUSINESS

Variance 2025-01

5225 Alleman Dr. - Fence



Memo

To: Chair Santurri, Vice Chair Nelson,
Board Members Gragg, Nolan, and Sharp

From: Brett Sollazzo, Administrative Project Manager

Date: 5/7/2025

Re: 5225 Alleman Dr. – Fence Variance

The following agenda item is included in this month's Planning & Zoning meeting agenda packet for your review. It pertains to a variance request for the property located at **5225 Alleman Drive**. The request seeks approval to allow a fence/wall within the front setback to exceed the maximum height of four feet, as outlined in **City Code Section 134-517(c)(1)a**. Planner Hardgrove and the Applicant will be in attendance to answer any questions.

Agenda Item:

1. Variance 2025-01: 5225 Alleman Dr. - Fence

Supporting documentation for this item includes:

- Staff Report
- Variance Application & Narrative
- Site Plan
- Agent Authorization
- Proof of Public Notices

In accordance with City Code, public notice for this project was required at least ten (10) days prior to the first public hearing. On **May 2, 2025**, a total of fifty-three (53) notification letters were mailed to property owners within a 500-foot radius of the subject property. Additionally, public notice signage was posted on-site at 5225 Alleman Drive.

As of the date of this memo, no public comments have been received, and none of the mailed notices have been returned as undeliverable.



Date: April 29, 2025
To: Planning and Zoning Board/City Council
From: Ellen Hardgrove, City Planning Consultant
XC: Brett Sollazzo, Administrative & Permitting Manager
Drew Smith, City Attorney
Sandy Riffle, City Clerk
Re: Fence Height Variance for 5225 Alleman

Introduction

The applicant is requesting a height variance for a fence along the front property line at 5225 Alleman Drive (location is Exhibit 1). Code limits the height to four feet within the front setback of the property. The applicant proposes installing wrought iron-style fence segments between existing brick columns, atop an existing brick base, as detailed in Exhibits 2a and 2b. The existing columns measure 6.75 feet in height, while the brick base ranges from 16 to 26 inches. The vertical distance between the top of the base wall and the top of the columns is consistently ± 4.75 feet, with a minor deviation in one segment, which is slightly less. The total proposed height of the combined brick base and fence will not exceed seven feet, except for the gate which is slightly taller than 7 feet (85 inches plus 2" finials).

The proposed ± 4.75 feet height of the wrought iron fence segments aligns with existing front yard fence heights observed along Alleman Drive. Specifically, wrought iron-style fences of this height are present along the front property lines of the neighboring property to the north and the property located one lot to the south (Exhibits 3 and 4). It is also relevant to note that the property directly south features a more significant visual barrier in the form of a ± 12 -foot high hedge along the property line, complemented by seven-foot high columns and an eight-foot high gate at the driveway (Exhibit 5).

Criteria for Approval

Per Code Section 134-104(3)b., variance approval requires six criteria to be true. The applicant's demonstration of the six criteria are listed below.

- 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.*

"The property was built in the 1980's with brick architectural columns and entryway designed with an intercom system. The stately entry way was designed for a gate. The existing brick columns are an existing condition that the previous owner constructed. The driveway is hidden and has thoroughfare which becomes a one way street. There are current neighbors on both sides of property with fencing and large hedge at the street. The height of the columns and fencing will harmoniously blend with the existing fencing and landscape of the homes in the zoning district."

2. *That the special conditions and circumstances do not result from the actions of the applicant.*
 “The property has an existing architectural entry designed for a security gate and security fencing. The fencing on the 2' wall will complete the overall appearance of the existing columns and 2' wall that was constructed by the previous owners.”
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.*
 “There are multiple residences with fencing at street level. Additionally, several homes have hedges along the front property line that are 8' in height.”
4. *That literal interpretation of the provisions contained in this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.*
 “The Literal enforcement of the code would deprive Ms. McCree the added layer of security to control access from unauthorized people to her property. The entry gate and higher fencing will not only enhance her security. but also complete the design of the existing brick wall. The enforcement of the code would also cause extreme hardship for maintaining her current lush landscaping. The gate and fencing will be consistent with the existing homes in the zoning district.”
5. *That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.*
 “The additional fencing on the 2' wall, along with the front entry gate will provide added security and protection for animals (owner has a dog). This variance allows the minimum and most architecturally pleasing accommodation for the property. The fence will attach to the existing columns and complete the integrity of the architectural design.”
6. *That approval of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*
 “The fencing will provide additional safety to the McCree Residence and will not infringe on the neighbors, as the fence will blend into the landscape hedge behind the wall. The variance is aesthetically pleasing and will be in keeping with current conditions within this neighborhood. The security gate and fencing will add value to the property, while also increasing the curb appeal Alleman Drive.”

Recommended motion for approval if the Planning and Zoning Board finds the six criteria for variance approval are met

Approval of a variance in Code Section 134-517(c)(1)a. to allow a fence along the front property line not to exceed seven (7) feet, the height of the existing columns, in lieu of the maximum of four (4) feet, conditioned that the fence shall be constructed as submitted in Exhibit 1a and 1b of the staff report. No fence segment shall be taller than the adjacent columns; however, finials less than or equal to 2 inches in height may extend higher than the columns. The maximum height of the scalloped gate shall be 85” as measured from grade, with the allowance of 2 inch high finials.

Exhibit 1 – Property Location



Exhibit 2a – Proposed fence on existing brick columns and base wall

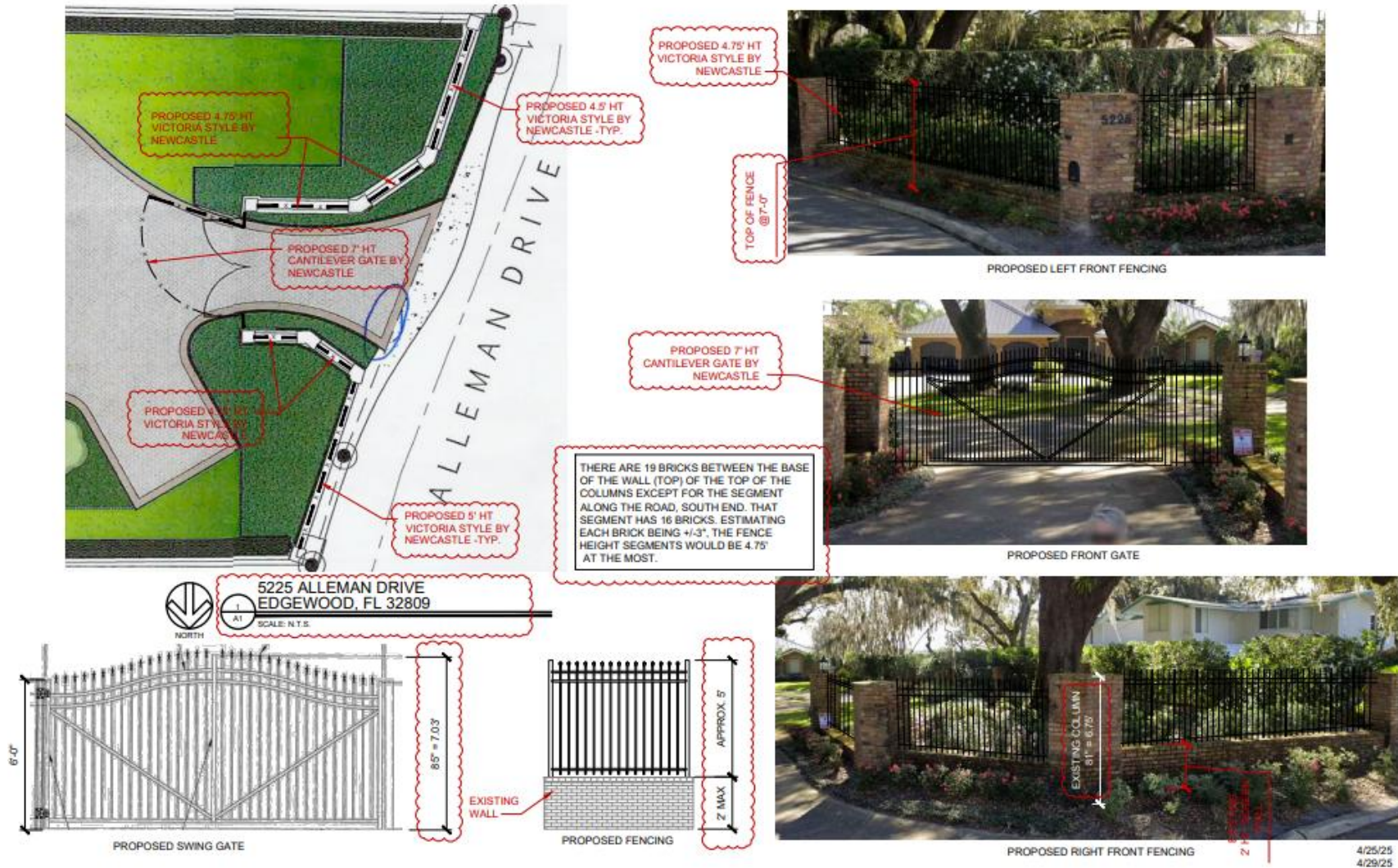


Exhibit 2b – Proposed Gate

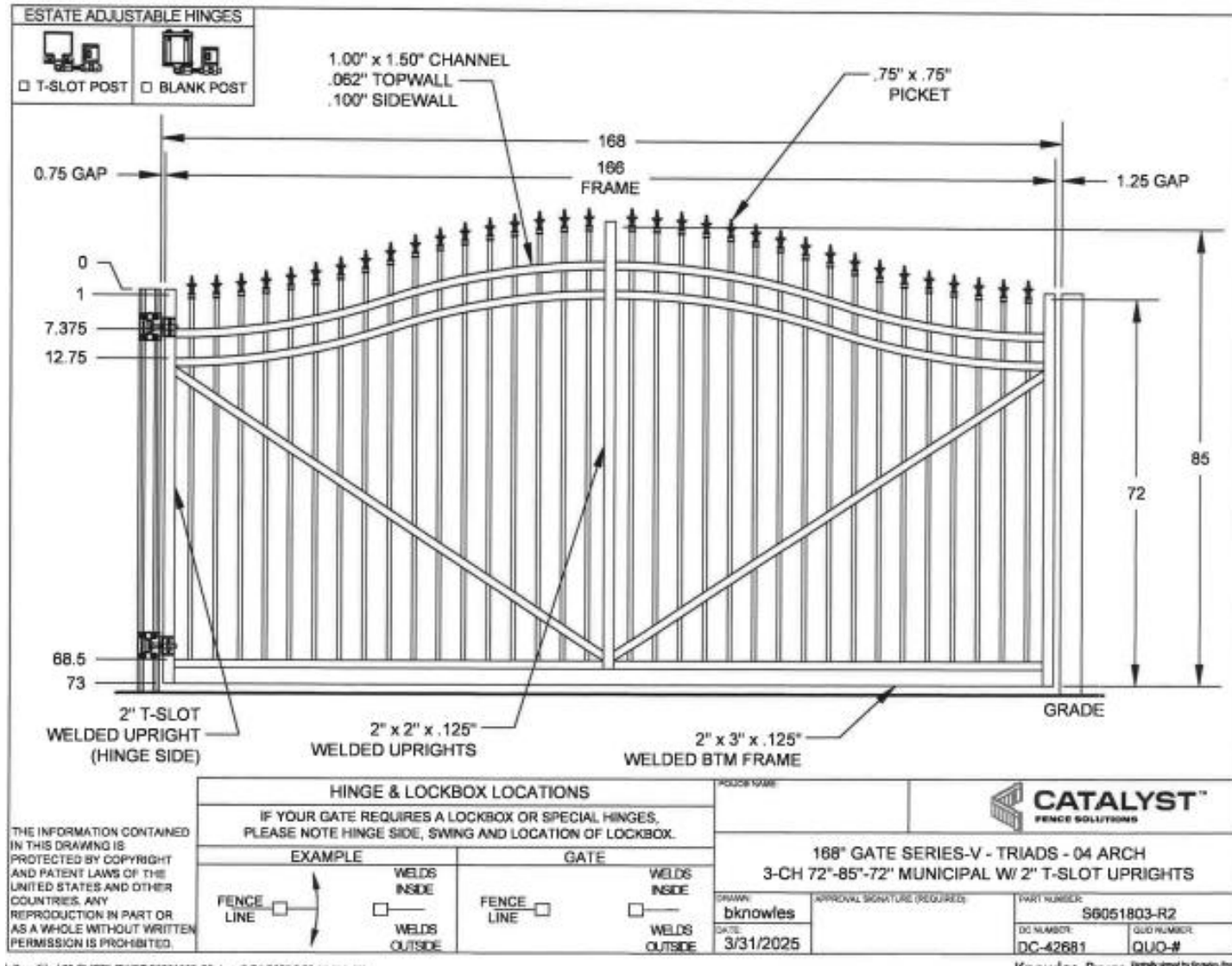


Exhibit 3 - Lot to north with 5 feet high fence on its front property line



Exhibit 4 – Five feet high fence two lots to south



Exhibit 5 – Lot directly south with 12+ feet high hedge and 7 feet high columns/8 feet high gate



END



APPLICATION FOR VARIANCE

Reference: Code Sections 134-103 through 134-109

**REQUIRED FEES: \$750.00 (Commercial) or \$350 (Residential) Application Fee +
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: Chris Sears Owner Name: Marnie McCree

Email: Chris.Sears@mccree.com Email: Marniemccree@gmail.com

Phone: (407) 488-7325 Phone: 407 376-5227

Property Address: 5525 Allman Drive

Legal Description: Oak Lynn Second Plat w/97 Lot 12 (Less SLY 23 ft
& Less N 100 ft) B/LC A & INTO LAKE

Property Zoning: EDG-R-1AA Existing on site: SFR

Section of Code Variance is being requested: Frontyard Fencing Requirements

Variance Request: The Applicant requests a variance to allow for a 6' aluminum fence to be installed on a 2' brick wall. The height of the fence shall not exceed 8' in height.



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: Chris Sears

Applicant Signature: [Signature]

Date: 4/28/25

Owner Name: Marnie McCree

Owner Signature: See approved agent authorization

Date: 4/28/2025



Office Use Only:

Received by: Brett Sollazzo Date Received: 4/28/2025
Forwarded to: Ellen Hardgrove - City Planner Date Forwarded: 4/25/2025
P&Z Meeting Date: 5/12/25 City Council Meeting Date: 5/20/25
Notes: Variance 2025-01



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) Marnie McCree, AS

THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, 5225 Alleman Drive, Orlando, FL 32809

_____, DO HEREBY AUTHORIZE TO ACT AS MY/OUR

AGENT (PRINT AGENT'S NAME) Chris Sears, 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: 4/28/25

Marnie McCree

Marnie McCree

Signature of Property Owner

Print Name Property Owner

Date: _____

Signature of Property Owner

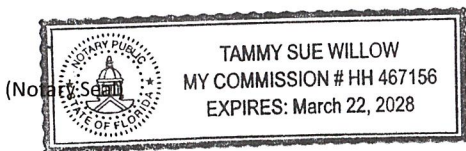
Print Name Property Owner

STATE OF FLORIDA:

COUNTY OF _____

I certify that the foregoing instrument was acknowledged before me this 28th day of April, 2025 by Marnie McCree. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 28 day of April, in the year 25.



Tammy Sue Willow

Signature of Notary Public

Notary Public for the State of Florida

My Commission Expires: 03/22/2028

Legal description(s) or Parcel ID are required

Legal Description: 5225 Alleman Drive, Orlando, FL 32809-3026

Parcel ID: 13-23-29-6056-01-121

Please return completed application to City Hall in person or via email info@edgewood-fl.gov



April 28, 2025

Mr. Brett Sollazo

Administrative Project Manager

City of Edgwood

405 Bagshaw Way

Edgewood, Florida 32809

Dear Mr. Sollazzo,

I am submitting the letter of explanation on behalf of the owner, Marnie McCree at 5225 Alleman Drive, to proceed with a variance request for a fence at the front of the property not to exceed 8 feet in height. I have attached a color rendering of the fence and its location which will be installed on the existing 2' brick wall. The design intent of this project is to provide additional security to Ms. McCree along with increasing the curb appeal of the existing brick wall, that was constructed by the previous owners. We would like to place this item on the May Planning and Zoning and City Council agenda for its consideration.

I wanted to address the criteria you outlined in your email.

- Special conditions or circumstances exist that are unique to the property and not generally applicable to others in the same zoning district.

The property was built in the 1980's with brick architectural columns and entryway designed with an intercom system. The stately entry way was designed for a gate. The existing brick columns are an existing condition that the previous owner constructed. The driveway is hidden and has thoroughfare which becomes a one way street. There are current neighbors on both sides of property with fencing and large hedge at the street. The height of the columns and fencing will harmoniously blend with the existing fencing and landscape of the homes in the zoning district.

- The conditions are not the result of the applicant's own actions.

The property has an existing architectural entry designed for a security gate and security fencing. The fencing on the 2' wall will complete the overall appearance of the existing columns and 2' wall that was constructed by the previous owners.

- Granting the variance will not provide the applicant with a special privilege denied to others in the same district.

There are multiple residences with fencing at street level. Additionally, several homes have hedges along the front property line that are 8' in height.

- Literal enforcement of the code would deprive the applicant of rights commonly enjoyed by others, resulting in undue hardship.

The Literal enforcement of the code would deprive Ms. McCree the added layer of security to control access from unauthorized people to her property. The entry gate and higher fencing will not only enhance her security, but also complete the design of the existing brick wall. The enforcement of the code would also cause extreme hardship for maintaining her current lush landscaping. The gate and fencing will be consistent with the existing homes in the zoning district.

- The requested variance is the minimum necessary to allow reasonable use of the property.

The additional fencing on the 2' wall, along with the front entry gate will provide added security and protection for animals (owner has a dog). This variance allows the minimum and most architecturally pleasing accommodation for the property. The fence will attach to the existing columns and complete the integrity of the architectural design.

- The variance will align with the general intent of the zoning code and not be detrimental to the neighborhood or public welfare.

The fencing will provide additional safety to the McCree Residence and will not infringe on the neighbors, as the fence will blend into the landscape hedge behind the wall. The variance is aesthetically pleasing and will be in keeping with current conditions within this neighborhood. The security gate and fencing will add value to the property, while also increasing the curb appeal Alleman Drive.

