



# PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Monday, May 13, 2024 at 6:30 PM

Ryan Santurri  
Chair

David Nelson  
Vice-Chair

David Gragg  
Board Member

Melissa Gibson  
Board Member

Todd Nolan  
Board Member

## AGENDA

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

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

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

**C. APPROVAL OF MINUTES**

- 1. March 11, 2024 Planning & Zoning Meeting Minutes

**D. NEW BUSINESS**

- 1. Variance 2024-01: SFR Addition Setback Encroachment 465 Mandalay Rd.

**E. UNFINISHED BUSINESS**

**F. COMMENTS/ANNOUNCEMENTS**

**G. ADJOURNMENT**

**UPCOMING MEETINGS**

Tuesday, May 21, 2024.....City Council Meeting  
Monday, June 10, 2024.....Planning & Zoning Meeting

### General Rules of Order

You are welcome to attend and express your opinion. The Board is pleased to hear non-repetitive comments related to business before the Board; however, a **five (5) minute time limit per person** has been set by the Board. Large groups are asked to name a spokesperson. If you wish to appear before the

Board, please fill out an Appearance Request Registration Form and give it to the City Clerk. When recognized, state your name and speak directly into the microphone. The City is guided by **Roberts Rules of Order** in governing the conduct of the meeting. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at (407) 851-2920 at least 24 hours in advance of the meeting.

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

Thank you for participating in your government!

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### Appeals

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

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### Americans with Disabilities Act

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

# CALL TO ORDER & PLEDGE OF ALLEGIANCE

# ROLL CALL & DETERMINATION OF QUORUM

# APPROVAL OF MINUTES



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Todd Nolan  
Board Member

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## MINUTES

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### CALL TO ORDER & PLEDGE OF ALLEGIANCE

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

### ROLL CALL AND DETERMINATION OF QUORUM

Administrative Project Manager Sollazzo confirmed there was a quorum with all five board members present.

### BOARD MEMBERS PRESENT

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

### STAFF PRESENT

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

### APPROVAL OF MINUTES

December 11, 2023 Planning & Zoning Meeting Minutes

***Board Member Gibson pointed out typographical error to be corrected involving an incorrect name for an absent member. Board Member Gragg made a motion to approve the December 11, 2023 Planning and Zoning meeting minutes with the correction. The motion was seconded by Chair Santurri. Approved (5/0) by voice vote.***

### NEW BUSINESS

#### 1. Election of Chair and Vice-Chair for 2024 year

A brief discussion between Board Members ensued to decide about nominations for Chair and Vice-Chair.

***Board Member Gragg made a motion to nominate Chair Santurri to be re-elected as the Planning & Zoning Board Chair for 2024. The motion was seconded by Board Member Nolan. Approved (5/0) by voice vote.***

***Board Member Gragg made a motion to nominate Vice-Chair Nelson to be re-elected as the Planning & Zoning Board Vice-Chair for 2024. The motion was seconded by Chair Santurri. Approved (5/0) by voice vote.***

**2. Ordinance 2024-02: Small Scale Comprehensive Plan Amendment - 302 Mandalay Road**

Planner Hardgrove began by providing an overview of the proposed Small Scale Comprehensive Plan Amendment, along with history about the property.

This is a request to change the future land use designation from Low Density Residential to Commercial for property located at the southeast corner of Hansel Avenue and Mandalay Road; the address is 302 Mandalay Road, also known as Orange County tax parcel 13-23-29-6056-03-020. The property comprises ±0.28 acre and is undeveloped. The property is Lot 2, Block C of the Oak Lynn Second Plat and the west ½ of a vacated street (Yar Court) lying east of the lot. The Oak Lynn Second Plat subdivision was approved by the City of Edgewood August 16, 1958.

The majority of the lots created by this subdivision were sold to Sorenson and Fletcher, a Central Florida residential builder, who subsequently sold the lots. As shown by the plat, the subject lot was intended to be accessed from Yar Court, making construction of a single family home a practical use; however, the lot has changed in size since platting. At the time of platting, the lot depth from Yar Court (east to west) was 120 feet. Widening of Hansel Avenue (circa late 1960's) reduced the depth to 94 feet as well as reduced the lot size to below the minimum required for the R1AA zoning district.

Another change to the practicality of using the lot for a single family residence was the abandonment of Yar Court in 1981.

