

Susan Lomas
Board Member

Marion Rayburn
Board Member

Jon Von Voorhis
Board Member

Regina Dunay
Chairwoman

Wade Fischer
Board Member

PUBLIC NOTICE AND PLANNING AND ZONING BOARD AGENDA SPECIAL MEETING - MARCH 3, 2014

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 City Council meeting on **March 18, 2014** 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.

The Planning and Zoning Board as the Local Planning Agency for the City Of Edgewood will meet at 405 Larue Avenue, Edgewood, Florida, to consider the items of business listed herein at the time and date indicated below.

Monday March 3, 2014 6:30 P.M.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ORGANIZATIONAL MEETING
 - a. Swearing in of the following board members approved by City Council in 02/18/14 City Council Meeting
 - Marion Rayburn – reappointed through 12/13/2015
 - Susan Lomas - reappointed through 12/13/2015
 - Wade Fischer – appointed through 12/13/2015
 - b. Appoint Co-Chair
4. APPROVAL OF MINUTES
 - September 9, 2013 – Regular P&Z Meeting
5. NEW BUSINESS
 - a. **SPECIAL EXCEPTION APPLICATION FOR CHURCH AT 5232 S. ORANGE AVE. (APPLICATION #2014-01) [Known as Bob Harrell Properties]**
 - b. **VARIANCE(S) APPLICATION FOR RUSSELL HOME AT 510 HOLDEN AVE. (APPLICATION #2014-02)**

6. COMMENTS/ANNOUNCEMENTS

FUTURE MEETINGS: (SCHEDULE CONTINGENT UPON SUBMITTAL OF ITEMS THAT REQUIRE CONSIDERATION OF THE PLANNING & ZONING BOARD AS THE LOCAL PLANNING AGENCY FOR THE CITY OF EDGEWOOD)

- April 14, 2014
- May 12, 2014
- June 9, 2014
- July 14, 2014

GENERAL RULES OF ORDER

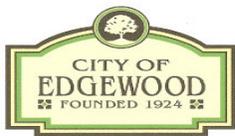
The Board is pleased to hear non-repetitive comments related to business before the Board; however, a five (5) minute time limit per person has been set by the Board. Large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request/Lobbyist Registration Form and give it to the City Clerk. When recognized by the Chairman, state your name and address 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 ELECTONIC DEVICES (IE. 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.

You are welcome to attend and express your opinion. Please be advised that 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 proceedings and may need to ensure that a verbatim record is made. 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.



Memorandum

To: Planning and Zoning Board

From: Cinnamon Wild, Administrative Assistant

CC: Bea Meeks, City Clerk

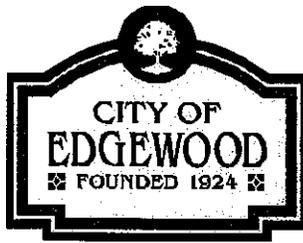
Date: 2/26/2014

Re: Planning and Zoning Meeting on 03/03/14 – 5232 S. Orange Avenue Special Exception Application #2014-01 – Special Exception to allow a church to be located within 10,000± square feet of one of the buildings located at 5232 S. Orange Avenue

Please note that notice letters were mailed out to property owners within 500' of the subject property. There were 77 letters mailed out, with 8 letters returned as of the date of this memo. To date no comments have been received.

The Sign was picked-up on 02/19/2014, and was posted at the property on 02/20/2014 (It was required to be posted by 02/21/2014). The applicant provided a scanned copy of the sign affidavit, which you will find a copy in your Agenda packet and the original will be provided at the P&Z meeting.

Thank you for your time and consideration of the above Special Exception application.



**Planning & Zoning Board
September 9, 2013**

Attendees:

Regina Dunay, Chairwoman
Susan Lomas, Board Member
Marion Rayburn, Board Member
Brian Leahy, Board Member
Jon Van Voorhis, Board Member

Staff:

Bea L. Meeks, City Clerk
Sam Sebaali, P.E.
Ellen Hardgrove, AICP
Drew Smith, City Attorney

CALL TO ORDER

Chairwoman Regina Dunay called the Planning & Zoning Board meeting to order at 6:30 p.m., followed by the Pledge of the Allegiance. City Clerk Meeks announced there is a quorum.

APPROVAL OF MINUTES

- July 8, 2013 Planning & Zoning Board Meeting Minutes

Board Member Lomas made the Motion to approve the July 8, 2013 minutes; Seconded by Board Member Leahy. Unanimously approved.