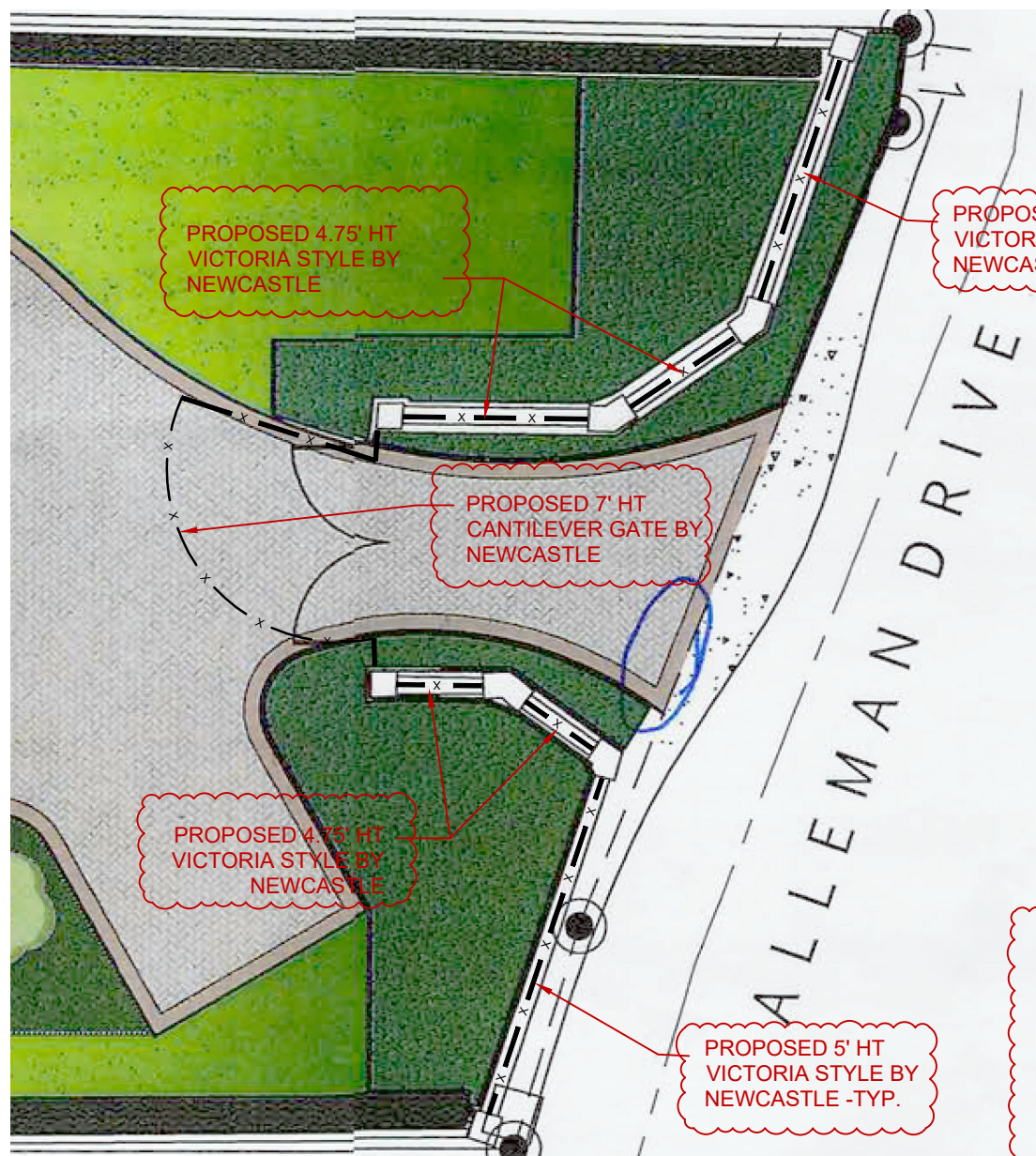
- The request is consistent with the Edgewood Comprehensive Plan.

The intent of Edgewood's comprehensive plan will be maintained with the approval of this fence and gate. The decorative aluminum fence will allow line of sight to the residence and landscape, while also providing consistency with other landscape and fencing of other front yards in the zoning district.

Thank you for your consideration of this variance and please don't hesitate to contact me if you have any questions.

Best,

 Chris Sears
 Residential Project Manager



PROPOSED 4.75' HT
VICTORIA STYLE BY
NEWCASTLE

PROPOSED 4.5' HT
VICTORIA STYLE BY
NEWCASTLE -TYP.

PROPOSED 7' HT
CANTILEVER GATE BY
NEWCASTLE

PROPOSED 4.75' HT
VICTORIA STYLE BY
NEWCASTLE

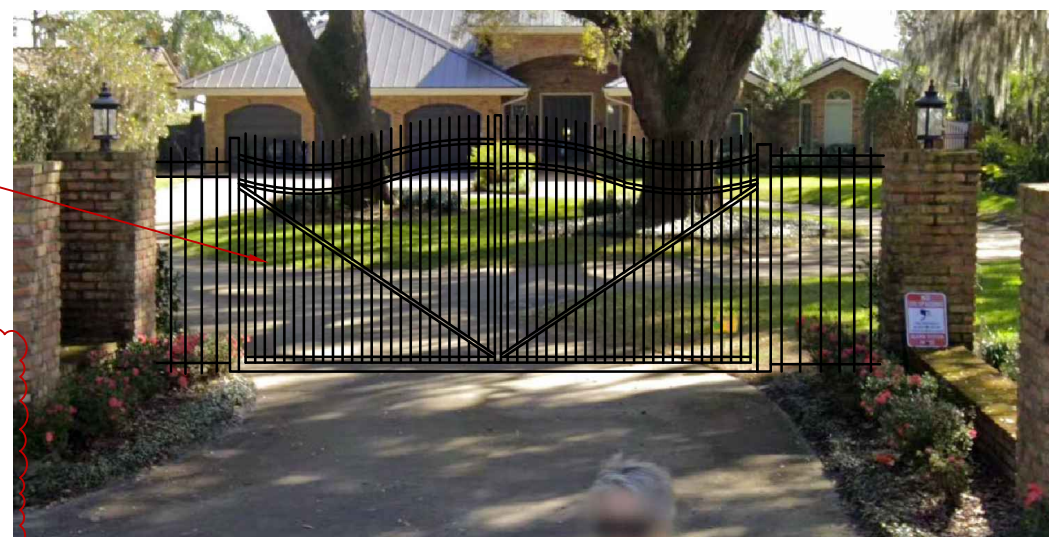
PROPOSED 5' HT
VICTORIA STYLE BY
NEWCASTLE -TYP.

TOP OF FENCE
@7'-0"



PROPOSED LEFT FRONT FENCING

PROPOSED 7' HT
CANTILEVER GATE BY
NEWCASTLE



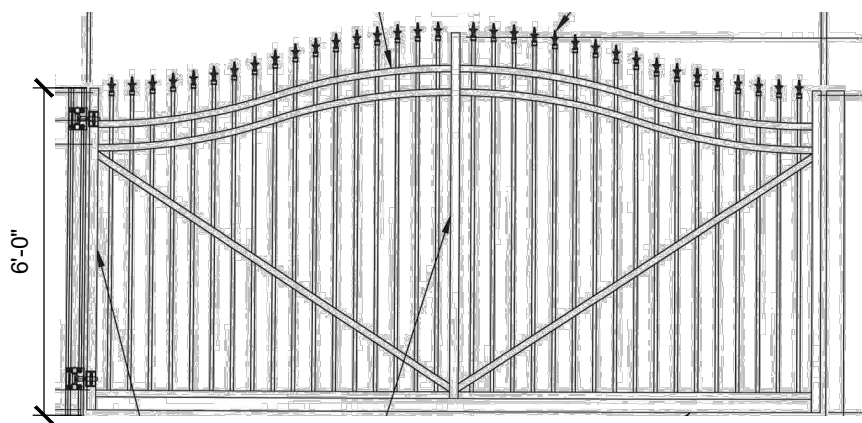
PROPOSED FRONT GATE

THERE ARE 19 BRICKS BETWEEN THE BASE
OF THE WALL (TOP) OF THE TOP OF THE
COLUMNS EXCEPT FOR THE SEGMENT
ALONG THE ROAD, SOUTH END. THAT
SEGMENT HAS 16 BRICKS. ESTIMATING
EACH BRICK BEING +/-3", THE FENCE
HEIGHT SEGMENTS WOULD BE 4.75'
AT THE MOST.

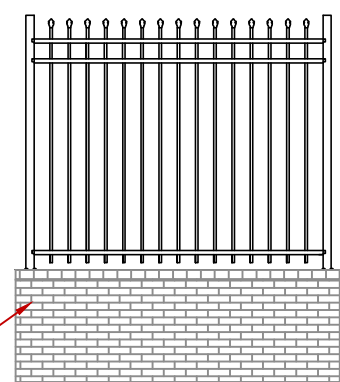


5225 ALLEMAN DRIVE
EDGEWOOD, FL 32809

SCALE: N.T.S.



PROPOSED SWING GATE



PROPOSED FENCING

EXISTING
WALL

APPROX. 5'

2' MAX



PROPOSED RIGHT FRONT FENCING

EXISTING
2' HT. SCREEN
WALL

EXISTING COLUMN
81' = 6.75'

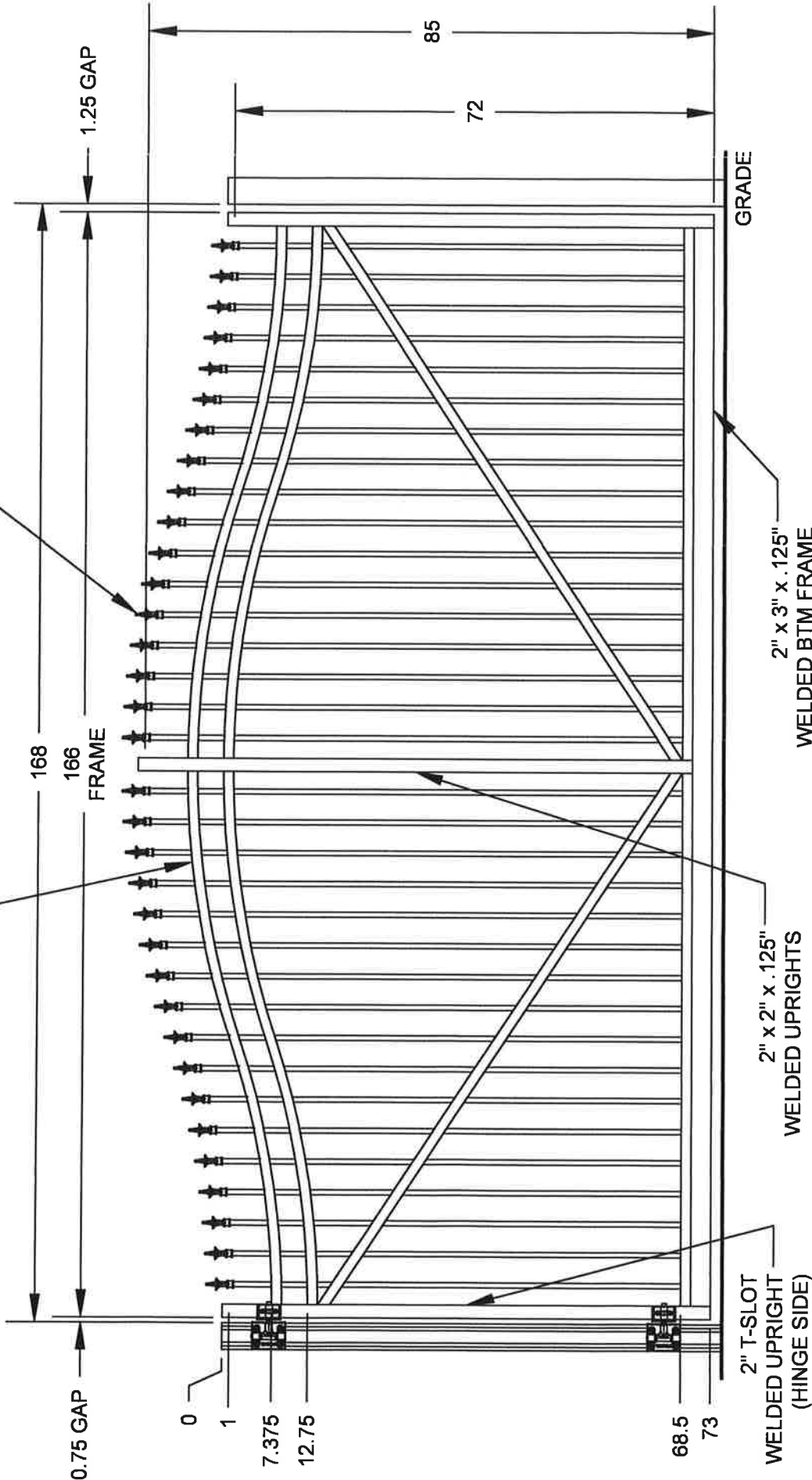
ESTATE ADJUSTABLE HINGES



☐ T-SLOT POST ☐ BLANK POST

1.00" x 1.50" CHANNEL
.062" TOPWALL
.100" SIDEWALL

.75" x .75"
PICKET

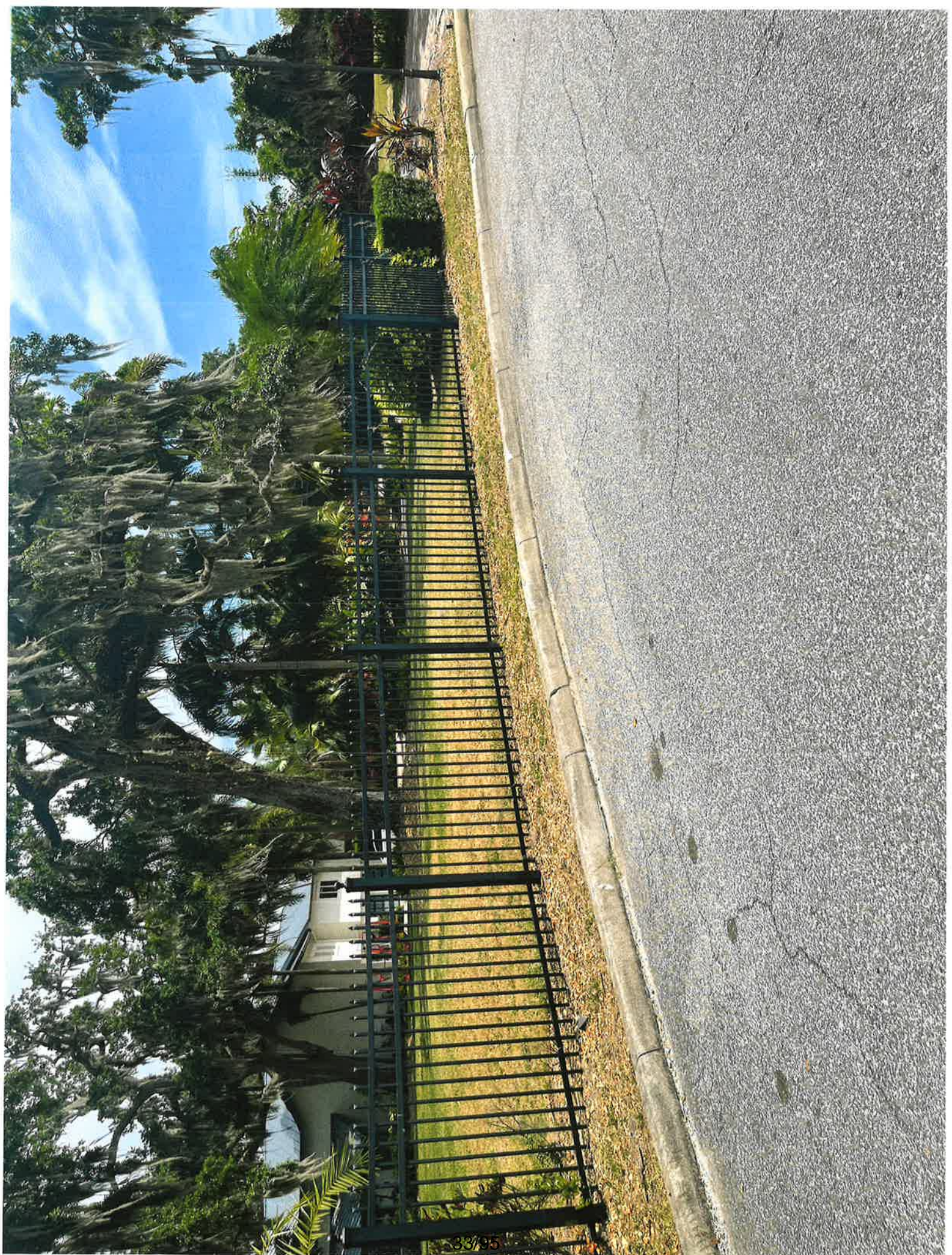


		CATALYST™ FENCE SOLUTIONS	
PO/JOB NAME:		168" GATE SERIES-V - TRIADS - 04 ARCH 3-CH 72"-85"-72" MUNICIPAL W/ 2" T-SLOT UPRIGHTS	
DRAWN: bknowles		APPROVAL SIGNATURE (REQUIRED):	
DATE: 3/31/2025		PART NUMBER: S6051803-R2	
		DC NUMBER: DC-42681	
		QUO NUMBER: QUO-#	
		Knowles Rmra	
		Digitally signed by Knowles, Rmra	

HINGE & LOCKBOX LOCATIONS	
IF YOUR GATE REQUIRES A LOCKBOX OR SPECIAL HINGES, PLEASE NOTE HINGE SIDE, SWING AND LOCATION OF LOCKBOX.	
EXAMPLE	GATE
FENCE LINE	WELDS INSIDE
WELDS INSIDE	WELDS OUTSIDE
WELDS OUTSIDE	WELDS OUTSIDE

THE INFORMATION CONTAINED IN THIS DRAWING IS PROTECTED BY COPYRIGHT AND PATENT LAWS OF THE UNITED STATES AND OTHER COUNTRIES. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT WRITTEN PERMISSION IS PROHIBITED.











IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT
IN AND FOR ORANGE COUNTY, FLORIDA

IN RE: THE FORMER MARRIAGE OF:
MICHAEL T. WALDROP, SR.,
Petitioner,

Case No.: 2019-DR-007840-O

and

MARNIE M. WALDROP,
Respondent.

AGREED ORDER MODIFYING FINAL JUDGMENT
AS TO FORMER WIFE'S NAME CHANGE

THIS CAUSE having come before the Court upon agreement of the parties, and the Court having reviewed the file and been otherwise fully advised in the premises, it is hereby ORDERED AND ADJUDGED that:

1. This Order modifies the Final Judgment of Dissolution of Marriage dated January 21, 2020 ("Final Judgment").
2. The Respondent/Former Wife's former name of Marnie Lynn McCree, date of birth May 9, 1973, is hereby restored.
3. Any other terms of the Final Judgment not specifically modified herein remain in full force and effect.

DONE AND ORDERED in Chambers, in Orange County, Florida on this 25th day of May, 2022.



eSigned by Michael Deen 05/25/2022 22:21:33 MQPjlaq

THE HONORABLE MICHAEL DEEN
Circuit Court Judge

COPIES E-FILED

State of Florida, County of Orange

I hereby certify that the above and foregoing is a true and correct copy of the instrument filed in this office.
Confidential items have been removed, as necessary per Fla. R. Admin. 2.240

Witness my hand and official seal this 7 day of June, 2022

Tiffany M. Russell, Clerk of the Circuit Court

 Deputy Clerk



NOTICE OF PUBLIC HEARINGS

The City of Edgewood will hold public hearings to consider a variance request for the property located at 5225 Alleman Drive. The applicant is seeking a variance from City Code Section 134-517(c)(1)a to allow a fence/wall within the front setback to exceed the maximum permitted height of four feet.



Public Hearing Dates, Times & Location: All hearings will be held at Edgewood City Hall council chambers, located at 405 Bagshaw Way, Edgewood, Florida 32809.

- Planning & Zoning Board Meeting - Monday, May 12, 2025 at 6:30 PM
- City Council Meeting: - Tuesday, May 20, 2025 at 6:30 PM

How to Participate:

- Review the application and staff reports by contacting or visiting City Hall.
 - Email: info@edgewood-fl.gov
 - Phone: 407-851-2920
 - Hours: Monday-Thursday: 8 AM to 4 PM; Friday: 8 AM to noon.
- Attend the public hearings and be heard (5/12/25 & 5/20/25)
- If you are unable to attend the public hearings, you may submit your comments by email to info@edgewood-fl.gov or in writing to Edgewood City Hall at 405 Bagshaw Way.
- All written comments will become part of the official public record for the project. Please ensure your comments are received **no later than 12:00 PM (noon)** on the day of the scheduled public hearing.