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

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

- Future Land Use Policy 1.1.3 directs development where sufficient public facilities are available.
- Future Land Use Policy 1.1.4 requires compatibility with surrounding existing land uses and with the overall character of the community.

The proposed map amendment would be consistent with the city's goals of encouraging new businesses/redevelopment along the Orange/Hansel Avenue Corridor. A non-residential use of the lot is consistent with the lot on the north side of Mandalay, which already has a Commercial future land use designation.

Planner Hardgrove stated that Staff recommends the approval of a future land use map amendment from Low Density Residential to Commercial on the property at 302 Mandalay Road. A brief discussion ensued between Board Members and Planner Hardgrove.

There were no representatives for the applicant or property owner at this meeting.

**Public Comments**

John Hall, an Edgewood resident, expressed concerns regarding more traffic and safety issues on Mandalay Road should the proposed amendment be approved.

Ashley James, an Edgewood resident, expressed concerns regarding increased traffic, and making Mandalay more dangerous for their children.

Greg LeVan, an Edgewood resident, expressed concerns regarding the potential parking for a commercial use on the property, and also questioned if the property needs a variance for a single family home, how can it be commercial.

Sandy McMillan, an Edgewood resident, stated that when they purchased, they did not know the property could have changed to commercial, and that a change to commercial would impact their property value. Mrs. McMillan also expressed concerns of safety and privacy.

Mark Crain, an Edgewood resident, expressed concerns regarding their quality of living should commercial zoning be approved.

Dan Drummond, an Edgewood resident, stated that the City does 10 year comprehensive plans so there will not be a change of mind. Mr. Drummond expressed concerns about increased traffic, danger, and drainage issues.

Ian Leveroni, an Edgewood resident, stated that he agreed with the previous comments, and emphasized the safety issues a commercial property would cause for the neighborhood.

Kevin McElroy, an Edgewood resident, agreed with the previous comments, and also reiterated the traffic and safety issues a commercial property would cause.

Tim Lavey, an Edgewood resident, agreed with the previous comments, and emphasized that traffic is already bad, and dangerous to leave Mandalay Road, and that commercial would make it worse. Lito Valdivia, an Edgewood resident, stated that he believes the property could fit a single family home with approved variances, which is what he had to do at 307 Oak Lynn Drive.

Chris Pashley, an Edgewood resident, agreed with the previous comments, and stated that once the property is commercial, it opens it up to anything. He also emphasized safety issues with the young kids in the area.

Bonnie Bagshaw, an Edgewood resident, proposed that the City purchase the property and use it for green space.

Vice Chair Nelson stated that he lives in the area, and said that the traffic on Orange Avenue near Mandalay is already bad, and understands the concerns of the residents in regards to the increase of traffic and safety issues. Board Member Gibson stated that she turned down Mandalay Road earlier in the day, and it is a tight street with a difficult line of site. A final discussion ensued between Board Members.



***Chair Santurri made a motion to recommend denial of Ordinance 2024-02 for the Small Scale Comprehensive Plan Amendment at 302 Mandalay Road. The motion was seconded by Board Member Gragg. Approved (5/0) by roll call vote.***

The motion was approved by roll call vote.

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

**ADJOURNMENT**

The meeting was adjourned at 7:32 PM.

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

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

# NEW BUSINESS

**Variance 2024-01:  
SFR Addition Setback  
Encroachment  
465 Mandalay Rd.**



May 3, 2024

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

**RE: 465 Mandalay Rd – Home addition  
CPH project number E7601**

Dear Ms. Riffle;

We are in receipt of the revised plan sheet, dated May 2, 2024, for the previously submitted variance application, dated April 10, 2024, for the proposed home addition for the above address. The application is for an addition to the existing home. A proposed master bedroom is designed to be added to the rear/side portion of the home. The application is specifically a Variance Request to encroach into the rear yard setback.

The City Code of Ordinances, Chapter 134, Article V, Division 4, includes the minimum rear and side yard setbacks for lot construction. Section 134-579, Table of bulk regulations and setbacks, states that for District R-1-AA, the minimum side yard requirement is 10 feet, and the minimum lake setback requirement is 50 feet from the normal high-water elevation. Based on the plan provided, the existing home already encroaches on the 50-foot minimum lake setback. The existing home complies with the minimum side yard setback requirements. The proposed addition to the rear of the property does not extend towards the rear of the lot past the existing rear porch. Additionally, the master bedroom addition complies with the minimum side yard setbacks.