VARIANCE 2013-02 – SELECT MEDICAL - 5579 South Orange Avenue

Chairwoman Dunay referred to Planner Hardgrove, who provided highlights of her report dated July 29, 2013. Planner Hardgrove noted that she did not see that harmony was met, which is why setbacks are needed.

Planner Hardgrove, in response to Chairwoman Dunay, explained that additional right-of-way measurements begin at the right-of-way. She said the standard right-of-way measurement for “urban”

is at least fifty feet. She said that Larue Avenue's measurement was 30 feet when the hospital was originally built.

Kevin Mineer, Genesis Group, explained that Select Medical is proposing to add eight beds to four new wings, for a total of 32 beds. He said the addition of these beds could potentially support thirty new jobs. He said the variance addresses the most northern wing. He said all setback requirements were met except on the northern wing. He said they are requesting a variance for 2.5 feet. He said the proposed addition will not interfere with the farmers market or affect parking. He said that included in the proposed expansion is a new exit on Gem Street. Additional sidewalk will be the standard size, and additional landscaping for visual appeal is included in the proposed plan. Kevin said they meet the intent of the requirements. Chairwoman Dunay noted that the landscaping appears to be minimal on the Larue Avenue side, she thought the landscaping was disproportionate. City Attorney Smith reminded the Board that their decision is based on Select Medical meeting the six criteria for a variance.

City Clerk Meeks said the signage required to be posted on the property was posted in accordance with Code. Additionally, eighty-nine letters were mailed to property owners within five-hundred feet of Select Medical. City Clerk Meeks said two "return to sender" letters were returned and that staff received no comments regarding the variance request.

Board Member Leahy made the Motion to approve the variance, as it met all criteria; Seconded by Board Member Lomas. Unanimously approved 5/0.

SPECIAL EXCEPTION 2013 – 03 – SELECT MEDICAL – 3579 South Orange Avenue

Planner Hardgrove referred to her memo regarding the criteria that must be met for the approval of a special exception. Planner Hardgrove said staff recommends approval subject to the conditions in her memo. Ellen confirmed for Chairwoman Dunay that the original approval was for forty beds. Planner Hardgrove confirmed that approval of the special exception does not include approval of the landscape plan.

Engineer Sebaali said the site plan and landscape plan will come at a later date. He outlined several items to consider for the final site plan approval. Some of the items that need to be addressed included the general engineering (drainage), Preliminary Site Plan (addressed some deficiencies, including adjustment to landscape plan, lighting), permitting (required by other regulatory agencies) tree removal, including two historic trees, and two other large non-historic trees. It was noted that the submittal included historic trees however, they are not healthy trees.

Planner Hardgrove confirmed for Chairwoman Dunay that the four criteria were included in her report, and that all were met.

Board Member Leahy made the Motion to approve the special exception, as it met all criteria; Seconded by Board Member Van Voorhis. Unanimously approved 5/0.

NEW BUSINESS

None.

COMMENTS/ANNOUNCEMENTS

City Clerk Meeks reported on the transmittal status of the City's Comprehensive Plan Amendment.

ADJOURNMENT:

With no further business or discussion, the Planning and Zoning Board meeting adjourned at 7:09 p.m.

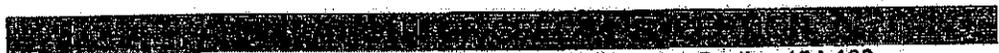
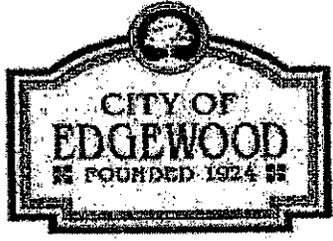
Regina Dunay, Chairwoman

ATTEST

Bea L. Meeks, MMC, GPM
City Clerk

DRAFT

*Spec Exception
Appl.*



Reference: City of Edgewood Code of Ordinances, Section 134-103
PLANNING & ZONING BOARD
MAKE PAYMENTS TO: CITY OF EDGEWOOD
FEE: \$750.00

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

PLANNING & ZONING MEETING DATE: _____

IMPORTANT: FILE BY SECOND WEDNESDAY OF THE MONTH FOR THE FIRST HEARING ON THE SECOND MONDAY OF THE FOLLOWING MONTH.

Please note this fee is non refundable.