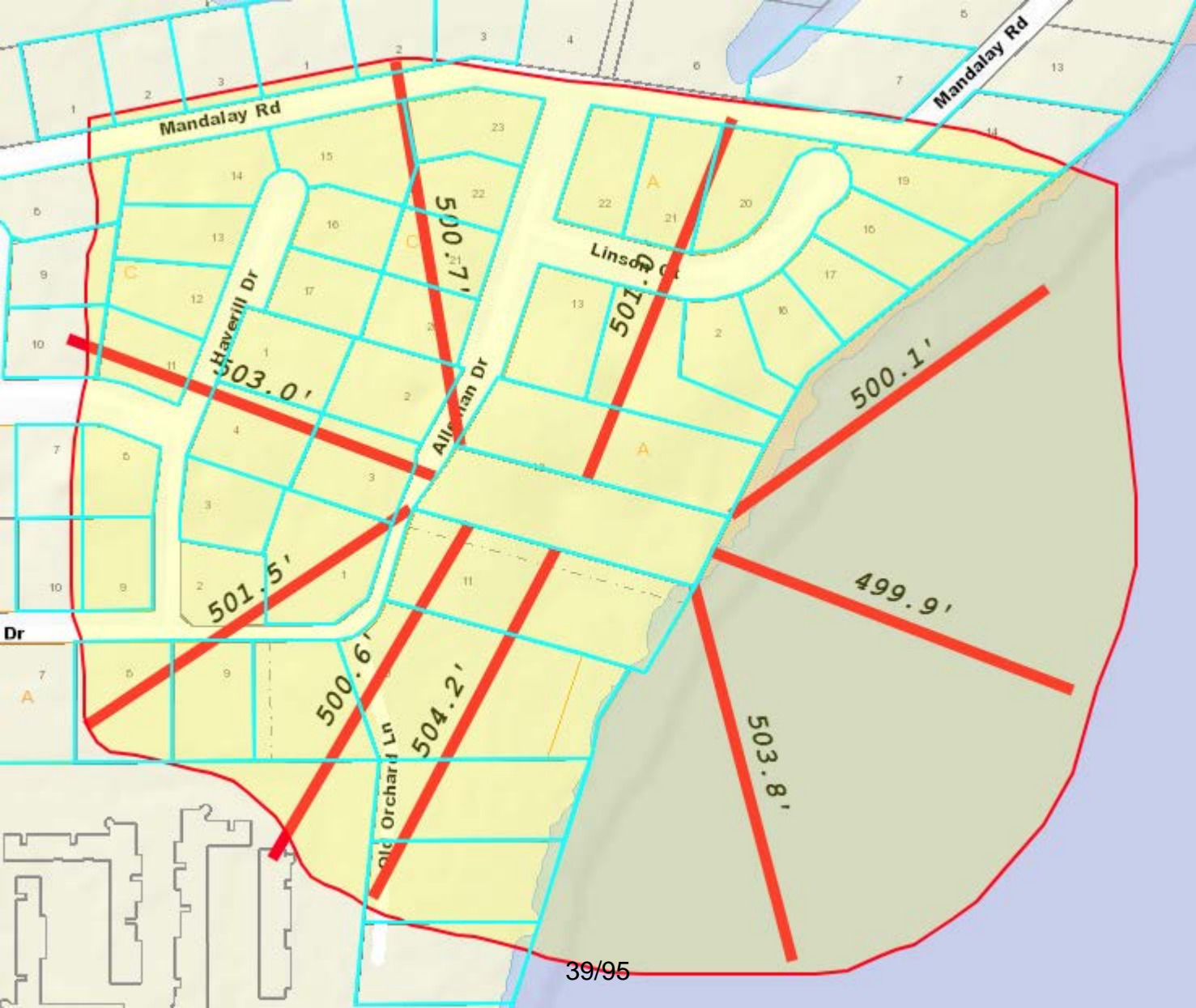
Accessibility:

If you require accommodations under the Americans with Disabilities Act, please notify the City Clerk's Office in writing at least **48 hours prior** to the meeting.

Continuations:

Any or all of the public hearings may be continued to a later date. The date, time, and location of any continuation will be announced at the scheduled hearing.

Dated: May 1, 2025



Application: Variance 2025-01

Owner/Applicant Name: Chris Sears

Public Hearing Dates: 5/12/25 & 5/20/25

This affidavit is to be presented at the public hearing before the Planning and Zoning Board.

SIGN AFFIDAVIT

STATE OF FLORIDA
ORANGE COUNTY

Before me, the undersigned authority, personally appeared Marnie McCree, to me well known and known to me to be the person described in and who executed the foregoing affidavit, after being first duly sworn, says:

1. That the affiant posted the notice provided by the City of Edgewood, which contains the time and dated of the public hearings involved (i.e. Planning and Zoning Board and/or City Council).
2. That said posted notice also contained the relevant facts pertaining to the application.
3. That said notice was posted was posted in a conspicuous and easily visible place on the subject property not less than ten days prior to the date of public hearing. Date posted: 5/12/25.
4. That the affiant understands that this affidavit is intended to be submitted as a prerequisite for a public hearing, and as such will be officially filed with the City of Edgewood, Florida.

Marnie McCree

Signature of owner or authorized representative

State of Florida County of Orange

Sworn to and subscribed before me this May day of 2025 via physical presence.

[Signature]

Print, type, or stamp commissioned name of Notary Public

HH 241996

Notary Public, State of Florida

Personally Known OR Produced Identification

Type of I.D. Produced License



5225



CITY OF EDGEWOOD
PUBLIC NOTICE
THIS PROPERTY WILL BE CONSIDERED FOR

CASE NO Var 2025-01

APPLICANT Chris Sears

PRESENT ZONING R1AA

ACTION REQUESTED Variance to
Sec 134-517(6)(c) to allow a

front yard lot to front setback to

Based the max of 4 ft.

THIS APPLICATION WILL BE CONSIDERED AT THE FOLLOWING

PUBLIC MEETING AT THE DATES AND TIMES SPECIFIED:

P & Z COMMISSION 5/12/25 AT 6:30 PM

CITY COUNCIL 5/26/25 AT 6:30 PM

THESE MEETINGS WILL BE HELD IN COUNCIL

CHAMBERS AT CITY HALL LOCATED AT 405 BAGSHAW

WAY, EDGEWOOD, FL 32809

FOR FURTHER INFORMATION CALL THE CITY CLERK AT

(407) 851-2920 OR EMAIL TO

info@edgewood-fl.gov

5195 Magnolia St and 5151 S Orange Ave Project

Memo

To: Chair Santurri, Vice Chair Nelson,
Board Members Gragg, Nolan, and Sharp

From: Brett Sollazzo, Administrative Project Manager

Date: 5/7/2025

Re: 5195 Magnolia St. & 5151 S Orange Ave Project.

The following agenda items are included in this month's Planning & Zoning meeting packet for your review. They relate to several proposals concerning the properties located at **5195 Magnolia Street** and **5151 South Orange Avenue**. These proposals include a request to rezone 5195 Magnolia Street to R-3 (Residential District), a Special Exception to allow a parking lot, and multiple Variances from City Code requirements—including one specific to the property at 5151 South Orange Avenue.

Please note that while these constitute three distinct agenda items, all related documents have been consolidated into a single section for clarity and efficiency. As appropriate, the items may be discussed together during the meeting. Planner Hardgrove and the Applicant will be in attendance to answer any questions.

Agenda Items:

1. Ordinance 2025-04: Rezoning 5195 Magnolia St.
2. Special Exception 2025-01: Parking Lot 5195 Magnolia St.
3. Variances 2025-02, 2025-03, & 2025-04: Multiple Variances to City Code requirements at 5195 Magnolia St. & 5151 S Orange Ave.

Supporting documentation for these items includes:

- Staff Report
- Site Plan
- Legal Description
- Agent Authorization
- Rezoning Application & Narrative
- Special Exception Application & Narrative
- Variance Application & Narrative
- Proof of Public Notices

In accordance with City Code and Florida State Statute, public notice for this project was required at least ten (10) days prior to the first public hearing. All required notices were issued on **Friday, May 2, 2025**. A legal advertisement for the Rezoning Ordinance was published in the *Orlando Sentinel*, and sixty-one (61) notification letters were mailed to property owners within a 500-foot radius of the subject properties, covering the Rezoning, Special Exception, and Variance requests. Additionally, public notice signage was posted on-site at both 5195 Magnolia Street and 5151 South Orange Avenue.

As of the date of this memo, no public comments have been received, and none of the mailed notices have been returned as undeliverable.

Date: May 2, 2025
To: Planning and Zoning Board
From: Ellen Hardgrove, City Planning Consultant
XC: Brett Sollazzo, Administrative & Permitting Manager
Drew Smith, City Attorney
Sandy Riffle, City Clerk
Allen Lane, PE, CPH Engineering
Galen Pugh, LA, CPH Engineering
Re: Rezoning, Special Exception, Variances for 5151 Orange Avenue

Introduction

This is a request to facilitate the reuse of an existing building at 5151 Orange Avenue. Exhibit 1 shows the building as it existed prior to the applicant's purchase in 2022. Exhibit 2 shows the building renovations that have occurred since then. The subject requests are made to complete the envisioned renovation, which includes, but is not limited to, redesigning the front parking lot, adding landscaping in front of the building, and the provision of additional parking in the rear. Exhibit 3 shows an excerpt of the proposed site plan.

Exhibit 1 – Prior to Applicant Purchase



Exhibit 2 – Renovations Since Purchase



[illegible]

Realization of this vision, which staff supports, requires the following actions, including those on the current Planning and Zoning Board agenda.

1. **Rezone to R-3** the portion of the property currently zoned R-1A (5195 Magnolia Street).
2. **Approve a special exception for a parking lot on the rezoned R-3 portion.**
3. **Vacate a portion of Magnolia Street right of way** (where the property owner owns both sides).
4. **Replat the entire property** into one lot after vacation of the right of way.
5. **Record a cross access easement** allowing users of tax parcel 13-23-29-8752-00-010 (Beth's Burgers) to use the vacated Magnolia Street right-of-way.
6. **Require Duke Energy to move the power poles** along Orange Avenue into the right-of-way.
7. **Complete agreements to construct the Orange Avenue public sidewalk on the subject property:** City and FDOT, and City and Property Owner.
8. **Record an 8-foot-wide public sidewalk easement** for the Orange Avenue public sidewalk on private property, which shall include a sketch of description for the limits of the easement prepared by a Florida licensed surveyor.
9. **Construct an 8 feet wide public sidewalk on the property** parallel to Orange Avenue.
10. **Approve a variance for wall height**, 3.5 feet high wall in lieu of an 8 feet high wall along the south side and no wall on the north and east sides of the new parking lot at 5195 Magnolia Street in lieu of the required minimum of eight feet in height.
11. **Approve a variance in the landscaping for the parking lot** at 5195 Magnolia Street to allow the elimination of the required 6 feet high opaque hedge along the east boundary and a reduced hedge height along the south boundary of the new parking lot equal to the height of the reduced wall height.
12. **Improve the remaining Magnolia Street and Lake Conway Drive** to City road standards.
13. **Approve a right of way use permit** to provide public parking perpendicular to west side of the remainder of Magnolia Street.
14. **Approve a variance in parking standards** in lieu of those to the contrary to the City's parking requirements in Code Article V, Division 5 Off Street Parking to allow:
 - A. Quantity of off-street parking - 1 space per 375 square feet for office or general commercial uses; and,
 - B. Parking space width (compact parking) – 15% of the total required parking may be a minimum of 8 feet in width. Such spaces shall only be allowed in the rear parking lot (east of Magnolia Street) and used to avoid removal of existing trees onsite.

The rezoning, special exception, and variances listed above are on the Planning and Zoning Board's current agenda.

Suggested Motions by the Planning and Zoning Board

The following are the recommended motions by the Planning and Zoning Board, which incorporate many of the other listed actions as recommended conditions of approval. The support for the motions is explained later in the report.

1. **Motion to approve a rezoning from R-1A to R-3 on property located at 5195 Magnolia Street** (Lots 39, 40, 41, 42, 43, 69, 70, 71, 72, and 72A, Tropical Pines, according to the plat thereof, as recorded in Plat Book J, Page 11, Public Records of Orange County, Florida) conditioned on the maximum density of a residential development on the property is seven (7) dwelling units per acre to provide consistency with the comprehensive plan.
2. **Motion to approve a special exception in the R-3 zoning district for a parking lot at 5195 Magnolia Street accessory to an adjacent commercial use**, conditioned on the following to ensure such parking facility does not materially interfere with nearby residential uses.
 - A. The parking lot shall be constructed as shown in the presented site plan including improvements shown to the property at 5151 South Orange Avenue.
 - B. City Council approves the vacation of the Magnolia Street right of way between current tax parcels 13-23-29-8752-00-030 and 13-23-29-8752-00-390.
 - C. Replat of the entire property into one lot (two tax parcels and vacated right-of-way).
 - D. A cross access easement is recorded facilitating vehicular and pedestrian access between 13-23-29-8752-00-010 and the replatted property.
 - E. Improvement of Magnolia Street within the remaining public right-of-way adjacent to the current tax parcel 13-23-29-8752-00-030 to City Standards. A sidewalk only on the west side of the road shall be deemed acceptable if City Council allows perpendicular public parking on the west side of the road within the right-of-way.
 - F. Improvement of Lake Conway Drive to City standards from Magnolia Street to Orange Avenue; however, a sidewalk only on the north side of the street will be deemed acceptable if the width is a minimum of 6 feet.
 - G. Inclusion of a left turn lane (west bound/south bound) on Lake Conway Drive at Orange Avenue.
 - H. Improvement of the existing parking lot on current tax parcel 13-23-29-8752-00-030 (Orange Avenue frontage parcel) to include the following.
 - 1) An unobstructed 8 feet wide sidewalk along the Orange Avenue frontage setback at least 6 feet from the back of Orange Avenue curb.
 - 2) An enhanced landscaped buffer between the Orange Avenue sidewalk and the parking lot south of the Orange Avenue driveway shall be provided to include,
 - a) a minimum width of 11 feet;
 - b) at least two rows of shrubs with the shrubs at least 24 inches high, measured from parking lot grade, and spaced to achieve a continuous hedge at maturity, no more than 36 inches on center spacing, with the two rows staggered and the back row of a different species from the front row to provide contrast in texture and color;
 - c) a row of understory/evergreen trees planted at a rate of one tree/25 feet on center spacing and have a minimum caliper of 3 inches and 10 feet in height at planting; and,
 - d) an automatic irrigation system.
 - 3) Concrete curb shall be constructed along the edge of driveways, parking lot perimeters and parking row landscaping breaks. Bumper stops will be required in addition to the curbing where necessary to protect landscaping, pedestrian walkways and buildings.

- 4) Bahia grass or another groundcover acceptable to the City's landscape architect and FDOT shall be planted in the right-of-way between the sidewalks and back of curb.
 - 5) A drive aisle connection to Lake Conway Drive from the front parking lot shall permit only exiting traffic.
3. **Motion to approve a variance in the wall height for a parking lot at 5195 Magnolia Street** as required by Code Section 134-608(c) to allow 3.5 feet high concrete or masonry wall on the south side of the new parking lot east of Magnolia Street and no wall on the north and east boundaries of the new parking lot in lieu of the required minimum of eight feet in height.
 4. **Motion to approve a variance in the landscaping in the parking lot at 5195 Magnolia Street** as required by Code Section 114-4(1)b. to allow the elimination of the required 6 feet high opaque hedge along the east boundary of the new parking lot and a reduced hedge height along the south parking lot boundary equal to the height of the required wall. This variance is approved conditioned on the following:
 - A. Planting of understory/evergreen trees, each with a minimum 3-inch caliper and a 10-foot planting height, planted at a spacing of no more than 50 feet on center with the planting arrangement alternating between shade trees and understory trees in addition to the hedge, and the required shade trees per Chapter 114; and,
 - B. The landscaping shall be served with an automatic irrigation system.
 5. **Motion to approve a variance for the replatted combined parcels at 5151 South Orange Avenue and 5195 Magnolia Street to allow the following parking standards** in lieu of those to the contrary to the City's parking requirements in Code Article V, Division 5 Off Street Parking:
 - A. Quantity of off-street parking - 1 space per 375 square feet for office or general commercial uses; and,
 - B. Parking space width (compact parking) – 15% of the total required parking may be a minimum of 8 feet in width. Such spaces shall only be allowed in the rear parking lot (east of Magnolia Street) and used to avoid removal of existing trees onsite.

This variance is approved conditioned on the provision of bicycle parking consistent with ECD standards in Code Section 134-471(6).

Support Information Related to Motions

Rezoning to R-3 and special exception for a parking lot accessory to adjacent business.

This is the primary request of the applicant. The proposed parking lot on the property at 5195 Magnolia Street will serve the existing commercial building at 5151 S. Orange Avenue. This building was constructed in 1959, prior to modern land development regulations, and lacks adequate parking, both for marketability and to meet the code-required minimum, to fully align with the City's current vision for land use along Orange Avenue. Increasing the number of parking spaces would allow a wider range of potential users, increasing the viability of the building at 5151 S. Orange Avenue, a building that has struggled to keep tenants for at least the last 25 years.

The proposal also will increase the aesthetics of the Orange Avenue corridor. The proposed site plan incorporates many elements of the envisioned Edgewood Center District (ECD) such as 8 feet

wide sidewalks, street trees, and window transparency. The increased parking will also increase the property value.

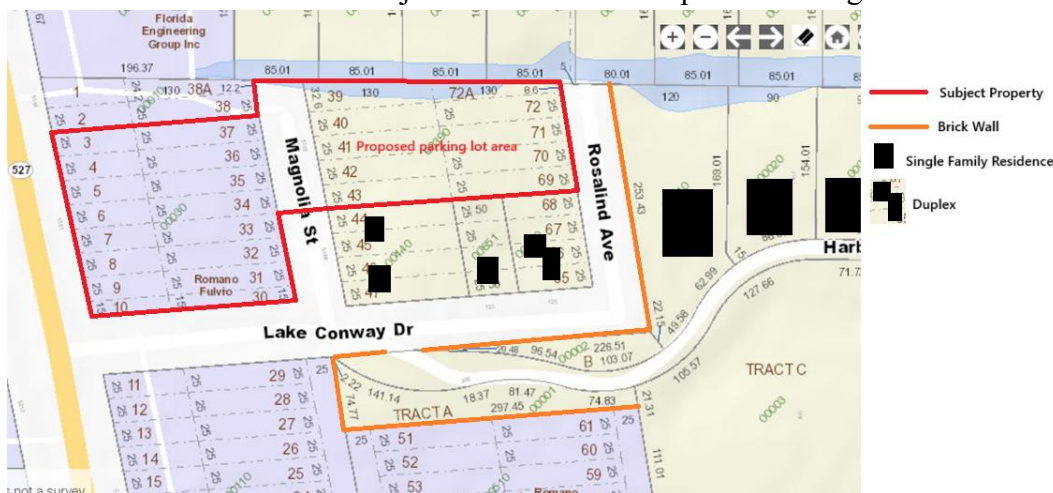
The proposed parking lot aligns with the comprehensive plan. The plan's future land use map, as shown in Exhibit 4, shows the entire area bounded by Lake Conway Drive, Rosalind Avenue, the canal and Magnolia Street designated for Medium Density Residential, allowing a density greater than 4 dwellings units per acre and not exceeding 7 dwelling units per acre.

Exhibit 4 – Area Future Land Use



That Medium Density Residential land is occupied by 4 houses and 1 duplex, as shown on Exhibit 5: two 618 square feet houses along Magnolia Street, and an 870 square feet house and a 2,696 square feet duplex along Lake Conway Drive. These residences were built between 1945 and 1958. If this area were to redevelop as envisioned by the comprehensive plan, it is probable that a parking lot would be built to serve the multi-family units, essentially mirroring the proposed use without the need for a special exception.

Exhibit 5 – Adjacent Uses to the Proposed Parking Lot



Code requires that approval of the special exception must demonstrate that the parking lot will not materially interfere with nearby residential uses. Staff has recommended conditions of approval to

provide compatibility with the adjacent residences including establishing a maximum of seven dwelling units per acre to ensure consistency with the comprehensive plan. The houses of the subdivision that also access Lake Conway Drive, i.e., Harbour Oaks Pointe, are physically separated from the envisioned future Medium Density Residential area by the subdivision's street layout and the brick walls around the subdivision, as also shown on Exhibit 5.

To note, commercial traffic already uses Magnolia Street. It is currently used by the employees and customers of the adjacent commercial uses: Beth's Burger Bar's and the FEC building to the north (See Exhibit 6). In addition, the bays of the building that the parking lot will be affiliated with are accessed from Magnolia Street (See Exhibit 7). Lake Conway Drive is used by the employees and customers of the building at 5205 Orange Avenue (See Exhibit 8).