We reviewed the applicant's Letter of Explanation which outlines the specifics of the proposed Variance request and includes the justification of the subject request. We reviewed the applicant's letter and the criteria for Variance Request as outlined on the City application. The applicant's letter met the seven (7) criteria outlined in the Variance Application. We have no objections to any of the applicant's responses to the aforementioned criteria.

We also checked the existing and proposed impervious area as part of our review. The existing surface area for the building/pavers/driveway is approximately 5,954 SF. Per the OCPA Website, the total lot area is approximately 15,338 SF. Since it is including part of the canal, the total lot area above the normal high-water line (seawall) is approximately 14,477 SF. The existing percent impervious area is approximately 41.13%.

The total impervious area for the lot, including the existing home, pavers, driveway, and proposed addition is approximately 6,492 SF. The plan also identifies a portion of the existing impervious area that will be removed as part of the work. The final impervious area after the work is complete is approximately 44.84%, which is less than the allowable 45%.

We do not have any objections to the variance application for rear setback. This will need to be submitted to the City Planning and Zoning for their review and then City Council for final review.



Please be reminded, approval of this application by the City of Edgewood does not grant authority to alter other portions of this property, nor does it waive any permits that may be required by Federal, State, or County agencies which may have jurisdiction. Applicant needs to verify if this project does not require an additional roof permit from the County.

Sincerely,  
**CPH CONSULTING, LLC**

*Allen C. Lane, Jr.*

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

CC: Gabriela Caron, E.I.

J:\E7601\Civil\City Plans-Application Review\465 Mandalay Rd - home and garage addition\letter\465 Mandalay Rd - Home and Garage Addition Variance Review 5-3-24.docx



# APPLICATION FOR VARIANCE

Reference: Code Sections 134-103 through 134-109

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

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

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

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

Applicant Name: Kevin McElroy Owner Name: Findlay Dinger

Email: kevin@edgewood-construction.com Email: fdinger@ductdynasty.net

Phone: 321-377-4008 Phone: 321-698-6986

Property Address: 465 Mandalay Rd Edgewood 32809

Legal Description: MANDALAY SHORES 3/37 LOT 1

Property Zoning: R-1AA Existing on site: \_\_\_\_\_

Section of Code Variance is being requested: 134-579 Lake Setback 1

Variance Request: To construct an addition to the existing home closer than 50' from the normal high water line.



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

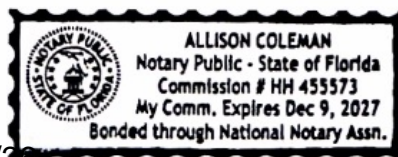
- 1) A signed and notarized Agent Authorization form if the applicant IS NOT the subject property owner.
- 2) Provide a Letter of Explanation which must outline the specifics of the proposed Variance request and include the justification for the subject request. To justify the Variance, the applicant 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: Kevin D. McElroy II, Edgewood Construction  
 Applicant Signature: [Signature] Date: 4-15-24  
 Owner Name: Findlay Dinger  
 Owner Signature: [Signature] Date: 4-15-24

Signed and Notarized by Kevin D. McElroy II & Findlay Dinger on April 15th 2024 whom are both personally known to me

x [Signature]  
Allison Coleman





## Office Use Only:

Received by: Brett Sollazzo Date Received: 4/16/24

Forwarded to: CPH - Allen Lane Date Forwarded: 4/16/24

P&Z Meeting Date: \_\_\_\_\_ City Council Meeting Date: \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_



Findlay Dinger  
465 Mandalay Rd  
Edgewood, FL 32809

City of Edgewood  
405 Bagshaw Way  
Edgewood, FL 32809

April 12, 2024

RE: 465 Variance Application for 465 Mandalay Rd Home Addition

To Whom It May Concern,

I am submitting a request to P&Z and City Council for consideration of a variance to Section 135-579 which requires a 50' setback from the normal high-water elevation for an addition to my home. My home was constructed in the early 1980's prior to this section being enforced. If enforced as currently written a significant portion of my home would be out of compliance (see Exhibit A). The addition I am proposing is nearly even with the rear of my existing home and does not extend closer to the canal than the existing rear porch. Due to the position of the existing conditions, there would be minimal if any impact to the neighboring property owner views of the canal.