Exhibit 6 – Driveway Connection to Beth's Burger Bar and FEC Building from Magnolia Street



Exhibit 7 – Bays of Existing Building on Subject Property fronting Magnolia Street



Exhibit 8 – Building at 5205 Orange Avenue Access to Lake Conway Drive



In addition to the recommended condition of a density cap of 7 dwelling units per acre, staff recommends the following enhanced land use compatibility conditions.

- Applicant's improvement of Lake Conway Drive, including a left turn lane to avoid queuing of westbound vehicles.
- Applicant's construction of a minimum of 6 feet wide sidewalk on the north side of the Lake Conway Drive from Magnolia to Orange Avenue.
- Any drive aisle connection to Lake Conway Drive from the front parking lot will be "exit-only" to avoid collisions on Orange Avenue from delayed vehicles attempting to turn into the driveway if westbound queuing on Lake Conway Drive occurs.

In order to ensure the parking lot will be affiliated with the building at 5151 South Orange Avenue, a condition of replatting the property into one lot is strongly recommended, which has already been anticipated by the applicant as shown by the submitted site plan. The required site plan for this special exception application includes not only the new parking lot at 5195 Magnolia Street, but also the recently renovated building at 5151 South Orange Avenue. If the special exception is approved, the site plan becomes a commitment to the proposed development and, per Code, can only be amended by action of the City Council after recommendation by the Planning And Zoning Board.

The submitted site plan shows the applicant is proposing several upgrades to the portion of the site fronting Orange Avenue that will benefit the City, which have been incorporated into the staff recommendation:

- The ECD required 8 feet wide sidewalk setback 6 feet from the Orange Avenue curb replacing the current 5 feet wide sidewalk on the Orange Avenue curb;
- A minimum of 11 feet of landscaping width at the back of the sidewalk, a significant improvement to the lack of all landscaping along the Orange Avenue frontage;
- Concrete curbing along the edge of driveways, parking lot perimeters, and parking row landscaping breaks; and,
- Additional trees within the parking lot.

Furthermore, enhanced landscaping in the Orange Avenue parking lot buffer has been incorporated into the staff recommendation to mitigate the visual impact of the expanded parking lot in front of the building. The recommended landscaping is at least two rows of shrubs and a row of understory trees with the two rows of hedges staggered and the back row of a different species from the front row to provide contrast in texture and color.

Variance for wall height in a parking lot at 5195 Magnolia Street: 3.5 feet high on the south side and no wall on the north and east sides in lieu of the required minimum of eight feet.

Staff finds the required 6 criteria for variance approval, per Code Section 134-104(3)b to be true.

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.*

The subject property uniquely presents an already isolated location, a condition not typical of other properties within the same zoning district. The proposed 8-foot high wall along the south side of the parking lot raises significant public safety concerns due to the property's isolated location. The 8-foot high wall would create a substantial barrier and exacerbate the existing sense of seclusion, potentially creating an environment less visible and accessible, which could increase the risk of criminal activity. In addition to exacerbating the isolated location, a wall along the east property line would duplicate the existing 6+ feet high wall on the east side of the adjacent unopened Rosalind Avenue right-of-way. The distance between the parking lot and north property line creates a significant buffer as does the canal between the north property line and the houses along Harbor Island Road.

2. *That the special conditions and circumstances do not result from the actions of the applicant.* These distinctive conditions are in not the result of the applicant's actions.
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.* Granting this variance will not confer any special privilege on the applicant. Rather, it addresses a unique safety concern arising from the property's isolation, a concern not generally applicable to other sites in the 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.* A literal interpretation mandating an 8-foot wall along the east and south property line would deprive the applicant of the right to ensure basic public safety on their property, a right commonly afforded to others. Such a wall would exacerbate the existing isolation, creating an unnecessary and undue hardship by potentially fostering a less secure environment.
5. *That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.*

The proposed condition of approval of this requested variance, a 3.5-foot masonry wall along the south property line of the parking lot east of Magnolia Street, represents the condition to

achieve the reasonable use of the land as a functional and safe parking area while protecting adjacent uses. This carefully considered height effectively mitigates potential headlight intrusion into the adjacent residential properties should the existing fencing be taken down, while crucially avoiding the significant public safety risks associated with an 8-foot barrier in this isolated setting.

- 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.*

Approving this variance, with the stipulated 3.5-foot wall condition, is demonstrably in harmony with the general intent and purpose of this chapter, which implicitly includes promoting public safety and well-being. By preventing the creation of a secluded and potentially hazardous area, this variance actively aids in eliminating detrimental impacts to the public welfare and fosters a more secure environment for both users of the parking lot and the adjacent residents.

Variance to allow the elimination of the required 6 feet high opaque hedge along the east boundary of the new parking lot at 5195 Magnolia Street and a reduced hedge height along the south parking lot boundary equal to the height of the required wall.

Staff finds the required 6 criteria for variance approval, per Code Section 134-104(3)b to be true.

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.*

If the wall variance is approved, a 6-foot opaque hedge along the east side of the property (west side Rosalind Avenue right-of-way line) would be impractical and potentially detrimental. The existing conditions of the property are not applicable to other properties in the same zoning district. Specifically, the existing wall along the east right-of-way of the unopened Rosalind Avenue already provides a significant visual and physical barrier. A six feet hedge on the east property line would create an isolated area in the unopened Rosalind Avenue right-of-way. A 6 feet high hedge on the south parking lot boundary would be counterproductive to the rationale for the reduced wall height if the requested variance for reduced wall height is approved.

2. *That the special conditions and circumstances do not result from the actions of the applicant.* These distinctive conditions are not the result of the applicant's actions. The presence of the pre-existing wall and the inherent isolation of the property are external factors influencing the appropriateness of the standard landscaping requirement.
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.* Eliminating the opaque hedge requirement in this specific context will not confer any special privilege on the applicant. Instead, it allows for a more practical and conscious design that

takes into account the existing site conditions, unlike other properties in the district that may not share these unique characteristics.

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.*

A literal interpretation mandating a 6-foot opaque hedge along both the south and east boundaries would impose an unnecessary and undue hardship on the applicant exacerbating public safety concerns depriving the applicant of the ability to design a safer environment, a right commonly enjoyed by other property owners.

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

Requiring the hedge to be as high as the wall, where required, balances the need for some landscaping with the paramount concern for maintaining visibility and public safety in an isolated area.

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.*

Approving this variance is in harmony with the general intent and purpose of this chapter, which includes promoting safe and functional development. Eliminating the potentially hazardous opaque hedge in this specific isolated location actively aids in eliminating detrimental impacts to the public welfare by enhancing visibility and security.

Note, the Code required buffer width of 7 feet and at least one shade tree every 50 feet of common lot line or fraction thereof shall be provided along the east and south boundaries of the parking lot east of Magnolia Street. Staff recommends the following additional landscaping to provide for enhanced land use compatibility: understory/evergreen trees, each with a minimum 3-inch caliper and a 10-foot planting height, be planted at a spacing of no more than 50 feet on center with the planting arrangement alternating between shade trees and understory trees.

Variance specific parking standards in lieu of those to the contrary to the City's parking requirements in Code Article V, Division 5 Off Street Parking, specifically to allow 1 space per 375 square feet for office or general commercial uses; and, 15% of the total required parking may be a minimum of 8 feet in width (compact parking) in the rear parking lot on 5195 Magnolia Street.

Staff finds the criteria for variance approval in Code Section 134-104(3)b. to be true.

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.*

The site was developed prior to modern land use regulations and lacks the minimum parking needed for a viable users intended along Orange Avenue.

2. *That the special conditions and circumstances do not result from the actions of the applicant.*
The lack of necessary parking was not the result 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.*
The requested parking standards does not confer on the applicant a special privilege. The reduced parking and allowance of compact spaces are intended to allow for a more effective resolution of existing nonconformities, and would not provide an unfair competitive advantage.

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.*
Strict adherence to standard parking standards hinders the applicant's ability to rectify the existing nonconforming parking situation and create a more code-compliant and functional site for commercial and office use.

5. *That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.*
The applicant's request is the minimum. The intent is to provide as many spaces to at least meet the standard minimum. Such is needed for marketability of leasing space.

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.*
Approving this variance allows for the ability to lease the space, meeting the City's goal of improvement of the Orange Avenue corridor aesthetic. The requested variances allow for a comprehensive site redesign that addresses the pre-existing nonconformities in a practical and beneficial manner.

The provision of bicycle parking consistent with ECD standards in Code Section 134-471(6), has been incorporated into the staff recommended motion to provide for alternative forms of transportation to the businesses on the property.

Appendix

R-3 District Uses and Special Exceptions

Sec. 134-281. Uses permitted.

Only the following uses shall be permitted within any R-3 multiple-family dwelling district:

- (1) Any use permitted in the R-2 one-family and two-family dwelling district.
- (2) Multiple-family dwellings.
- (3) Kindergarten and day nurseries.

(Ord. No. 89-346, § 2(26-81), 3-21-1989; Ord. No. 2000-07, § 2, 12-28-2000; Ord. No. 2001-02, § 2, 1-23-2001)

Sec. 134-282. Special exceptions.

- (a) The following uses may be permitted as a special exception provided that any review and hearing of an application for a special exception shall consider the character of the neighborhood in which the proposed use is to be located, its effect on the value of surrounding lands, and further, the areas of the site as it relates particularly to the required open spaces and off-street parking facilities.
- (b) In addition, for any application for foster care facilities, foster homes or adult congregate living facilities, the planning and zoning board and the city council shall consider the following criteria:
 - (1) Compatibility of the proposed facility with the surrounding uses.
 - (2) The size of the lot on which the proposed facility will be located.
 - (3) The number of persons to be residing in the proposed facility.
 - (4) The amount of traffic generated by the proposed facility.
 - (5) The availability of adequate water and sewer facilities.
 - (6) Whether the location of the proposed facility will maintain the stability of residential areas.
 - (7) The general health, safety and welfare of the community.
- (c) Each application for a special exception shall be accompanied by a site plan incorporating the regulations established herein. The site plan shall be drawn to scale indicating property lines, rights-of-way, and the location of buildings, parking areas, curb cuts and driveways. Said site plan shall be submitted to and considered by the planning and zoning board and the city council as provided for in article II of this chapter prior to the granting of a building permit. Upon such approval, said site plan becomes a part of the building permit and may be amended only by action of the city council after recommendation by the planning and zoning board.
 - (1) Same as for R-1 single-family dwelling district.

- (2) Parking lots accessory to an adjacent commercial use provided such parking facilities do not materially interfere with nearby residential uses.
- (3) Buildings in excess of 35 feet in height.
- (4) Nursing homes.
- (5) Buildings in excess of one story in height within 100 feet of the side or rear lot line of any single-family residential district.
- (6) Guest and tourist homes.
- (7) Townhouse projects subject to standards established herein.
 - a. Complete plans shall be submitted along with the application for the townhouse project. Such plans shall include a subdivision plan which satisfies all of the city's subdivision and platting requirements. Furthermore, a site plan shall be submitted indicating the location of buildings, parking spaces, driveways, streets, service areas, walkways, and areas which are to be retained in common ownership. The floor area of townhouse units, the number of parking spaces, the total area of the project, and other pertinent data shall be indicated on the plan.
 - b. The townhouse project shall be in single ownership at the time the application is presented.
 - c. The maximum density of each townhouse project shall be no greater than one dwelling unit for each 2,700 square feet of the total project area.
 - d. The minimum yard requirements of the R-3 multiple-family dwelling district may not apply to each individual lot within the townhouse project. For the purpose of interpretation, the minimum yard requirements shall apply to the perimeter of the tract on which the townhouse project is located.
 - e. Off-street parking shall be provided at the rate of two spaces per townhouse unit. Parking lots, driveways, and streets within the townhouse project shall be designed to discourage through traffic. Driveways shall be located at least ten feet from townhouse buildings.
 - f. Townhouse buildings and units.
 1. Each townhouse building shall contain no less than two nor more than ten townhouse units. The maximum height of townhouse buildings shall be two stories. Each townhouse unit shall contain at least 500 square feet for one bedroom unit, 750 square feet for two-bedroom units, and 1,000 square feet for three bedroom units.
 2. Each townhouse unit shall be self-contained with respect to utilities, heating and air conditioning. Each unit shall have independent entrances, and common stairwells shall be prohibited. Townhouse units shall be separated by a two-hour firewall which extends to the roof.

- g. Swimming pools, tennis courts, playgrounds and other recreation uses may be permitted within townhouse projects, provided such uses are located in areas retained in common ownership. Adequate provisions shall be made to eliminate problems of noise and lights with respect to dwelling units within the project and with respect to adjacent property. All land within townhouse projects shall be developed and maintained in a neat and orderly condition.
- h. Deed covenants shall be developed to ensure the maintenance and upkeep of areas and facilities retained in common ownership in order to provide a safe, healthful and attractive living environment within townhouse projects and to prevent the occurrence of blight and deterioration of the individual townhouse units.
- i. The city council, after recommendation by the planning and zoning board, may waive the above standards or may impose additional requirements which, in its judgment, are required as a result of unique circumstances with respect to site, the district in which it is located, and the type of development proposed. Such conditions shall be in line with the intent and purpose of this chapter and the R-3 multiple-family dwelling district.
- j. The following are additional guides to assist the city in reviewing plans for townhouse projects:
 - 1. Minimum distance between buildings, front to front or rear to rear, 60 feet.
 - 2. Minimum distance between the side of townhouse buildings, 20 feet.
 - 3. Minimum width of townhouse units, 20 feet.
 - 4. Outside storage areas for boats, travel trailers, and similar equipment should be screened from view of the dwellings within the project and should be screened from adjacent property.
 - 5. When driveways and parking spaces are located adjacent to the perimeter of the project, consideration should be given to the provision of walls or other screening material to avoid the adverse effects of noise and light to adjacent property.
 - 6. Minimum size of townhouse project, 40,000 square feet.

REZONING & SPECIAL EXCEPTION PLANS

5151 S ORANGE PARKING ADDITION

5195 MAGNOLIA ST

EDGEWOOD, FL 32809

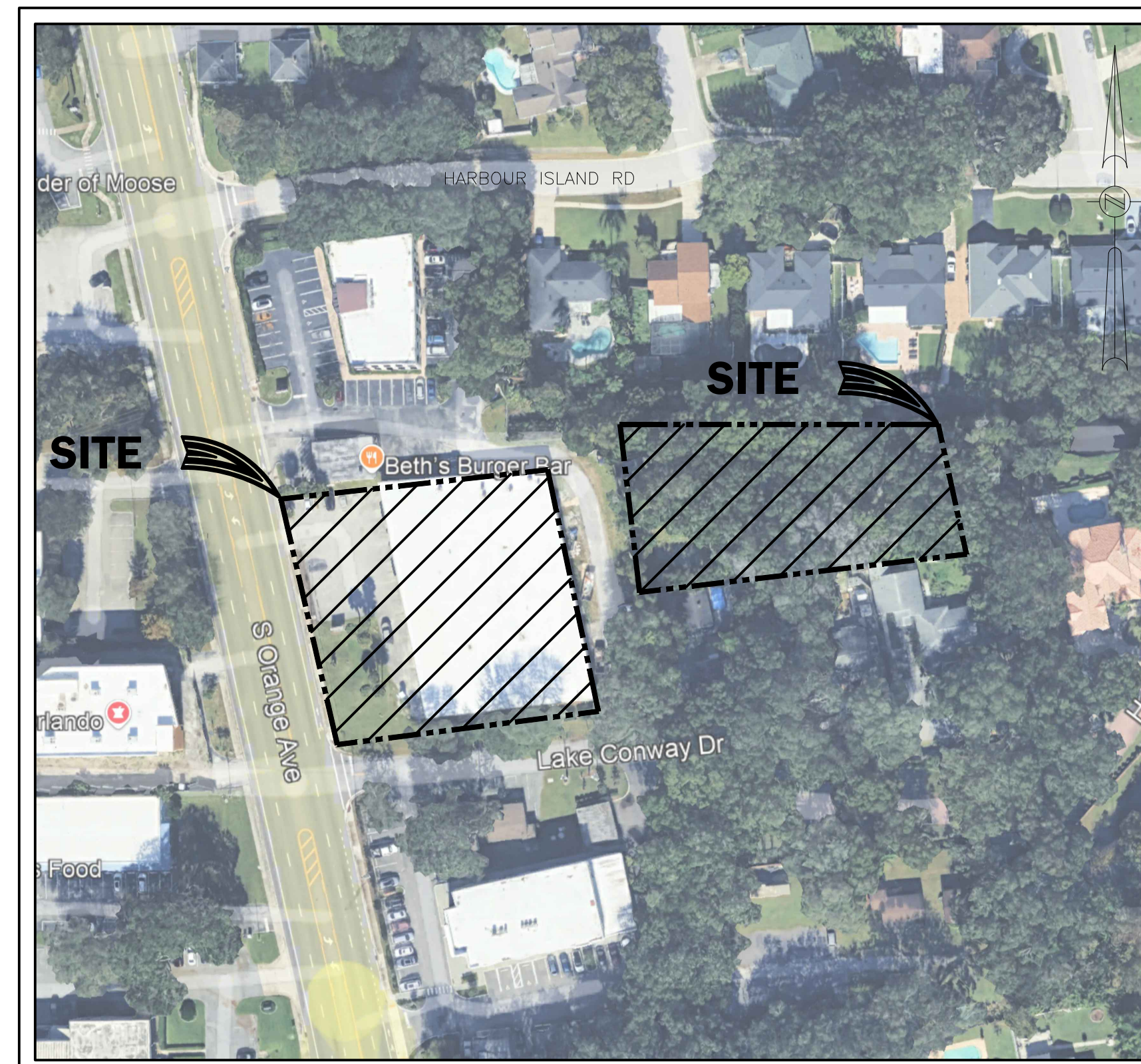
PARCEL I.D. No. 13-23-29-8752-00-030 (5151 S. ORANGE AVENUE)
PARCEL I.D. No. 13-23-29-8752-00-390 (5195 MAGNOLIA STREET)

SITE VICINITY MAP

OWNER: ROMANO FAMILY PROPERTIES LLC
CONTACT: FULVIO ROMANO
5205 S. ORANGE AVE. SUITE 200
EDGEWOOD, FL 32809
PHONE: (407) 490-0350
FAX: (407) 232-6000

APPLICANT: ROMANO FAMILY PROPERTIES LLC
CONTACT: FULVIO ROMANO
5205 S. ORANGE AVE. SUITE 200
EDGEWOOD, FL 32809
PHONE: (407) 490-0350
FAX: (407) 232-6000

SURVEYOR: IRELAND & ASSOCIATES SURVEYING, INC.
800 CURRENCY CIRCLE, SUITE 1020
LAKE MARY, FL 32746
PHONE: (407) 678-3366
FAX: (407) 320-8165



NOT TO SCALE

PLAN INDEX

- C-1 COVER SHEET**
- C-2 BOUNDARY & TOPOGRAPHIC SURVEY**
- C-3A SITE DEMOLITION AND STORMWATER POLLUTION PREVENTION PLAN**
- C-3B SITE DEMOLITION AND STORMWATER POLLUTION PREVENTION NOTES**
- C-4 SITE GEOMETRY PLAN AND NOTES**

UTILITY COMPANIES

WATER:	(407) 423-9018	ORLANDO UTILITIES COMMISSION
SEWER:	(407) 254-9764	ORANGE COUNTY UTILITIES
ELECTRIC:	(877) 372-8477	DUKE ENERGY
TELEPHONE:	(800) 288-2020	AT&T
CABLE:	(855) 317-1263	CHARTER SPECTRUM



5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-0006595

SAM J. SEBAALI, P.E.
LICENSE NO. 42075

THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY:
SAM J. SEBAALI, P.E.
ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

SAM J. SEBAALI, P.E.
LICENSE NO. 42075

Legal Description:

ALSO LESS AND EXCEPT:
THAT PART OF LOTS 3 THROUGH 10, TROPICAL PINES SUBDIVISION, AS RECORDED IN PLAT BOOK J, PAGE 11, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE SOUTH 10 FEET OF LOT 10; LYING WESTERLY OF THE SURVEY LINE OF STATE ROAD 527, SECTION 75040, AND WITHIN 40 FEET OF THE EASTERLY OF SAID SURVEY LINE, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS:
BEGIN ON THE SOUTH LINE OF LOT 20, TROPICAL PINES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS ORDERED BY J. PAGE 11, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AT A POINT 118.45 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 20, AND RUN THENCE NORTH 11°48'47" WEST 2714.04 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWESTERLY AND HAVING A RADIUS OF 2864.93 FEET; THENCE ALONG SAID CURVE THRU A CENTRAL ANGLE OF 4°26", A DISTANCE OF 221.67 FEET TO END OF CURVE; THENCE NORTH 16°14'47" WEST, 128.26 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1, TORNSTROM AND PHILLBRICK'S SUBDIVISION, PLAT BOOK G, PAGE 28, SAID PUBLIC RECORDS, AT A POINT 53.55 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 1.