To justify the variance request:

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.* – A special condition exists relative to the original permitted location relative to the current section 135-579.
2. *That the special conditions and circumstances do not result from the actions of the applicant* - This condition does not exist due to my actions as I purchased the home in the current location.
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.* – Approval will not confer any special privilege as the other homes along the Mandalay/Harbor Island canals have similar conditions.
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.* - Other homes along the Mandalay/Harbor Island canals have similar conditions which the applicant would not enjoy should the variance not be granted.
5. *That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.* – The current plan is the minimum variance in relation to the logical connection to the existing home at current door/window opening and in relation to the garage addition.
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.* – Approval of this variance will be consistent the other homes along the Mandalay/Harbor Island canals with similar conditions.

7. *That the variance sought will be consistent with the Edgewood Comprehensive Plan* – The variance will not conflict with the intent of the Edgewood Comprehensive Plan.

Sincerely,

Findlay Dinger

**BOUNDARY SURVEY**

**LEGAL DESCRIPTION:**

LOT 1, MANDALAY SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 37 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

**FLOOD INFORMATION:**

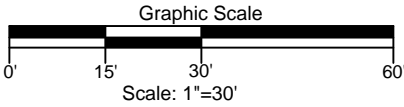
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X/X500/AE (WITH A BASE FLOOD ELEVATION OF 88). THIS PROPERTY WAS FOUND IN CITY OF EDGEWOOD, COMMUNITY NUMBER 120183, DATED 9/25/2009.

**CERTIFIED TO:**

FINDLAY DINGER

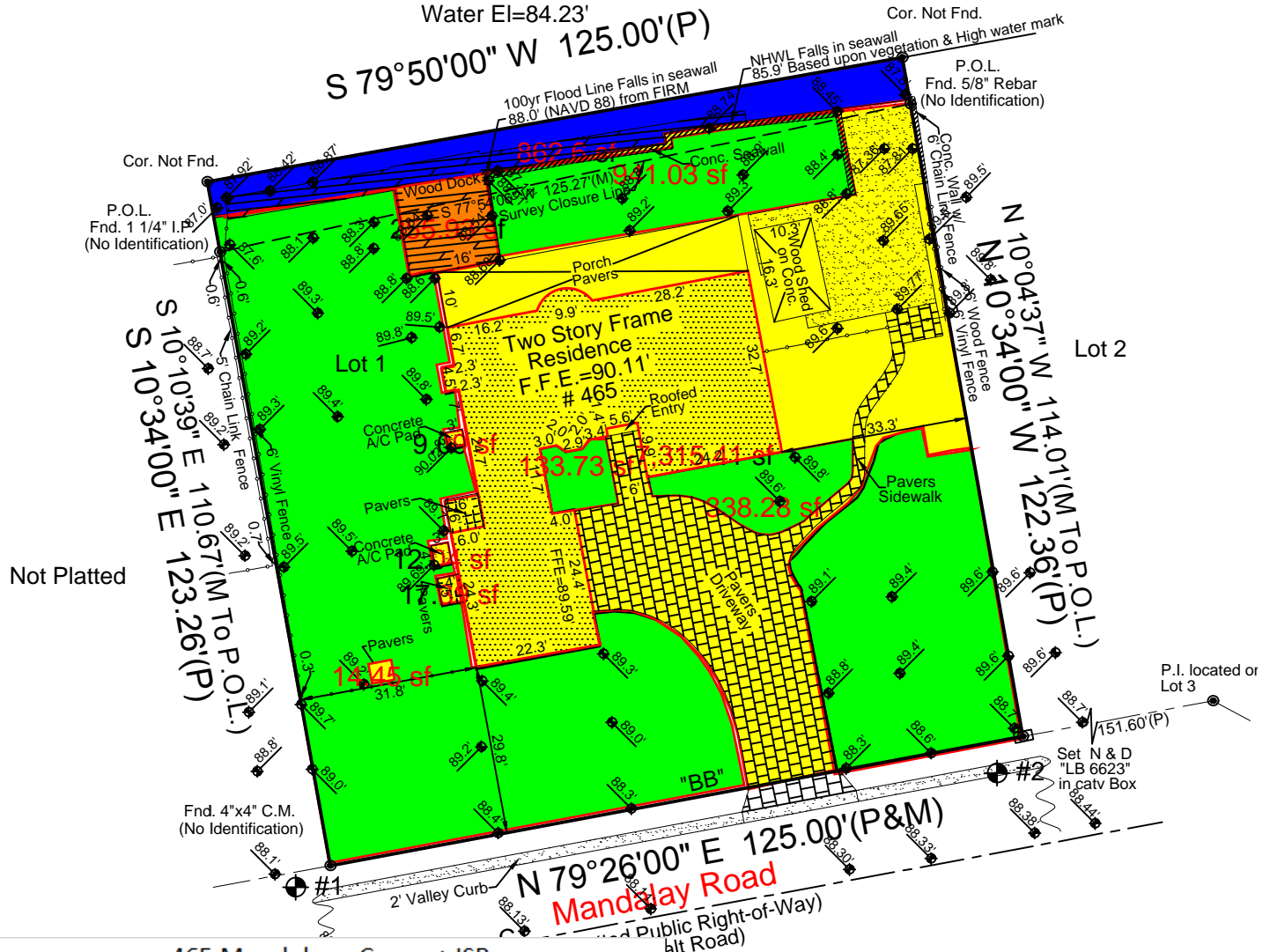


465 MANDALAY ROAD ORLANDO, FLORIDA 32809



**Current ISR 4/30/2024**

Malaya Waterway  
Water El=84.23'



**465 Mandalay - Current ISR**

Total Lot Area	15,338
Canal Deduction	861
Total Land Area (basis of ISR calc)	14,477
Allowed ISR @ 45%	6,515
Current Building/Pavers/Driveway	7,315
Misc Pavers/Pads in West Grass (Add)	52
Pervious Between House & Shed Area (Deduct)	-941
Planter at Front Entrance (Deduct)	-134
Plater at Driveway (east)	-338
Dock (pervious per 134-1 Definition)	0
<b>Total Current IS</b>	<b>5,954</b>
<b>Current ISR</b>	<b>41.13%</b>

**Benchmark Information-**

- #1  
Disc LB # 7623 in curb inlet.  
Elevation: 88.01'
- #2  
Disc LB # 7623 in curb.  
Elevation: 88.00'



Field Date: 4/12/2017 Date Completed: 4/14/2017  
Drawn By: N.F. File Number: IS-29006 NHWE

**-Legend-**

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

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

NONE VISIBLE

**-POINTS OF INTEREST-**

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

Patrick K. Ireland, P.S.M. 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.**  
 1301 S. International Parkway Suite 2001  
 Lake Mary, Florida 32746  
 www.irelandsurveying.com  
 Office-407.678.3366 Fax-407.320.8165