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

CERTIFIED TO:
FULVIO ROMANO



NOTE:
THIS BOUNDARY SURVEY IS BASED UPON THE FOREMOST FIELD MONUMENTATION AND OCCUPATION DISCOVERED ON THE DATE OF 01-11-25, AND DELINEATED HEREON THE FACE OF THIS SURVEY. PROPERTY BOUNDARIES ARE SUBJECT TO CHANGE, IF OR WHEN, ANY OTHER PREEMINENT INFORMATION IS DISCOVERED AND DETERMINED TO AFFECT SUBJECT PROPERTY. SAID CHANGE IS WITHOUT HESITATION, CONSULTATION OR NOTIFICATION.

Field Date: 01/11/25		Date Completed: 01/23/25	
Drawn By: AWW		File Number: IS-138137	
-Legend-			
C	Centerline	PC	Point of Curvature
CB	Center Back	P	Point
CM	Concrete Monument	P.O.B.	Point of Beginning
Conc.	Concrete	P.O.L.	Point on Line
D	Description	PP	Point of Possession
DE	Drainage Easement	PRM	Permanence Reference Monument
F.E.M.A.	Federal Emergency Management Agency	PT	Point of Tangency
FFE	Finished Floor Elevation	R	Radius
Fnd.	Found	Rac	Radius
FL	Iron Pipe	RAC	Radius & Cap
L	Length (A/c)	Rac	Recovered
M	Measured	R	Roofed
N	Nail & Cap	Set	Set
ND	Not Drilled	Set	Set 1/2" Rebar & 8" 7023"
N.R.	Not-Radii	Typ	Typical
NR	Non-Radii	WM	Water Meter
P	Plot	WM	Water Meter
P.B.	Point of Beginning	WM	Water Meter (Delta Central Angle)
W	Wood Fence	WM	Water Meter
		WM	Water Meter (Chain Link Fence)

-Notes-

- *Survey is Based upon the Legal Description Supplied by Client.
- *Outlying Property Deeds have **NOT** been Researched for Gaps, Omissions and/or Mistakes.
- *Subjects are NOT subject to Any Easements and/or Restrictions of Record.
- *Based on NOT shown hereon, is Assumed and Based upon the Denoted with a "B".
- *Building Ties are **NOT** to be used to reconstruct Property Lines.
- *Easement Ownership is **NOT** determined.
- *Bridges, Overpass, Underpass and/or Ties 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.
- *Flood Zone Determination is based on FEMA Flood Zone Maps. Without Survey Verification, Will be at the User's Sole Risk and Without Liability. The Surveyor does not warrant that the information is for ANY Rights or Benefits to Anyone other than those Certified.
- *Flood Zone Determination Shown Hereon is Given as a Courtesy, is Subject to Final Approval by F.E.M.A. The Data is for Information Only and is not to be used for any purpose other than the one for which it was provided by NOR given to this Surveying Company at the time of this Endorsement. The Surveyor does not warrant that the surveyor assumes NO Liability for the Accuracy of this Determination.

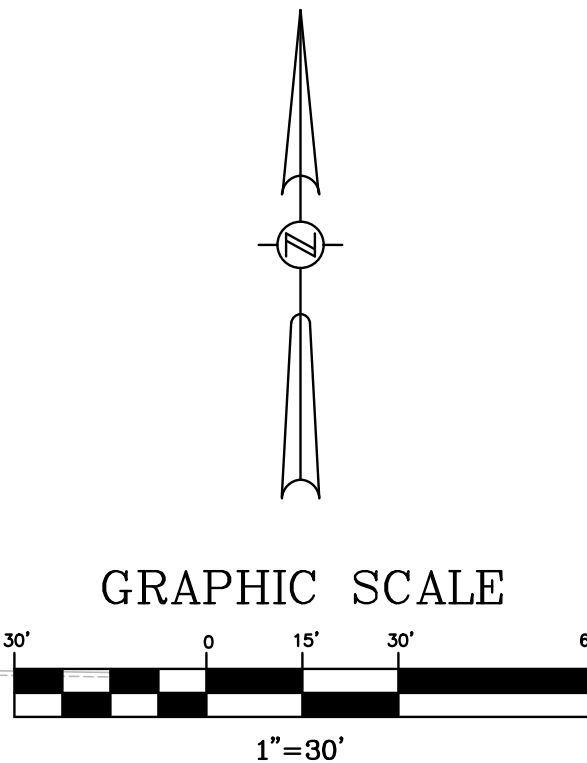
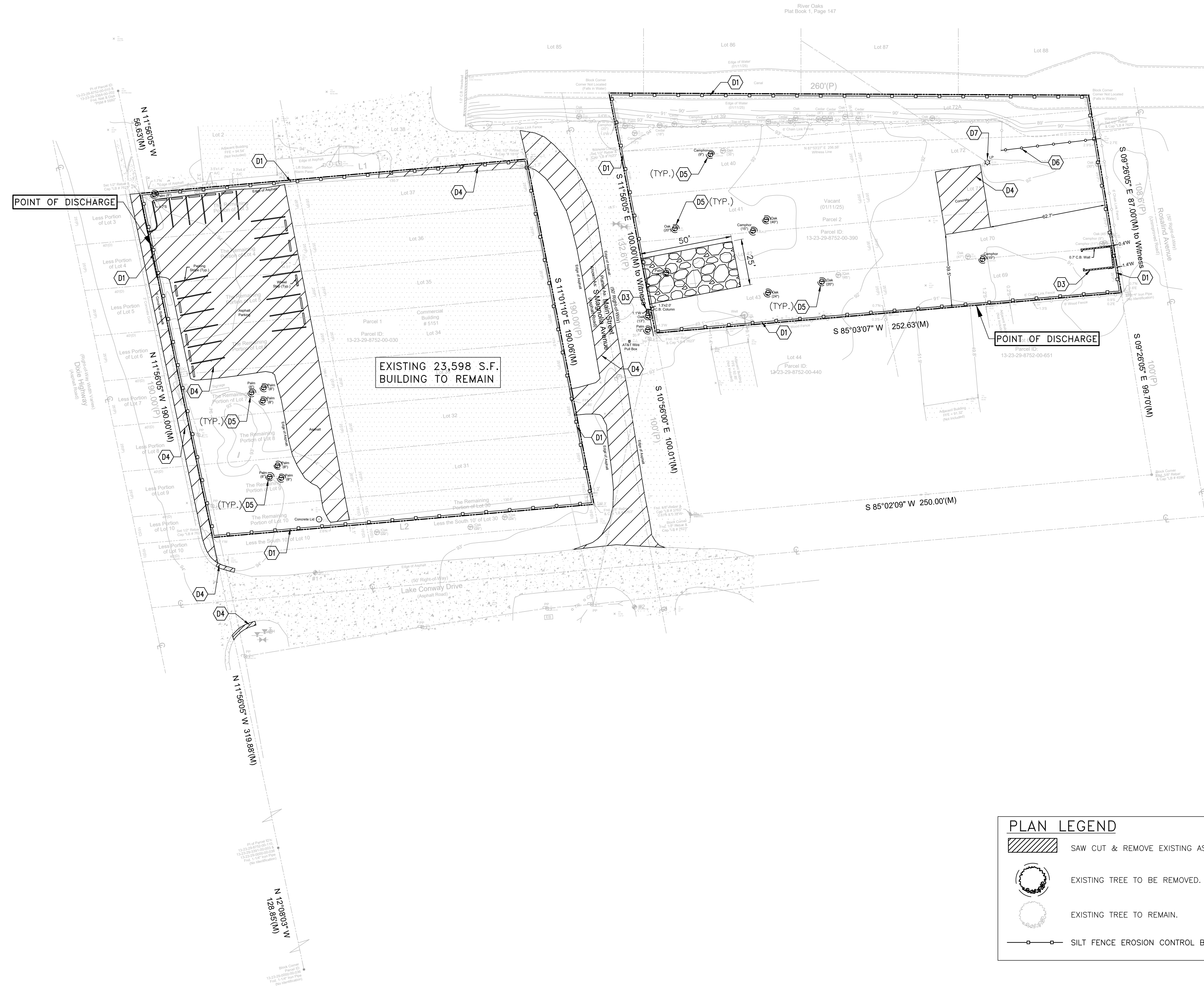
	Revisions
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I hereby Certify that this Boundary Survey of the above Described Property is in
True and Correct to the Best of my Knowledge and Belief as recently Surveyed
under my Direction and in Accordance with Information furnished to me,
as Noted and Conforms to the Standards of Practice for Land Surveyors
Surveying in the State of Florida as set forth in Chapter 473-152 Florida
Administrative Code, Pursuant to Section 473.022 Florida Statutes.

 FOR THE
FILE

Patrick K. Ireland PSM 6637 LB 7623
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID unless Signed and Embossed with Surveyor's Seal.

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

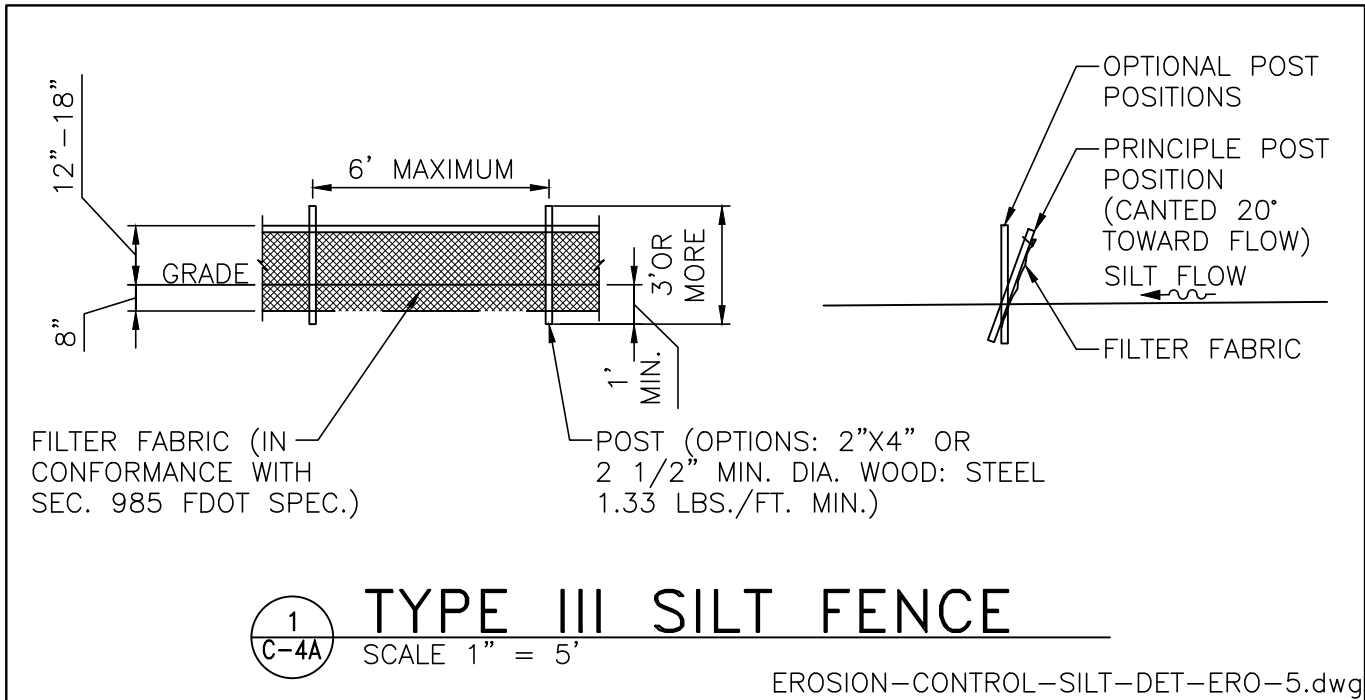


DEMOLITION KEYNOTES

- D1. F.D.O.T. TYPE "III" SILT FENCE EROSION CONTROL BARRIER.
- D2. 25'X50' GRAVEL CONSTRUCTION ENTRANCE.
- D3. REMOVE EXISTING CONCRETE STRUCTURE.
- D4. REMOVE EXISTING CONCRETE, ASPHALT, CURB AND SIDEWALK. SEE DEMOLITION NOTE 6.
- D5. REMOVE EXISTING TREE.
- D6. REMOVE EXISTING FENCE.
- D7. RELOCATE EXISTING LIGHTPOLE.

DEMOLITION NOTES

- THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF EXISTING UTILITIES & OTHER FEATURES ARE SHOWN ON THE PLANS ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PLAN PREPARATION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF ALL EXISTING UTILITIES & OTHER FEATURES AFFECTING THE WORK PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY FEG OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROPOSED WORK.
- THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE EXCAVATION.
- THE CONTRACTOR SHALL, PRIOR TO INITIATION OF ANY SITE CLEARING OR OTHER CONSTRUCTION ACTIVITIES, INSTALL SILT SCREENS DOWNSTREAM OF ALL AREAS WHICH HAVE POTENTIAL OF EROSION OR SEDIMENT TRANSPORT OFFSITE OR TO WATER BODIES. THE CONTRACTOR SHALL IMPLEMENT OTHER STRUCTURAL EROSION CONTROL MEASURES IF REQUIRED TO PREVENT SEDIMENT TRANSPORT TO OFF-SITE AREAS & WATER BODIES.
- ALL TRASH, DEBRIS, & OTHER MATERIAL REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.
- ANY EXCAVATED TRENCHES ARE TO BE BACKFILLED WITH CLEAN SAND COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE (AASHTO T-180). REFER TO GEOTECHNICAL REPORT FOR SPECIFIC COMPACTION REQUIREMENTS UNDER BUILDING & OTHER STRUCTURES.
- ALL EXISTING CONCRETE TO BE REMOVED SHALL BE SAWCUT & REMOVED @ THE FIRST AVAILABLE GOOD JOINT & REPLACED TO MATCH EXISTING.
- THE CONTRACTOR SHALL CONTACT THE GAS UTILITY FOR LOCATION BEFORE EXCAVATION. CHAPTER 17-153 F.S. REQUIRES THAT AN EXCAVATOR NOTIFIES ALL GAS UTILITIES AT LEAST TWO DAYS PRIOR TO EXCAVATING. ALSO CALL 1-800-432-4770 FOR SUNSHINE LOCATES. F.S. 556.101 THROUGH 111.
- THE CONTRACTOR SHALL TAKE EXTREME CARE AND CAUTION WHEN WORKING NEAR GAS UTILITIES AND SHALL FOLLOW ALL SAFETY REQUIREMENTS. ANY DAMAGE TO GAS INFRASTRUCTURE SHALL BE IMMEDIATELY REPORTED TO THE GAS UTILITY.
- CONTRACTOR TO PROVIDE TREE PROTECTION AROUND TREES TO REMAIN AS REQUIRED BY THE LOCAL JURISDICTION.
- NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
- PRIOR TO ANY DEMOLITION ACTIVITIES, THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND ALL EXISTING UTILITY SERVICES. ALL UTILITY SERVICES, WHICH ARE TO BE ABANDONED SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY AND PROPERLY CAPPED. UTILITIES, WHICH ARE TO REMAIN SHALL BE COORDINATED WITH THE UTILITY SERVICES FOR THE PROJECT.



PLAN LEGEND

- SAW CUT & REMOVE EXISTING ASPHALT & CONCRETE IN HATCHED AREAS.
- EXISTING TREE TO BE REMOVED.
- EXISTING TREE TO REMAIN.
- SILT FENCE EROSION CONTROL BARRIER

CONTRACTOR ACKNOWLEDGEMENT:

THIS PLAN HAS BEEN PREPARED UNDER _____ DIRECTION AND KNOWLEDGE. I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

DATE: _____
(NOTE: CONTRACTOR IS REQUIRED TO REVIEW & SIGN THIS PLAN PRIOR TO START CONSTRUCTION)

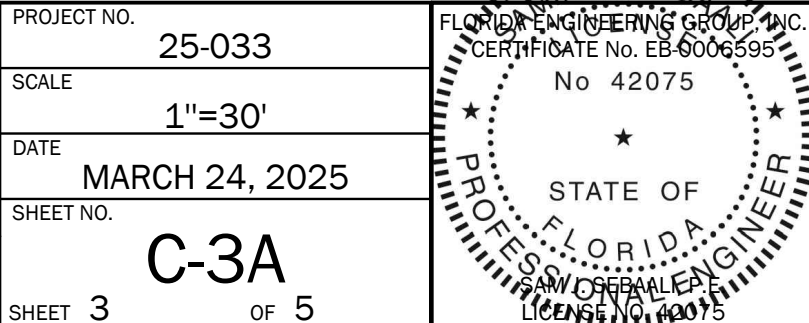
SPECIAL EXCEPTION AMENDMENT PLAN
5151 S ORANGE PARKING ADDITION
5195 MAGNOLIA ST
ORLANDO, FL 32809



5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

SITE DEMOLITION AND STORMWATER POLLUTION PREVENTION PLAN

DESIGNED BY SJS
DRAWN BY JT
CHECKED BY SJS
APPROVED BY SJS



PROJECT NO. 25-033
SCALE 1"=30'
DATE MARCH 24, 2025
SHEET NO. C-3A
SHEET 3 OF 5

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:
SAM J. SEBAALI, P.E.
ON THE DATE ADJACENT TO THE SEAL.
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RECEIVED
3/24/2025
CITY OF EDGEWOOD

EROSION CONTROL SITE DESCRIPTION NOTES:

1. THE PROPOSED CONSTRUCTION ACTIVITY WILL ENTAIL THE CLEARING & GRUBBING OF A 1.05± ACRE SITE LOCATED AT 5151 S ORANGE AVE, EDGEWOOD, FL 32809 AND 5195 MAGNOLIA ST, EDGEWOOD, FL 32809 TO BUILD A SURFACE PARKING AREA, WITH ITS ASSOCIATED DRAINAGE & UTILITIES.
2. THE SEQUENCE OF SOILS DISTURBANCE ACTIVITY IS AS FOLLOWS:
 - A. INSTALL SILT FENCE AS SHOWN ON THE PLANS & PROVIDE TREE PROTECTION ON SITE, IF APPLICABLE.
 - B. ROUGH GRADE PROPOSED POND AREA(S) OR TEMPORARY SEDIMENTATION BASIN(S).
 - C. CLEAR & GRUB THE AREA TO BE DISTURBED. ENSURE THAT DRAINAGE FROM SITE DURING CONSTRUCTION IS CONVEYED TO THE POND(S) OR TEMPORARY SEDIMENTATION BASIN(S).
 - D. PLACE FILL ON-SITE TO BRING THE SITE UP TO THE PROPOSED GRADES.
 - E. BEGIN COMPACTION / STABILIZATION PROCESS.
3. THE TOTAL SITE AREA IS 1.60 ACRES & THE AREA TO BE DISTURBED IS 1.05 ACRES.
4. THE EXISTING SOIL ARE LOCHLOOSA FINE SAND(HSG: A), MILLHOPPER-URBAN LAND COMPLEX(HSG: A) AND BASINGER FINE SAND(HSG: A/D).
5. THE TOTAL DRAINAGE AREA FOR THE PROJECT IS APPROXIMATELY 1.60 ACRES.
6. THE LATITUDE & LONGITUDE FOR THE DISCHARGE POINT IN PARCEL A IS LAT: 28°29'09.44"N LONG: 81°22'20.23"W, THE LATITUDE & LONGITUDE FOR THE DISCHARGE POINT IN PARCEL B IS LAT: 28°29'09.22"N LONG: 81°22'14.85"W, THE RECEIVING WATER BODY IS LITTLE LAKE CONWAY.
7. WASTE DISPOSAL SHALL BE IMPLEMENTED IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS. ALL TRUCKS EXITING THE SITE WILL BE HOSED, ITS LOAD COVERED AND THE COVER PROPERLY SECURED. THE STORAGE, APPLICATION, GENERATION & MIGRATION OF ALL FERTILIZERS, HERBICIDES, PESTICIDES & TOXIC MATERIAL SHALL BE IN ACCORDANCE W/ LOCAL, STATE & FEDERAL REGULATIONS.
8. CONTRACTOR SHALL IDENTIFY THE INDIVIDUAL(S) RESPONSIBLE FOR THE WEEKLY & REQUIRED INSPECTIONS. A REPORTING SYSTEM ENTAILING THE ITEMS TO BE INSPECTED & THEIR CONDITION SHOULD BE DOCUMENTED & PLACED IN A DEDICATED FILING SYSTEM THAT WILL REMAIN ON THE PROJECT SITE, ACCESSIBLE TO THE CONSTRUCTION TEAM & TO THE F.D.E.P. INSPECTORS.
9. INSPECTIONS: CONSTRUCTION SITE WILL BE INSPECTED FOR EROSION PROBLEMS DAILY AND AFTER EACH RAINFALL GREATER THAN 0.5 INCH. RAIN GAUGE WILL BE ON SITE TO MEASURE THE RAINFALL AMOUNT. THAT CONTRACTOR SHALL DETERMINE THE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & REGULATIONS GOVERNING POLLUTION OF THE ENVIRONMENT & SHALL IMPLEMENT ALL MEASURES REQUIRED TO ENSURE ADEQUATE EROSION & SEDIMENT CONTROL DURING THE ENTIRE DURATION OF CONSTRUCTION. EROSION & SEDIMENT CONTROL MEASURES SHALL CONFORM TO CITY OF EDENWOOD, ST. JOHNS WATER MANAGEMENT DISTRICT, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, & FLORIDA DEPARTMENT OF TRANSPORTATION REQUIREMENTS. INSTALLATION OF SILT FENCES & TURBIDITY BARRIERS SHALL BE IN ACCORDANCE WITH F.A.C. ROADWAY & TRAFFIC F20018-19 STANDARD PLANS & STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION.
2. EROSION & SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. EROSION & SEDIMENT CONTROL MEASURES ARE TO BE APPLIED AS A PERIMETER DEFENSE AGAINST THE TRANSPORT OF SILT & SEDIMENTS OFF THE PROJECT SITE OR INTO ADJACENT WATER BODIES OR WETLANDS.
3. THE CONTRACTOR SHALL PREPARE & IMPLEMENT AN EROSION CONTROL PLAN AS PART OF THE SCOPE OF WORK COVERED BY THESE PLANS. THE CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES IN IMPLEMENTING EROSION & SEDIMENT TRANSPORT DURING CONSTRUCTION. THE FLORIDA DEPARTMENT MANUAL "A GUIDE TO SOUND LAND & WATER MANAGEMENT" MAY BE USED AS REFERENCE FOR RECOMMENDED BEST MANAGEMENT PRACTICES RELATED TO EROSION & SEDIMENT CONTROL.
4. THE CONTRACTOR SHALL SUBMIT THE EROSION CONTROL PLAN TO THE OWNER FOR APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.
5. ALL EROSION & SEDIMENT CONTROL MEASURES WHICH ARE NECESSARY TO LIMIT THE TRANSPORT OF SILTS & SEDIMENTS TO OUTSIDE THE LIMITS OF THE WORK AREA OR TO WATER BODIES OR WETLANDS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE BEST MANAGEMENT PRACTICES & IMPLEMENT STRUCTURAL MEASURES AS NEEDED TO PREVENT EROSION & SEDIMENT TRANSPORT FROM THE WORK AREAS. THE FOLLOWING ARE MINIMUM RECOMMENDED GUIDELINES TO BE IMPLEMENTED DURING CONSTRUCTION AS PART OF THE EROSION & SEDIMENT CONTROL PLAN:
 - A. STOCKPILING OF MATERIAL
NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
 - B. EXPOSED AREA LIMITATION & PROTECTION
THE SURFACE AREA OF OPEN, RAW EXPOSED SOIL EXPOSED BY CLEARING & GRUBBING OPERATIONS OR EXCAVATING & FILLING OPERATIONS SHALL BE LIMITED AS NEEDED TO MINIMIZE THE POTENTIAL OF OFF-SITE SEDIMENT TRANSPORT. ALL EXPOSED AREAS SHALL BE PROTECTED BY INSTALLING EFFECTIVE EROSION & SEDIMENT CONTROL MEASURES SUCH AS SILT SCREENS, SYNTHETIC BALES, TURBIDITY BARRIERS, SWALES, OR A COMBINATION OF THESE & OTHER MEASURES AS WARRANTED.
 - C. INLET PROTECTION
INLETS & DRAINAGE STRUCTURES SHALL BE PROTECTED DURING CONSTRUCTION FROM SEDIMENT LAIDEN STORMWATER RUNOFF BY PROVIDING A COMBINATION OF SILT SCREENS, SYNTHETIC BALES, FILTER FABRIC COVERS OR OTHER MEASURES AS NECESSARY TO CONTROL THE TRANSPORT OF SEDIMENT.
 - D. TEMPORARY GRASSING
AREAS OPENED BY CONSTRUCTION OPERATIONS THAT ARE NOT ANTICIPATED TO BE DRESSED OR REVEAL FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE SEEDDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED. TEMPORARY SEEDING SHALL BE CONTROLLED AS TO NOT ALTER OR COMPETE WITH PERMANENT GRASSING. SLOPES STEEPER THAN 6:1 SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES OF LOOSE MULCH TO INSURE THE SEED IS IN CONTACT WITH SOIL. SEED SHALL BE APPLIED TO A DEPTH OF 4 INCHES. THE SEEDED OR SEEDD & MULCHED AREAS SHALL BE ROLLED & WATERED AS NEEDED TO ENSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. IF AFTER 14 DAYS, THE TEMPORARY SEEDING HAS NOT ATTAINED A MINIMUM OF 75% OF GOOD GRASS COVER, THE AREAS WILL BE REWORKED & ADDITIONAL SEED APPLIED TO ESTABLISH THE DESIRED VEGETATION COVER. REWORKED & ADDITIONAL SEED APPLIED
 - E. MAINTENANCE
EROSION & SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED DURING THE ENTIRE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL INSPECT THE EROSION & CONTROL MEASURES ON A DAILY BASIS. AFTER 24 HOURS OF RAIN, EVERY CONTROL MEASURE SHALL BE IMMEDIATELY REPAIRED. IF ANY OBSERVED DAMAGED CONTROLS, ALL EROSION & SEDIMENT CONTROLS SHALL BE MAINTAINED AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
6. AREAS OF SOILS DISTURBANCE IS LIMITED TO THE AREA WITHIN THE SILT FENCE LIMITS AS SHOWN ON THIS PLAN.
7. ALL DISTURBED PERVIOUS AREAS SHALL BE SODDED, UNLESS OTHERWISE NOTED.
8. NO WETLANDS & SURFACE WATERS EXIST WITHIN THE PROJECT LIMITS.
9. ALL EXCESS FILL SHALL BE HAULED OFF SITE.
10. SEDIMENTATION CONTROLS AND BMPs SHALL PREVENT STORMWATER RUNOFF WITH TURBIDITY GREATER THAN .29 NTU FROM LEAVING THE CONSTRUCTION SITE.

DUST CONTROL & PREVENTION:

1. THE SURFACE AREA OF OPEN, RAW ERODIBLE SOILS EXPOSED BY CLEARING & GRUBBING OPERATIONS OR EXCAVATION & FILLING OPERATIONS SHALL BE LIMITED AS NEEDED TO MINIMIZE THE POTENTIAL OF DUST PRODUCTION. IN ADDITION, ALL EXPOSED AREAS SHALL BE PROTECTED BY INSTALLING DUST CONTROL CONTROL MEASURES SUCH AS STABILIZING EXPOSED SOILS USING VEGETATION, MULCHING, SPRAY-ON ADHESIVES, CALCIUM CHLORIDE, WET SUPPRESSION (WATERING) AND STONE/GRAVEL LAYERING AS APPLICABLE FOR THE PROJECT AND DEEMED NECESSARY BY THE CONTRACTOR TO CONTROL DUST.
2. ONSITE VEHICLE TRAFFIC SHOULD BE LIMITED TO A MAXIMUM 15 MPH SPEED, AND THE NUMBER AND ACTIVITY OF VEHICLES SHOULD BE CONTROLLED AT ANY GIVEN TIME.
3. A MOBILE UNIT SHOULD BE AVAILABLE TO APPLY WATER TO CONTROL DUST WHEN NEEDED.
4. COVERS SHALL BE PROVIDED FOR ALL Haul TRUCKS TRANSPORTING MATERIALS THAT CONTRIBUTE TO DUST.
5. IF CHEMICAL STABILIZATION METHOD IS USED, THE CHEMICALS SHOULD BE APPROVED FOR USE BY THE APPROPRIATE REGULATORY AGENCIES AND SHOULD NOT CREATE ANY ADVERSE IMPACTS TO STORMWATER, PLANT LIFE, WATER BODIES, GROUNDWATER, OR FISH AND WILDLIFE.

SOIL TRACKING PREVENTION

1. A SOIL TRACKING PREVENTION DEVICE (STPD) SHALL BE CONSTRUCTED AT THE LOCATION SHOWN ON THE PLANS. TRAFFIC FROM UNSTABILIZED AREAS OF CONSTRUCTION SHALL BE DIRECTED THRU THE STPD BARRIER. FLAGGING OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT & DIRECT VEHICULAR EGRESS ACROSS THE STPD.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFFSITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED & APPROVED BY THE ENGINEER &/OR CITY OF EDGEWOOD PRIOR TO ITS USE.
3. ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE STPD AGGREGATE & CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER &/OR CITY OF EDGEWOOD.
4. AGGREGATES SHALL BE AS DESCRIBED IN SECTION 901 EXCLUDING 901-2.3. AGGREGATES SHALL BE FDOT SIZE #1. IF THIS SIZE IS NOT AVAILABLE, THE NEXT AVAILABLE SMALLER SIZE AGGREGATE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT & ARE UNSUITABLE.
5. THE STPD SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION. TO PREVENT TRACKING, THE STPD SHALL BE RINSED (DAILY WHEN IN USE) TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUTE LEADING TO THE STPD MAY BE REQUIRED TO LIMIT THE MUD TRACKED.

EROSION CONTROLS FOR NON STORMWATER DISCHARGES:

A) WASTE DISPOSAL:

WASTE MATERIAL:

ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN A METAL DUMPSTER WHICH WILL BE MAINTAINED BY A LICENSED SOLID WASTE MANAGEMENT COMPANY IN CITY OF EDGEWOOD. THE DUMPSTER WILL MEET ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE CORRECTLY DISPOSED. THE WASTE SITE WILL BE EMPTIED AS OFTEN AS NECESSARY TO NOT CAUSE ON-SITE DISPOSAL OF WASTE. THE TRASH WILL BE HAULED TO AN APPROVED CITY OF EDGEWOOD LANDFILL. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE. ALL PERSONNEL WILL BE INSTRUCTED TO CORRECTLY DISPOSE OF THE WASTE. PRIOR TO THE TRASH DISPOSAL, NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE SUPERINTENDING CONSTRUCTION TRAILER. THE INDIVIDUAL RESPONSIBLE FOR MANAGING THIS TASK WILL BE IDENTIFIED BY THE CONTRACTOR.

HAZARDOUS WASTE:

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE & FEDERAL REGULATIONS. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR HAZARDOUS WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE SUPERINTENDENT CONSTRUCTION TRAILER. THE INDIVIDUAL RESPONSIBLE FOR MANAGING THIS TASK WILL BE IDENTIFIED BY THE CONTRACTOR.

SANITARY WASTE:

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF THREE TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY LOCAL REGULATION.

B) OFFSITE VEHICLE TRACKING:

A GRAVEL CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPULIN.

NPDES NOTE

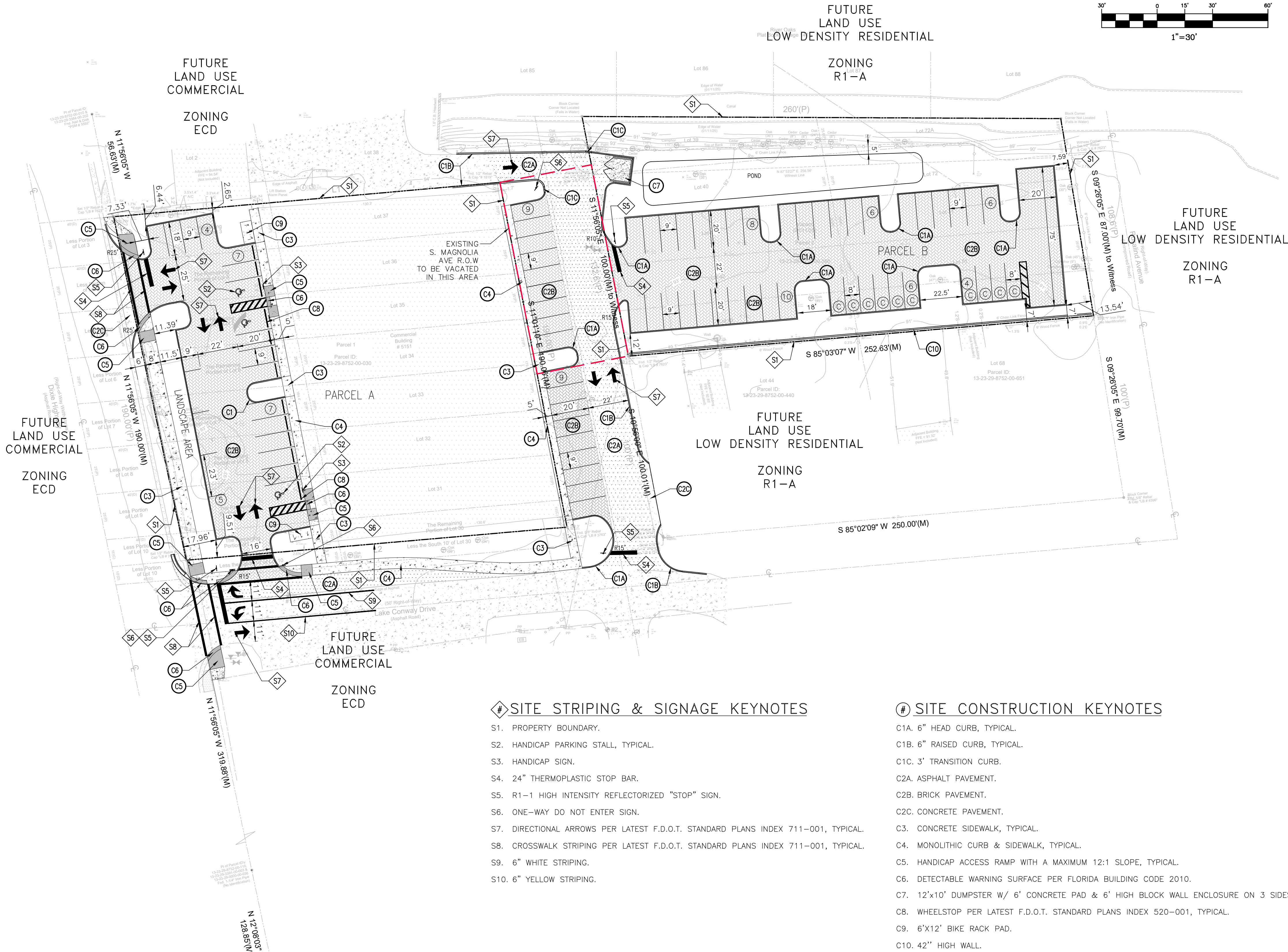
A NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NDPES) IS REQUIRED FOR THE PROJECT. UNLESS OBTAINED BY THE OWNER, THE CONTRACTOR SHALL APPLY AND OBTAIN A NOI NDPES PRIOR TO START OF CONSTRUCTION ACTIVITIES.

[illegible]

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4/29/2025

CITY OF EDGEWOOD



SITE DATA	
PARCEL "A"	
PROPERTY LOCATION:	5151 S ORANGE AVE, EDGEWOOD, FL 32809
JURISDICTION:	CITY OF EDGEWOOD
PROPERTY FUTURE LAND USE DESIGNATION:	COMMERCIAL
PROPERTY ZONING:	ECD-EDGEWOOD CENTRAL DISTRICT
PARCEL I.D.:	13-23-29-8752-00-030
PARCEL AREA:	0.90 ACRE
EXISTING USE:	RETAIL COMMERCIAL
PROPOSED USE:	18,598 S.F. OFFICE/ 5,000 S.F. RETAIL COMMERCIAL
EXISTING BUILDING:	23,598 S.F.
EXISTING PARKING:	17 SPACES
EXISTING PARKING RATIO:	1 SPACE PER 1,388 S.F.
ALLOWABLE FLOOR AREA RATIO:	3.0
EXISTING FLOOR AREA RATIO:	0.60

SITE AREA CALCULATIONS: (EXISTING CONDITION):			
BUILDING FOOTPRINT	23,598 S.F.		
EXISTING PAVEMENT	9,270 S.F.		
IMPERVIOUS AREA	32,868 S.F.	0.75 AC.	83.83 %
PERVIOUS AREA	6,336 S.F.	0.15 AC.	16.17 %
TOTAL SITE AREA	39,204 S.F.	0.90 AC.	100.00 %
SITE AREA CALCULATIONS: (PROPOSED):			
BUILDING FOOTPRINT	23,598 S.F.		
PROPOSED SIDEWALK	2,071 S.F.		
PROPOSED PAVEMENT	9,223 S.F.		
IMPERVIOUS AREA	34,892 S.F.	0.80 AC.	88.89 %
PERVIOUS AREA	4,312 S.F.	0.10 AC.	11.11 %
TOTAL SITE AREA	39,204 S.F.	0.90 AC.	100.00 %

PARKING	
PARKING REQUIRED	
OFFICE	(23,598 S.F. NET X 1 SPACE PER 375 S.F.) 63 SPACES
TOTAL PARKING REQUIRED	63 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP	3 SPACES
134.471-4.B.1 (5% REDUCTION; WITHIN 1/4 MILE OF A BUS STOP)	3 SPACES
ADJUSTED PARKING REQUIRED	60 SPACES

PARKING PROVIDED	
PARCEL-A	
STANDARD PARKING SPACES	20 SPACES
HANDICAP PARKING SPACES	3 SPACES
RIGHT OF WAY - S MAGNOLIA AVE (TO BE VACATED)	
STANDARD PARKING SPACES	9 SPACES
PARCEL-B	
STANDARD PARKING SPACES	30 SPACES
COMPACT PARKING SPACES	10 SPACES
TOTAL PARKING PROVIDED	72 SPACES
PUBLIC PARKING IN - S MAGNOLIA AVE	9 SPACES
BICYCLE PARKING	
BICYCLE PARKING REQUIRED:	2 SPACES PLUS 1 SPACE PER 10 VEHICULAR PARKING SPACES ABOVE 10
BICYCLE PARKING PROVIDED:	11 SPACES
MINIMUM OPEN SPACE AREA REQUIRED - ECD (COMMERCIAL)	20 %
OPEN SPACE AREA PROVIDED	0.10 AC. *11 %
MAXIMUM IMPERVIOUS COVER ALLOWED - ECD	80 %
IMPERVIOUS COVER PROPOSED	0.80 AC. *88 %
*EXISTING OPEN SPACE DEFICIENT; ALSO EXISTING IMPERVIOUS COVER EXCEEDS MAXIMUM ALLOWED. A PERVIOUS PAVEDRAIN SYSTEM IS PROPOSED WHICH IMPROVES EXISTING CONDITION.	