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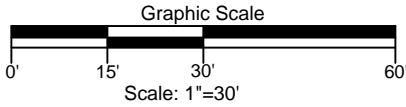
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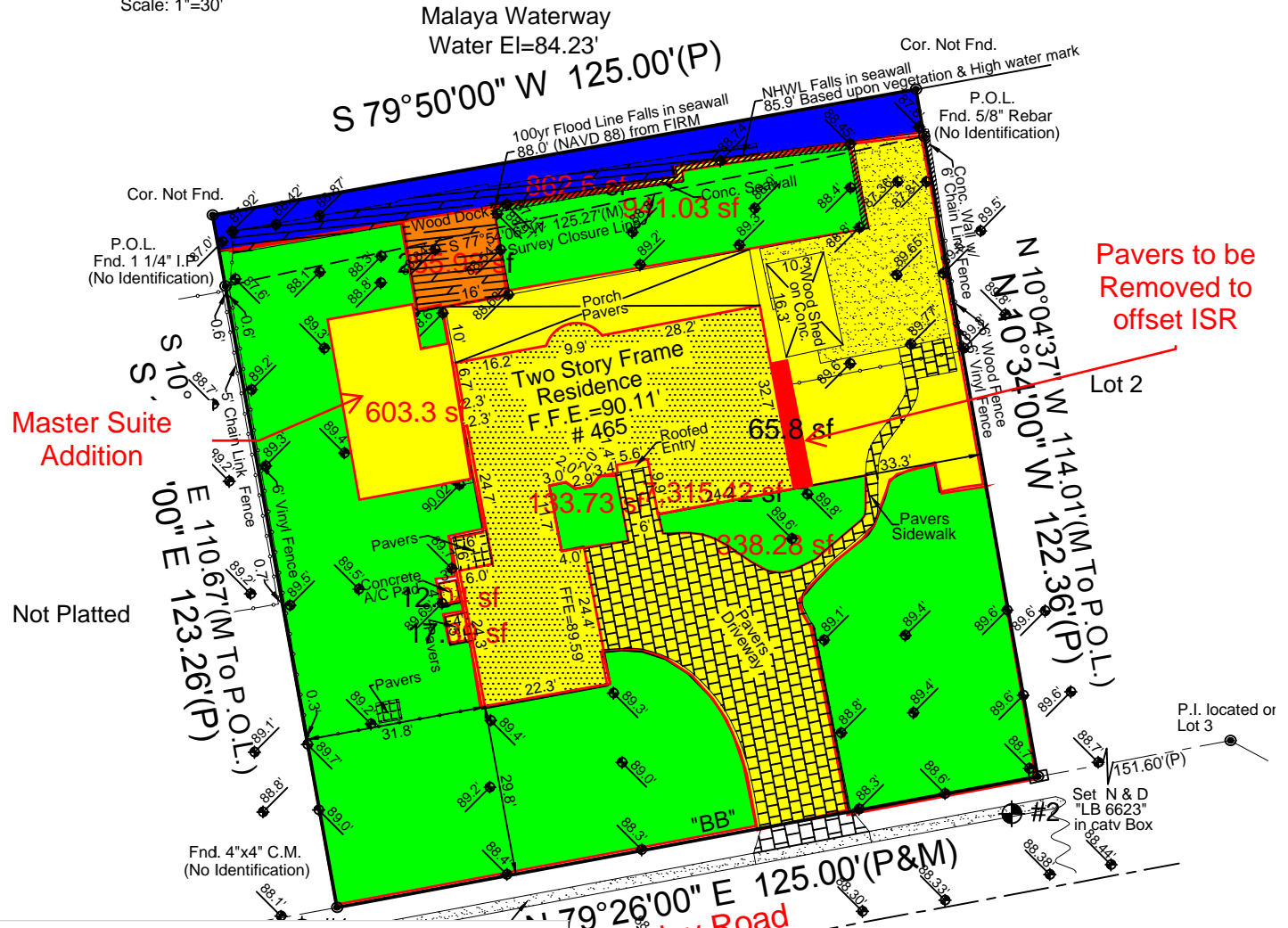
FINDLAY DINGER



465 MANDALAY ROAD ORLANDO, FLORIDA 32809



**After Proposed Addition ISR**



465 Mandalay - After Proposed Addition	
Total Lot Area	15,338
Canal Deduction	861
Total Land Area (basis of ISR calc)	14,477
Allowed ISR @ 45%	6,515
Current Building/Pavers/Driveway	7,315
Misc Pavers/Pads in West Grass (Add)	52
Pervious Between House & Shed Area (Deduct)	-941
Planter at Front Entrance (Deduct)	-134
Plater at Driveway (east)	-338
Dock (pervious per 134-1 Definintion)	0
<b>Total Current IS</b>	<b>5,954</b>
<b>Current ISR</b>	<b>41.13%</b>
Removal of Pavers for Offset	-65
Proposed Addition (Master 603ft)	603
<b>Total IS After Addition Project</b>	<b>6,492</b>
<b>Total IS After Addition Project</b>	<b>44.84%</b>

**Mandalay Road**  
Platted Public Right-of-Way (Asphalt Road)

**-Site Benchmark Information-**

- #1  
Set Nail & Disc LB # 7623 in curb inlet.  
Elevation: 88.01'
- #2  
Set Nail & Disc LB # 7623 in curb.  
Elevation: 88.00'



Field Date: 4/12/2017	Date Completed: 4/14/2017
Drawn By: N.F.	File Number: IS-29006 NHWE

**-Legend-**

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

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- >Fence Ownership is NOT determined.
- >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.