FLOOD ZONE	
FLOOD ZONE X PER FEMA F.I.R.M. PANEL 12095C0430F DATED: 09/25/2009.	
SOILS	
22 - LOCHLOOSA FINE SAND, 0 TO 2 PERCENT SLOPES, (HSG: "A")	
24 - MILLHOPPER-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES, (HSG: "A")	
WETLAND STATEMENT	
THERE ARE NO JURISDICTIONAL WETLANDS WITHIN THE PROJECT SITE.	

PARCEL "B"	
PROPERTY LOCATION:	5195 MAGNOLIA ST, EDGEWOOD, FL 32809
JURISDICTION:	CITY OF EDGEWOOD
PROPERTY FUTURE LAND USE DESIGNATION:	MEDIUM DENSITY RESIDENTIAL
EXISTING PROPERTY ZONING:	R-1A SINGLE FAMILY
PROPOSED PROPERTY ZONING:	R-3 MULTIPLE FAMILY
WITH SPECIAL EXCEPTION APPROVAL FOR PARKING USE	
PARCEL I.D.:	13-23-29-8752-00-390
PARCEL AREA:	0.70 ACRE
EXISTING USE:	VACANT-RESIDENTIAL
PROPOSED USE:	SURFACE PARKING-TO SERVE PARCEL A

SITE AREA CALCULATIONS: (PROPOSED):			
PROPOSED PAVEMENT	14,195 S.F.		
IMPERVIOUS AREA	14,195 S.F.	0.33 AC.	47.14 %
PERVIOUS AREA	16,297 S.F.	0.37 AC.	52.86 %
TOTAL SITE AREA	30,492 S.F.	0.70 AC.	100.00 %
MINIMUM OPEN SPACE AREA REQUIRED - R-3			45 %
OPEN SPACE AREA PROVIDED	0.37 AC.		53 %
MAXIMUM IMPERVIOUS COVER ALLOWED - R-3			70 %
IMPERVIOUS COVER PROPOSED	0.33 AC.		47 %

FLOOD ZONE	
FLOOD ZONES A AND X PER FEMA F.I.R.M. PANEL 12095C0430F DATED: 09/25/2009.	
SOILS	
3 - BASINGER FINE SAND, 0 TO 1 PERCENT SLOPES, DEPRESSIONAL, (HSG: "A/D")	
22 - LOCHLOOSA FINE SAND, 0 TO 2 PERCENT SLOPES, (HSG: "A")	
24 - MILLHOPPER-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES, (HSG: "A")	

WETLAND STATEMENT	
THERE ARE NO JURISDICTIONAL WETLANDS WITHIN THE PROJECT LIMITS.	

◆ SITE STRIPING & SIGNAGE KEYNOTES

- S1. PROPERTY BOUNDARY.
- S2. HANDICAP PARKING STALL, TYPICAL.
- S3. HANDICAP SIGN.
- S4. 24" THERMOPLASTIC STOP BAR.
- S5. R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN.
- S6. ONE-WAY DO NOT ENTER SIGN.
- S7. DIRECTIONAL ARROWS PER LATEST F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.
- S8. CROSSWALK STRIPING PER LATEST F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.
- S9. 6" WHITE STRIPING.
- S10. 6" YELLOW STRIPING.

⊙ SITE CONSTRUCTION KEYNOTES

- C1A. 6" HEAD CURB, TYPICAL.
- C1B. 6" RAISED CURB, TYPICAL.
- C1C. 3' TRANSITION CURB.
- C2A. ASPHALT PAVEMENT.
- C2B. BRICK PAVEMENT.
- C2C. CONCRETE PAVEMENT.
- C3. CONCRETE SIDEWALK, TYPICAL.
- C4. MONOLITHIC CURB & SIDEWALK, TYPICAL.
- C5. HANDICAP ACCESS RAMP WITH A MAXIMUM 12:1 SLOPE, TYPICAL.
- C6. DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE 2010.
- C7. 12'x10' DUMPSTER W/ 6' CONCRETE PAD & 6' HIGH BLOCK WALL ENCLOSURE ON 3 SIDES.
- C8. WHEELSTOP PER LATEST F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.
- C9. 6'x12' BIKE RACK PAD.
- C10. 42" HIGH WALL.

SPECIAL EXCEPTION AMENDMENT PLAN
5151 S ORANGE PARKING ADDITION
5195 MAGNOLIA ST
ORLANDO, FL 32809

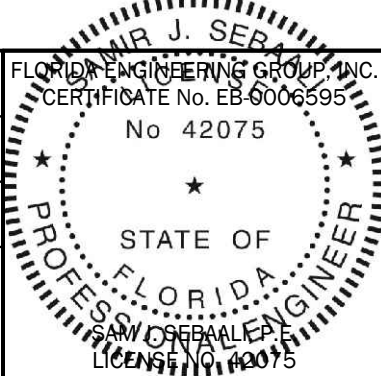


5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

SITE GEOMETRY PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

PROJECT NO.	25-033
SCALE	1"=30'
DATE	MARCH 24, 2025
SHEET NO.	C-4
SHEET 5	OF 5



THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY:
SAM J. SEBAALI, P.E.
ON THE DATE ADJACENT TO THE SEAL.
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LEGAL DESCRIPTION

PARCEL 1:

LOTS 3 THROUGH 10 AND LOTS 30 THROUGH 37, TROPICAL PINES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA, RECORDED IN PLAT BOOK J, PAGE 11, SAID LANDS SITUATE LYING AND BEING IN ORANGE COUNTY, FLORIDA, LESS THE SOUTH 10 FEET OF LOTS 10 AND 30.

ALSO LESS AND EXCEPT:

THAT PART OF LOTS 3 THROUGH 10, TROPICAL PINES SUBDIVISION, AS RECORDED IN PLAT BOOK J, PAGE 11, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE SOUTH 10 FEET OF LOT 10; LYING WESTERLY OF THE SURVEY LINE OF STATE ROAD 527, SECTION 75040, AND WITHIN 40 FEET OF THE EASTERLY OF SAID SURVEY LINE, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS:

BEGIN ON THE SOUTH LINE OF LOT 20, TROPICAL PINES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE 11, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AT A POINT 118.45 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 20, AND RUN THENCE NORTH $11^{\circ}48'47''$ WEST, 2714.04 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWESTERLY AND HAVING A RADIUS OF 2864.93 FEET; THENCE ALONG SAID CURVE THRU A CENTRAL ANGLE OF $4^{\circ}26'$, A DISTANCE OF 221.67 FEET TO END OF CURVE; THENCE NORTH $16^{\circ}14'47''$ WEST, 129.26 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1, TORNSTROM AND PHILLBRICK'S SUBDIVISION, PLAT BOOK G, PAGE 28, SAID PUBLIC RECORDS, AT A POINT 53.55 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 1.

PARCEL 2:

LOTS 39, 40, 41, 42, 43, 69, 70, 71, 72 AND 72A, TROPICAL PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE 11, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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3/24/2025

CITY OF EDGEWOOD



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) Fulvio Romano, Romano Family Properties LLC, AS

THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS,

5195 Magnolia St, Edgewood, FL 32809, DO HEREBY AUTHORIZE TO ACT AS MY/OUR

AGENT (PRINT AGENT'S NAME) Sam J. Sebaali, President Florida Engineering Group, Inc., 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: [Signature] Fulvio Romano
Signature of Property Owner Print Name Property Owner

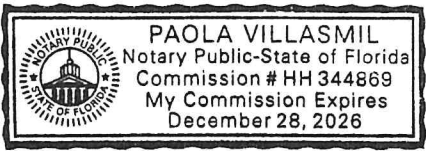
Date: Signature of Property Owner Print Name Property Owner

STATE OF FLORIDA: COUNTY OF Orange

I certify that the foregoing instrument was acknowledged before me this 19th day of March, 2025 by Fulvio Romano. He/she is personally known to me or has produced FL DL as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 19th day of March, in the year 2025.

(Notary Seal)



[Signature]
Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires: 12/28/2026

Table with 2 columns: Legal Description(s) or Parcel Identification Number(s) are required: and LEGAL DESCRIPTION: See attached.



Application for Rezoning

Ord. 2025-04 Reference: City of Edgewood Code of Ordinances, Section 134-121
REQUIRED FEE: \$750.00 + Applicable Pass-Through Fees (Ordinance 2013-01)
(Please note this fee is non-refundable)

PLANNING & ZONING MEETING DATE:	5/12/2025
CITY COUNCIL MEETING DATE:	5/20/25 & 6/17/25

IMPORTANT: Except where the requirements of a particular zoning district specify otherwise, the property owner(s) of 51% or more of the area involved (whether the same be one lot/parcel or a larger area) shall submit an application for review in accordance with Section 134-121 rezoning property owner(s) of the Edgewood code.

A COMPLETE application with all required attachments must be submitted to the City Clerk 40 days before the next Planning & Zoning meeting. No application shall be deemed accepted unless it is complete and paid for.

A notarized letter of authorization from the property owner MUST be submitted if the application is filed by anyone other than the property owner.

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

Applicant's Name:	SAM J. SEBAALI	Owner's Name:	FULVIO ROMANO
Address:	5127 S. ORANGE AVENUE SUITE 200, EDGEWOOD FL 32809	Address:	5205 S. ORANGE AVENUE SUITE 200, EDGEWOOD FL 32809
Phone:	(407) 895-0324	Phone:	(407) 490-0350
Fax:	(407) 895-0325	Fax:	(407) 232-6000
Email:	SSebaali@feg-inc.us	Email:	fulvio@rabitsromano.com
Legal Description:	LOTS 39, 40, 41, 42, 43, 69, 70, 71, 72 AND 72A, TROPICAL PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE 11, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.		
Zoned:	R-1A		
Location:	5195 MAGNOLIA ST, ORLANDO, FL 32809		
Tract Size:	± 30,527 S.F.		
Existing on Site:	VACANT		

3/24/2025



The following statement set forth the specific rezoning proposed, including:

Existing zoning districts and boundaries for all land within the subject area	R-1A - SINGLE FAMILY RESIDENTIAL
Proposed zoning districts and boundaries	R-3 - MULTIPLE FAMILY RESIDENTIAL
Purpose of request:	TO PROVIDE A STANDALONE PARKING AREA WHICH IS NOT ALLOWED IN THE R-1A ZONING DISTRICT, BUT PERMITTED IN THE R-3 ZONING DISTRICT AS A SPECIAL EXCEPTION USE.

Applicant/owner hereby states that the above request for rezoning does not violate any deed restrictions on the property.

Applicant's Signature		Date:	03/24/2025
Applicant's Printed Name	SAM J. SEBAALI	Date:	03/24/2025
Owner's Signature			
Owner's Printed Name	FULVIO ROMANO		

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

THE APPLICANT OR OWNER MUST BE PRESENT TO ANSWER QUESTIONS OR PRESENT HIS CASE AT BOTH MEETINGS.
THE FOLLOWING MUST BE SUBMITTED WITH THE APPLICATION:

Please see attached "Rezoning Process"

AT LEAST TEN (10) DAYS PRIOR TO THE DATE OF THE PUBLIC HEARING BEFORE THE BOARD, THE PERSON FILING THE APPLICATION SHALL PLACE IN A CONSPICUOUS AND EASILY VISIBLE LOCATION ON THE PROPERTY A SIGN FURNISHED BY THE CITY.

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

OFFICE USE ONLY			
Received Date:		Rec'd By:	
Forwarded To:			
Notes:			

Revised 10/28/2022

REZONING AND SPECIAL EXCEPTION REQUEST FOR 5195 MAGNOLIA STREET, EDGEWOOD, FL.

**ROMANO FAMILY PROPERTIES, LLC
PARCEL I.D. NO. 13-23-29-8752-00-390**

MARCH 24, 2025

**RECEIVED
3/24/2025
CITY OF EDGEWOOD**

I. Introduction: Romano Family Properties is seeking approval for a rezoning and special exception request for a 0.70-acre parcel of land located at 5195 Magnolia Street (Parcel B on attached Site Plan). The request aims to rezone the property from R-1A to R-3 and obtain a Special Exception to allow for the development of a surface parking lot to support the adjacent commercial property located at 5151 S. Orange Avenue (Parcel A) owned by Fulvio Romano. The proposed parking expansion is essential to ensuring the long-term viability of the existing commercial building while enhancing stormwater management and pedestrian infrastructure.

II. Justification for Rezoning: The rezoning of Parcel B from R-1A (Single-Family Residential) to R-3 (Multi-Family Residential) is justified for the following reasons:

1. **Incompatibility of R-1A Use:** The existing parcel is located directly behind a commercial building and does not provide a viable single-family residential use. The lack of direct access and its adjacency to a fully developed commercial property limits its potential as a single-family residential site.
2. **Support for Economic Viability:** The commercial building at 5151 S. Orange Avenue was constructed in 1959 and has functioned as a commercial property for over six decades. The site is currently underserved with only 17 substandard parking spaces, far below the approximately 100 parking spaces required by code. The additional surface car parking on Parcel B is crucial to supporting the continued use and economic viability of the building.
3. **Buffering from Residential Areas:** The proposed parking area on Parcel B is effectively separated from residential properties to the east by a vacant public right-of-way (R.O.W.) (Rosalind Avenue) and an existing subdivision wall, mitigating potential impacts on residential uses. A landscape buffer will be provided on the south side to separate the parking area from the residential use on the south.

III. Justification for Special Exception: The Edgewood Zoning Code allows surface parking within the R-3 District as a Special Exception. Justification for the Special Exception includes:

1. **Addressing Critical Parking Deficiency:** The existing commercial building lacks adequate parking to operate at full capacity. The proposed surface parking will add approximately 34 spaces on Parcel B and 18 spaces within the adjacent Rosalind Avenue R.O.W., increasing the total available parking to 77 spaces.

2. **Enhancing Pedestrian and Landscape Infrastructure:** The proposed redevelopment includes an 8-ft-wide public sidewalk and a 6-ft landscape strip along S. Orange Avenue, improving walkability and aesthetics along the corridor. A sidewalk is also proposed on the south side of the building to provide connectivity to the surface parking on the east side.
3. **Minimizing Residential Impact:** The site design ensures that parking is buffered from residential areas, with no direct impact on adjacent single-family homes. The vacant public R.O.W. (Rosalind Avenue) R.O.W. and the existing subdivision wall on the east side further shield residential properties from potential disturbances. A landscape buffer will be provided on the south side to separate the parking area from the residential use on the south.
4. **Stormwater and Environmental Benefits:** The use of pervious pavement and stormwater management improvements will bring the site closer to compliance with modern stormwater quality standards.

IV. Justification for Use of Public Right-of-Way for Parking: The proposed use of 18 parking spaces within the Rosalind Avenue R.O.W. is justified by the following factors:

1. **Existing Limited Use:** The public R.O.W. is currently not utilized for public access but is informally used for parking and is accessed only by the property owner and a couple of adjacent properties. Repurposing the space for formalized parking will optimize land use without impacting existing public access.
2. **Alignment with City Goals:** The proposed redevelopment aligns with Edgewood's vision for revitalizing the Edgewood Central District (ECD) by enhancing accessibility and supporting commercial viability along S. Orange Avenue.
3. **Traffic and Safety Considerations:** The proposed parking plan includes improved pedestrian and vehicular circulation patterns, ensuring safe access for visitors and employees while maintaining adequate space for traffic flow.

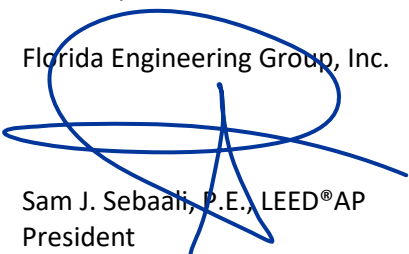
V. Justification for Open Space Deficiency: The redevelopment plan results in a reduction of open space from 16% to 11%, below the required 20%. The following factors justify the deficiency:

1. **Public Infrastructure Enhancements:** The provision of an 8-ft-wide public sidewalk along S. Orange Avenue directly benefits the community by improving pedestrian connectivity and safety.
2. **Landscaping and Permeability Improvements:** A 6-ft-wide landscape strip along S. Orange Avenue and the use of pervious pavement mitigate the impact of reduced open space by enhancing green infrastructure and stormwater infiltration.
3. **Existing Constraints and Site Conditions:** Given the site's historic development and limitations, achieving full open space compliance is not feasible without compromising parking and accessibility. The proposed plan strikes a balance between functional necessity and environmental enhancements.

VI. Conclusion: The proposed rezoning and Special Exception request for Parcel B, along with the inclusion of parking within the public R.O.W., are justified based on the need for additional parking, the limited viability of single-family residential use, and the significant site improvements being proposed. The project will support the long-term economic success of the existing commercial property, enhance pedestrian infrastructure, and improve stormwater management while minimizing impacts on adjacent residential properties. Approval of these requests will contribute to the continued revitalization of the Edgewood Central District, aligning with the city's vision for sustainable growth and development.

Please do not hesitate to contact me should you have any questions or need additional clarification regarding this request. I can be reached by phone at 407-895-0324 or by email at SSebaali@feg-inc.us.
Sincerely,

Florida Engineering Group, Inc.



Sam J. Sebaali, P.E., LEED®AP
President

RECEIVED

3/24/2025

CITY OF EDGEWOOD



5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

2302 Parklake Drive, Suite 134
Atlanta, GA 30345
Phone: 1-877-857-1581
Fax: 1-877-857-1582





APPLICATION FOR SPECIAL EXCEPTION

Reference: Code Sections 134-103 through 134-109

REQUIRED FEES: \$750.00 Application Fee + Initial Pass-through Deposit (Ordinance 2013-01) to open up project account. 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 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. 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.

☒ New Special Exception Request ☐ Amendment to Special Exception Date SE granted: _____

Applicant Name: SAM J. SEBAALI / FLORIDA ENGINEERING GROUP, INC. Owner Name: FULVIO ROMANO / ROMANO FAMILY PROPERTIES, LLC

Email: SSebaali@feg-inc.us Email: fulvio@rabitsromano.com

Phone: (407) 895-0324 Phone: (407) 490-0350

Property Address: 5195 Magnolia St, Edgewood, FL 32809

Legal Description: LOTS 39, 40, 41, 42, 43, 69, 70, 71, 72 AND 72A, TROPICAL PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE 11, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Property Zoning: R1-A, REZONING TO R-3 Existing on site: VACANT

Surrounding Zoning Designations:

North: R-1A South: R-1A East: R-1A West: ECD

Section of Code Special Exception being requested: SECTION 134-282 - (c)(2)

Special Exception Request: PROVIDING A STANDALONE PARKING AREA WITH RELATED INFRASTRUCTURE ON THE SITE WITH THE ADDRESS "5195 MAGNOLIA ST, ORLANDO, FL 32809" TO SERVE THE EXISTING BUILDING ON "5151 S ORANGE AVENUE, ORLANDO, FL 32809".



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 Special Exception request and include the justification for the subject request. If applicable, please include the following:
 - Summary of business operation including hours of operation, seating capacity, required parking and loading spaces, number of employees, number of anticipated clients/customers, site concerns that may impact adjacent properties, etc.
- 3) Each application for a Special Exception shall be accompanied by a site plan. Details of the site plan depend on what section of code you are requesting the Special Exception for. Please work with City Staff to confirm.
- 4) During the Special Exception review, City Staff may request the following information if applicable:
 - Detailed site plan, landscape plan, existing and/or proposed structures, septic systems, drain fields, easements, buffers, signage, fire lanes, driveways, etc.

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

Applicant Name: SAM J. SEBAALI

Applicant Signature: _____

Date: 03/24/2025

Owner Name: FULVIO ROMANO

Owner Signature: _____

Date: 03/24/2025

Office Use Only:

Received by: _____

Date Received: _____

Forwarded to: _____

Date Forwarded: _____

P&Z Meeting Date: _____

City Council Meeting Date: _____

Notes: _____

REZONING AND SPECIAL EXCEPTION REQUEST FOR 5195 MAGNOLIA STREET, EDGEWOOD, FL.

**ROMANO FAMILY PROPERTIES, LLC
PARCEL I.D. NO. 13-23-29-8752-00-390**

MARCH 24, 2025

**RECEIVED
3/24/2025
CITY OF EDGEWOOD**

I. Introduction: Romano Family Properties is seeking approval for a rezoning and special exception request for a 0.70-acre parcel of land located at 5195 Magnolia Street (Parcel B on attached Site Plan). The request aims to rezone the property from R-1A to R-3 and obtain a Special Exception to allow for the development of a surface parking lot to support the adjacent commercial property located at 5151 S. Orange Avenue (Parcel A) owned by Fulvio Romano. The proposed parking expansion is essential to ensuring the long-term viability of the existing commercial building while enhancing stormwater management and pedestrian infrastructure.

II. Justification for Rezoning: The rezoning of Parcel B from R-1A (Single-Family Residential) to R-3 (Multi-Family Residential) is justified for the following reasons:

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3. **Buffering from Residential Areas:** The proposed parking area on Parcel B is effectively separated from residential properties to the east by a vacant public right-of-way (R.O.W.) (Rosalind Avenue) and an existing subdivision wall, mitigating potential impacts on residential uses. A landscape buffer will be provided on the south side to separate the parking area from the residential use on the south.

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1. **Addressing Critical Parking Deficiency:** The existing commercial building lacks adequate parking to operate at full capacity. The proposed surface parking will add approximately 34 spaces on Parcel B and 18 spaces within the adjacent Rosalind Avenue R.O.W., increasing the total available parking to 77 spaces.

2. **Enhancing Pedestrian and Landscape Infrastructure:** The proposed redevelopment includes an 8-ft-wide public sidewalk and a 6-ft landscape strip along S. Orange Avenue, improving walkability and aesthetics along the corridor. A sidewalk is also proposed on the south side of the building to provide connectivity to the surface parking on the east side.
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2. **Alignment with City Goals:** The proposed redevelopment aligns with Edgewood's vision for revitalizing the Edgewood Central District (ECD) by enhancing accessibility and supporting commercial viability along S. Orange Avenue.
3. **Traffic and Safety Considerations:** The proposed parking plan includes improved pedestrian and vehicular circulation patterns, ensuring safe access for visitors and employees while maintaining adequate space for traffic flow.

V. Justification for Open Space Deficiency: The redevelopment plan results in a reduction of open space from 16% to 11%, below the required 20%. The following factors justify the deficiency:

1. **Public Infrastructure Enhancements:** The provision of an 8-ft-wide public sidewalk along S. Orange Avenue directly benefits the community by improving pedestrian connectivity and safety.
2. **Landscaping and Permeability Improvements:** A 6-ft-wide landscape strip along S. Orange Avenue and the use of pervious pavement mitigate the impact of reduced open space by enhancing green infrastructure and stormwater infiltration.
3. **Existing Constraints and Site Conditions:** Given the site's historic development and limitations, achieving full open space compliance is not feasible without compromising parking and accessibility. The proposed plan strikes a balance between functional necessity and environmental enhancements.

VI. Conclusion: The proposed rezoning and Special Exception request for Parcel B, along with the inclusion of parking within the public R.O.W., are justified based on the need for additional parking, the limited viability of single-family residential use, and the significant site improvements being proposed. The project will support the long-term economic success of the existing commercial property, enhance pedestrian infrastructure, and improve stormwater management while minimizing impacts on adjacent residential properties. Approval of these requests will contribute to the continued revitalization of the Edgewood Central District, aligning with the city's vision for sustainable growth and development.

Please do not hesitate to contact me should you have any questions or need additional clarification regarding this request. I can be reached by phone at 407-895-0324 or by email at SSebaali@feg-inc.us.
Sincerely,

Florida Engineering Group, Inc.



Sam J. Sebaali, P.E., LEED®AP
President

RECEIVED

3/24/2025

CITY OF EDGEWOOD



5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

2302 Parklake Drive, Suite 134
Atlanta, GA 30345
Phone: 1-877-857-1581
Fax: 1-877-857-1582





APPLICATION FOR VARIANCE

Reference: Code Sections 134-103 through 134-109

**REQUIRED FEES: \$750.00 (Commercial) or \$350 (Residential) Application Fee +
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: SAM J. SEBAALI / FLORIDA ENGINEERING GROUP, INC. Owner Name: FULVIO ROMANO / ROMANO FAMILY PROPERTIES, LLC

Email: sebaali.s@tandh.com Email: fulvio@rabitsromano.com

Phone: (407) 895-0324 Phone: (407) 490-0350

Property Address: 5195 Magnolia St, Edgewood, FL 32809

Legal Description: LOTS 39, 40, 41, 42, 43, 69, 70, 71, 72 AND 72A, TROPICAL PINES, ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE 11, OF THE PUBLIC RECORDS OF ORANGE
COUNTY, FLORIDA.

Property Zoning: R1-A, REZONING TO R-3 Existing on site: VACANT

Section of Code Variance is being requested: (1) Code Section 134-60(c), (2) Section 114-4(1)(b),
(3) Article V, Division 5 – Off-Street Parking Requirements

Variance Request: (1) Request to construct a 3.5-foot-high concrete or masonry wall along the south side of the new parking lot
(east of Magnolia Street), with no wall on the north and west boundaries, in lieu of the required minimum 8-foot wall.

(2) Request to eliminate the required 6-foot-high opaque hedge along the eastern boundary of the new parking lot, and to allow a
reduced hedge height along the southern boundary—consistent with the proposed lower wall height, if approved.

(3) Request to provide parking at a ratio of 1 space per 375 square feet for office/general commercial uses.
Request to allow up to 15% of the required parking spaces to be compact (minimum 8 feet wide), located only
in the rear lot (east of Magnolia Street), in order to preserve existing 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: Sam J. Sebaali

Applicant Signature: _____

Date: 04/29/2025

Owner Name: Fulvio Romano

Owner Signature: _____

Date: 4.29.25



Office Use Only:

Received by: _____ Date Received: _____

Forwarded to: _____ Date Forwarded: _____

P&Z Meeting Date: _____ City Council Meeting Date: _____

Notes: _____

April 29, 2025

Subject: Variance Narrative
Re-Development at 5151 S. Orange Avenue
FEG/T & H Project No.: 25-033

The following variances are being requested in connection with the re-development of the existing property at 5151 S. Orange Avenue.

- **Variance to Code Section 134-60(c):**
Request to construct a 3.5-foot-high concrete or masonry wall along the south side of the new parking lot (east of Magnolia Street), with no wall on the north and west boundaries, in lieu of the required minimum 8-foot wall.
- **Variance to Code Section 114-4(1)(b):**
Request to eliminate the required 6-foot-high opaque hedge along the eastern boundary of the new parking lot, and to allow a reduced hedge height along the southern boundary—consistent with the proposed lower wall height, if approved.
- **Variance to Article V, Division 5 – Off-Street Parking Requirements:**
 - Request to provide parking at a ratio of 1 space per 375 square feet for office/general commercial uses.
 - Request to allow up to 15% of the required parking spaces to be compact (minimum 8 feet wide), located only in the rear lot (east of Magnolia Street), in order to preserve existing trees.

The following provides a narrative to each of the above listed variances:

Variance to Code Section 134-60(c):

A variance in the wall height: 3.5 feet high concrete or masonry wall on the south side of the new parking lot east of Magnolia Street and no wall on the north and west boundaries in lieu of the required minimum of eight feet in height.

Per Code Section 134-104(3)b., variance approval requires a finding of the following 6 criteria are true, which staff deems to be true.

- 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.***

The subject property uniquely presents an already isolated location, a condition not typical of other properties within the same zoning district. The proposed 8-foot high wall along the south side of the parking lot raises significant public safety concerns due to the property's isolated location. The 8-foot high wall would create a substantial barrier and exacerbate the existing sense of seclusion, potentially creating an environment less visible and accessible, which could increase the risk of criminal activity. The existing wall already on the east side of the adjacent unopened Rosalind Avenue right-of-way also creates a special circumstance.

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

These distinctive conditions are in no way the result of the applicant's actions.

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.*

Granting this variance will not confer any special privilege on the applicant. Rather, it addresses a unique safety concern arising from the property's isolation, a concern not generally applicable to other sites in the 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.*

A literal interpretation mandating an 8-foot wall along the east and south property line would deprive the applicant of the right to ensure basic public safety on their property, a right commonly afforded to others. Such a wall would exacerbate the existing isolation, creating unnecessary and undue hardship by potentially fostering a less secure environment.

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

The proposed condition of approval of this requested variance, a 3.5-foot masonry wall along the south property line of the parking lot east of Magnolia Street, represents the condition to achieve the reasonable use of the land as a functional and safe parking area while protecting adjacent uses. This carefully considered height effectively mitigates headlight intrusion into the adjacent residential properties should the existing fencing be taken down, while crucially avoiding the significant public safety risks associated with an 8-foot barrier in this isolated setting.

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.

Approving this variance, with the stipulated 3.5-foot wall condition, is demonstrably in harmony with the general intent and purpose of this chapter, which implicitly includes promoting public safety and well-being. By preventing the creation of a secluded and potentially hazardous area, this variance actively aids in eliminating detrimental impacts to the public welfare and fosters a more secure environment for both users of the parking lot and the adjacent residents.

Variance to Code Section 114-4(1)(b):

A variance in Code Section 114-4(1)b. to reduce the requirement of a 6 feet high opaque hedge along the south and east boundaries of the new parking lot if the variance is approved to allow the elimination of the wall on the east and a reduced wall height on the south boundary of the new parking lot.

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.

The subject property presents a unique set of circumstances that render a 6-foot opaque hedge along the east side of the property (west Rosalind Avenue right-of-way line) impractical and potentially detrimental, conditions not applicable to other properties in the same zoning district. Specifically, the **existing wall along the east right-of-way of the unopened Rosalind Avenue** already provides a significant visual and physical barrier. A six feet hedge on the east property line would create an isolated area in the unopened Rosalind Avenue right-of-way. A 6 feet high hedge on the south parking lot boundary would be counterproductive to the rationale for the reduced wall height if the requested variance for reduced wall height is approved.

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

These **distinctive conditions are not the result of the applicant's actions**. The presence of the pre-existing wall and the inherent isolation of the property are external factors influencing the appropriateness of the standard landscaping requirement.

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.***

Eliminating the opaque hedge requirement in this specific context will **not confer any special privilege** on the applicant. Instead, it allows for a more practical and conscious design that takes into account the existing site conditions, unlike other properties in the district that may not share these unique characteristics.

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.***

A literal interpretation mandating a 6-foot opaque hedge along both the south and east boundaries would impose an **unnecessary and undue hardship** on the applicant exacerbating public safety concerns depriving the applicant of the ability to design a safer environment, a right commonly enjoyed by other property owners.

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

Requiring the hedge to be as high as the wall where required, balances the need for some landscaping with the paramount concern for maintaining visibility and public safety in an isolated area.

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.***

Approving this variance is **in harmony with the general intent and purpose of this chapter**, which includes promoting safe and functional development. Eliminating the potentially hazardous opaque hedge in this specific isolated location actively **aids in eliminating detrimental impacts to the public welfare** by enhancing visibility and security.

Variance to Article V, Division 5 – Off-Street Parking Requirements:

A variance for the parking standards of the City's parking requirements in Code Article V, Division 5 Off Street Parking, specifically to allow 1 space per 375 square feet for office or general commercial uses; and, 10% of the total required parking may be a minimum of 8 feet in width (compact parking) in the rear parking lot (east of Magnolia Street):

- 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.***

The site was developed prior to modern land use regulations and lacks the minimum parking needed for viable uses intended along Orange Avenue.

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

The lack of necessary parking was not the result 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. The requested parking standards does not confer on the applicant a special privilege.***

The reduced parking and allowance of compact spaces are intended to allow for a more effective resolution of existing nonconformities, not to provide an unfair competitive advantage.

- 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.***

Strict adherence to standard parking standards hinders the applicant's ability to rectify the existing nonconforming parking situation and create a more code-compliant and functional site for commercial and office use.



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

The applicant's request is the minimum. The intent is to provide as many spaces to at least meet the standard minimum. Such is needed for marketability of leasing space.

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.*

Approving this variance allows for the ability to lease the space, meeting the City's goal of improvement of the Orange Avenue corridor aesthetic. The requested variances allow for a comprehensive site redesign that addresses the pre-existing nonconformities in a practical and beneficial manner. The conditions of approval will provide compatibility with the residential user of Lake Conway Drive.

Sincerely,

THOMAS & HUTTON ENGINEERING CO.

Sam J. Sebaali, P.E., LEED®AP
Regional Director

Order ID: 7808705

* Agency Commission not included

GROSS PRICE * : \$301.93

PACKAGE NAME: Public Hearing/Bid/Misc_Legal

Product(s): Orlando Sentinel, Affidavit, Floridapublicnotices.com, Classifieds.OS.com_Legals

AdSize(s): 1 Column

Run Date(s): Friday, May 2, 2025

Zone: Full Run

Color Spec. B/W

Preview

**NOTICE OF PUBLIC HEARING CITY OF
EDGEWOOD, FLORIDA**

NOTICE IS HEREBY GIVEN that the City of Edgewood, Florida, will hold public hearings to consider a request to rezone the property located at 5195 Magnolia Street, Edgewood, FL 32809, from Single-Family Residential (R-1A) to Multifamily Residential (R-3).

Public Hearing Dates, Times & Location: All hearings will be held at Edgewood City Hall, Council Chambers, 405 Bagshaw Way, Edgewood, FL 32809.

- Planning & Zoning Board: Monday, May 12, 2025, at 6:30 p.m.
- City Council – First Reading: Tuesday, May 20, 2025, at 6:30 p.m.
- City Council – Second Reading: Tuesday, June 17, 2025, at 6:30 p.m.

Please note that the public hearing may be continued to a specific date and time by announcement during the hearing, without the need for further published notice.

ORDINANCE NO. 2025-04
AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY LOCATED AT 5195 MAGNOLIA STREET, ORLANDO, FLORIDA 32809, COMPRISING APPROXIMATELY 0.70 ACRES, FROM SINGLE-FAMILY RESIDENTIAL (R-1A) TO MULTIFAMILY RESIDENTIAL (R-3); PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

To obtain a copy of the proposed ordinance or related documents, please email info@edgewood-fl.gov or visit City Hall at 405 Bagshaw Way, Edgewood, FL 32809.

Interested parties are encouraged to attend the public hearings and will have the opportunity to speak on the proposed rezoning. If you are unable to attend, comments may be submitted in writing by email or delivered in person to City Hall. All written submissions will become part of the official public record. To ensure inclusion in the record, written comments must be

Order ID: 7808705

* Agency Commission not included

GROSS PRICE * : **\$301.93**

PACKAGE NAME: Public Hearing/Bid/Misc_Legal

received no later than 12:00 PM (noon)
on the day of the scheduled hearing.

Individuals with disabilities who
require accommodations or assistance
to participate in the hearings should
contact the City Clerk at (407) 851-2920
at least 24 hours prior to the scheduled
meeting.

Anyone wishing to appeal a decision
made at these hearings must ensure
that a verbatim record of the
proceedings is made, including all
testimony and evidence, as this will be
required for any appeal.
5/02/2025 7808705

NOTICE OF PUBLIC HEARINGS

The City of Edgewood will hold public hearings to consider several proposals related to the properties located at **5195 Magnolia Street** and **5151 South Orange Avenue**. These proposals include a request to rezone the property at 5195 Magnolia Street to R-3, a Special Exception for a parking lot, and multiple Variances to City Code requirements as well as a variance for the property located at 5151 South Orange Avenue. Detailed information on each proposal is provided below:



1. **Ordinance 2025-04:** To change the zoning designation of the property at 5195 Magnolia Street from R-1A (Single-Family Residential) to R-3 (Medium-Density Residential).
2. **Special Exception 2025-01: Request for** Special Exception approval, as allowed by City Code Section 134-282(c)(2) , for a parking lot at 5195 Magnolia Street that will serve the adjacent commercial use located at 5151 South Orange Avenue.
3. **Variance 2025-02:** Variance to City Code Section 134-60(c) to construct a 3.5-foot-high concrete or masonry wall on the south side of the new parking lot situated at 5195 Magnolia Street, and to have no wall on the north and east boundaries. This is a variance from the City's requirement for a minimum wall height of eight feet.
4. **Variance 2025-03:** Variance to City Code Section 114-4(l)(b) to eliminate the requirement for a 6-foot-high opaque hedge along the east boundary of the new parking lot at 5195 Magnolia Street. Additionally, a variance in hedge height along the southern boundary, to allow a reduced wall height consistent with requested reduced wall height requested in Variance 2025-01; Code requires a minimum hedge height of six feet.



5. **Variance 2025-04:** Variance to City Code Article V, Division 5 to vary from the City's off-street parking requirements for the business at 5151 South Orange as follows:
- To allow a parking ratio of 1 parking space per 375 square feet for office and general commercial uses.
 - To permit up to 15% of the total required parking spaces to be compact (minimum 8 feet in width). These compact spaces will be limited to the rear parking lot (east of Magnolia Street) to preserve existing trees on the site.

Public Hearing Dates, Times & Location: All hearings will be held at Edgewood City Hall council chambers, located at 405 Bagshaw Way, Edgewood, Florida 32809.

- Planning & Zoning Board Meeting - Monday, May 12, 2025 at 6:30 PM
- City Council Meeting: First Reading - Tuesday, May 20, 2025 at 6:30 PM
- City Council Meeting: Second Reading - Tuesday, June 17, 2025 at 6:30 PM

How to Participate:

- Review the application and staff reports by contacting or visiting City Hall.
 - Email: info@edgewood-fl.gov
 - Phone: 407-851-2920
 - Hours: Monday-Thursday: 8 AM to 4 PM; Friday: 8 AM to noon.
- Attend the public hearings and be heard (5/12/25, 5/20/25, & 6/17/25)
- If you are unable to attend the public hearings, you may submit your comments by email to info@edgewood-fl.gov or in writing to Edgewood City Hall at 405 Bagshaw Way.
- All written comments will become part of the official public record for the project. Please ensure your comments are received **no later than 12:00 PM (noon)** on the day of the scheduled public hearing.

Accessibility:

If you require accommodations under the Americans with Disabilities Act, please notify the City Clerk's Office in writing at least **48 hours prior** to the meeting.

Continuations:

Any or all of the public hearings may be continued to a later date. The date, time, and location of any continuation will be announced at the scheduled hearing.

Dated: May 1, 2025



Application: Ord 2025-04; SE 2025-01; VAR 2025-02
VAR 2025-03; VAR 2025-04

Owner/Applicant Name: Fulvio Romano

Public Hearing Dates: 5/12/25, 5/20/25, & 6/17/25

This affidavit is to be presented at the public hearing before the Planning and Zoning Board.

SIGN AFFIDAVIT

STATE OF FLORIDA
ORANGE COUNTY

Before me, the undersigned authority, personally appeared Connor Antonissen,
to me well known and known to me to be the person described in and who executed the foregoing
affidavit, after being first duly sworn, says:

1. That the affiant posted the notice provided by the City of Edgewood, which contains the time and dated of the public hearings involved (i.e. Planning and Zoning Board and/or City Council).
2. That said posted notice also contained the relevant facts pertaining to the application.
3. That said notice was posted was posted in a conspicuous and easily visible place on the subject property not less than ten days prior to the date of public hearing. Date posted: 5/2/25.
4. That the affiant understands that this affidavit is intended to be submitted as a prerequisite for a public hearing, and as such will be officially filed with the City of Edgewood, Florida.

[Signature]
Signature of owner or authorized representative

State of Florida County of Orange
Sworn to and subscribed before me this May day of 25 via physical presence.

[Signature]
Print, type, or stamp commissioned name of Notary Public

HH 241996
Notary Public, State of Florida

Personally Known OR Produced Identification
Type of I.D. Produced License







UNFINISHED BUSINESS

COMMENTS & ANNOUNCEMENTS

ADJOURNMENT