**-POINTS OF INTEREST-**

NONE VISIBLE

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

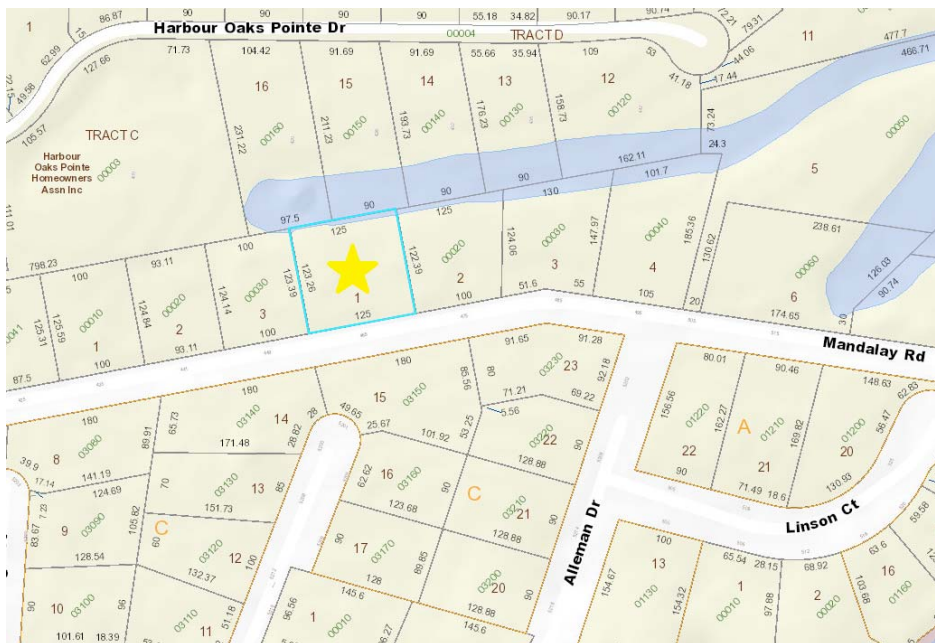
*Patrick K. Ireland*  
Patrick K. Ireland, P.S.M. 6637, LB 7623  
This Survey is intended ONLY for the use of Said Certified Parties.  
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

**Ireland & Associates Surveying, Inc.**  
1301 S. International Parkway Suite 2001  
Lake Mary, Florida 32746  
www.irelandsurveying.com  
Office-407.678.3366 Fax-407.320.8165



## NOTICE OF PUBLIC HEARING

**PLEASE TAKE NOTICE** that public hearings are scheduled for the Edgewood Planning & Zoning Board and City Council to consider Variance 2024-01 of City Code Sec. 134-579 to allow a single family home addition to encroach within the minimum lake setback of 50 feet. The address for this variance is 465 Mandalay Road, which is currently in the R-1AA zoning district and is legally described as MANDALAY SHORES 3/37 LOT 1.



All meetings will be held in the Council Chamber of City Hall, 405 Bagshaw Way, Edgewood, Florida, commencing at 6:30 p.m., or soon thereafter on the following dates:

**Monday, May 13, 2024**  
**Tuesday, May 21, 2024**

**Planning and Zoning Board Meeting**  
**City Council Meeting**

Interested parties may attend these meetings and be heard with respect to the proposed variance request. In addition, the application may be inspected by the public at the City Clerk's Office, 405 Bagshaw Way, Edgewood, Florida. You may reach City Hall at 407-851-2920; City Hall is open Monday – Thursday 8 a.m. to 4 p.m. and Friday 8 a.m. to noon. Should you have any questions or concerns please do not hesitate to come to City Hall to review the file.

This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the Planning and Zoning Board and City Council on this topic to properly noticed hearings or written communication to the City Clerk's Office.

Any person aggrieved by a recommendation of the Planning and Zoning Board may file a notice of appeal to the City Council within seven days after such recommendation is filed with the city clerk.

The City of Edgewood desires to accommodate persons with disabilities. Accordingly, should any accommodations pursuant to Chapter 286.26, *Florida Statutes* be needed, please notify the City Clerk in writing at least 48 hours prior to the meeting.



This public hearing may be continued to a future date or dates. Any interested party is advised that the date, time, and place of any continuation shall be announced during the public hearing and that no further notices regarding this matter will be published.

Should you desire additional information, regarding this application, including the Engineer's report or proposed plans, please feel free to contact the City Clerk's Office at 407-851-2920, or e-mail at [bsollazzo@edgwood-fl.gov](mailto:bsollazzo@edgwood-fl.gov).

**Brett Sollazzo**  
**Permitting & Administrative Manager**  
**405 Bagshaw Way**  
**Edgewood, Florida 32809**  
**Phone: (407) 851-2920**

Dated: 5/3/2024

**You may either mail in your comments and concerns on the space provided below or submit directly to City Hall. Please see above our hours of operation. We thank you for your participation.**

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Harbour Island Rd



# UNFINISHED BUSINESS



# COMMENTS & ANNOUNCEMENTS

# ADJOURNMENT