*Bob Harrell
Cell 4079478406*

| | |
|--|--|
| Applicant's Name: Orange Avenue Warehouses LLC | Owner's Name: Orange Avenue Warehouses LLC |
| Address: 5232-1 South Orange Avenue Orlando, FL 32809 | Address: 5300 South Orange Avenue Orlando, FL 32809 |
| Phone: 407-859-2601 | Phone: 407-859-2601 |
| Legal Description: prop id # 13-23-29-0000-00-010 | 5232-1 South Orange Avenue Orlando, FL 32809 |
| Zoned: C-3 | |
| Location: 5232-1 South Orange Avenue, Orlando, FL 32809 | |
| Tract Size: 315' x 344' | |
| Cite section of the Zoning Code from which variance is requested: | 134-405 |
| Request: | Permission to allow a church |
| Existing on Site: Church | 10,000 sf building |

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

| | | | |
|----------------------------------|--------------------------|--------------|----------------|
| Applicant's Signature: | <i>ROBERT S. HARRELL</i> | Date: | <i>1-21-14</i> |
| Applicant's Printed Name: | <i>ROBERT S. HARRELL</i> | Date: | <i>1-21-14</i> |
| Owner's Signature: | <i>SAME</i> | Date: | <i>1-21-14</i> |
| Owner's Printed Name: | | | |

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

| ORIGINAL ONLY | |
|---------------|-------------------------|
| Rec'd Date: | 01-21-14 |
| Rec'd By: | Cinnamonwid |
| Forwarded to: | Ellen Hudgore - Planner |
| Notes: | |

SPECIAL EXCEPTION APPLICATION

1. Provide the legal description (include street address).

Orange County Property ID #13-23-29-0000-00-010.

5232-1 South Orange Avenue
Orlando, FL 32809

2. If you are not the owner of the subject property, provide written acknowledgement and authorization from property owner that they do not object to the use requested in the Special Exception Application, and give their authorization for the use if approved.

3. SURROUNDING ZONING DESIGNATIONS:

| DIRECTION | ZONING |
|-----------|-----------------|
| NORTH | C-3 |
| SOUTH | C-3 |
| EAST | Orange Avenue |
| WEST | Railroad tracks |

4. Describe the proposed use you; including conditions on the use, hours of operation, required parking and loading spaces, and number of employees. If proposed use is a training/vocational school, provide the number of anticipated students/clients.

5. If applicable, please provide:

- Dimensions of the property (see attached example)
- Existing and proposed location of structure(s) on the property.
- Vehicular accessways, driveways, circulation areas (include widths)/
- Off-street parking and loading areas
- Refuse and service areas.
- Required setbacks; landscape or buffer areas; and other open spaces.

- Existing and proposed adjacent rights-of-way, showing widths and centerlines.
- Distances between buildings.
- Interior and terminal landscape islands.
- All existing and proposed sidewalks.
- Landscape plan.

c. 134-105. - Hearing; notice required; decision.

(a)

The board shall fix a reasonable time for the hearing of all applications. Upon the filing of an application for special exceptions and variances, the board shall mail a copy of a notice, by United States mail, with the postage prepaid, at least ten days prior to the date of the hearing as set forth in said notice, to the owner of the property and owners of all property located within 500 feet to the subject property to their last known addresses. The name of the owner of record of the property which is the subject of the hearing and a list of the owners of all property located within 500 feet thereof setting forth their last known addresses shall be furnished to the city clerk at the time of filing the application. Such notice shall be prescribed by the city council. The notice shall, at least, contain the name of the party applying for relief, the owner's name as shown by the public records of the county on the date of the filing of the application, the purpose of the hearing, the legal description of the property that is the subject of the hearing, and the date, time and place of the hearing.

(b)

In addition to such notice, at least ten days prior to the date of public hearing before the board, the person filing the application shall cause to be placed in a conspicuous and easily visible location on the property subject to the application, a sign furnished by the board, setting forth in boldface letters the relevant facts pertaining to the application and the date, time and place when the hearing shall be heard.

(c)

Notice requirements for all other hearings shall be set by the city council from time to time.

(d)

The procedure for the hearings shall be set from time to time by the board, but any party may appear in person or by agent or attorney.

(e)

The board shall render its decision within 30 days after the completion of the hearing, which decision shall be filed with the city clerk. The city clerk shall immediately mail a copy of the decision to the applicant and transmit a copy of the same to the mayor and to each city council member as provided below.

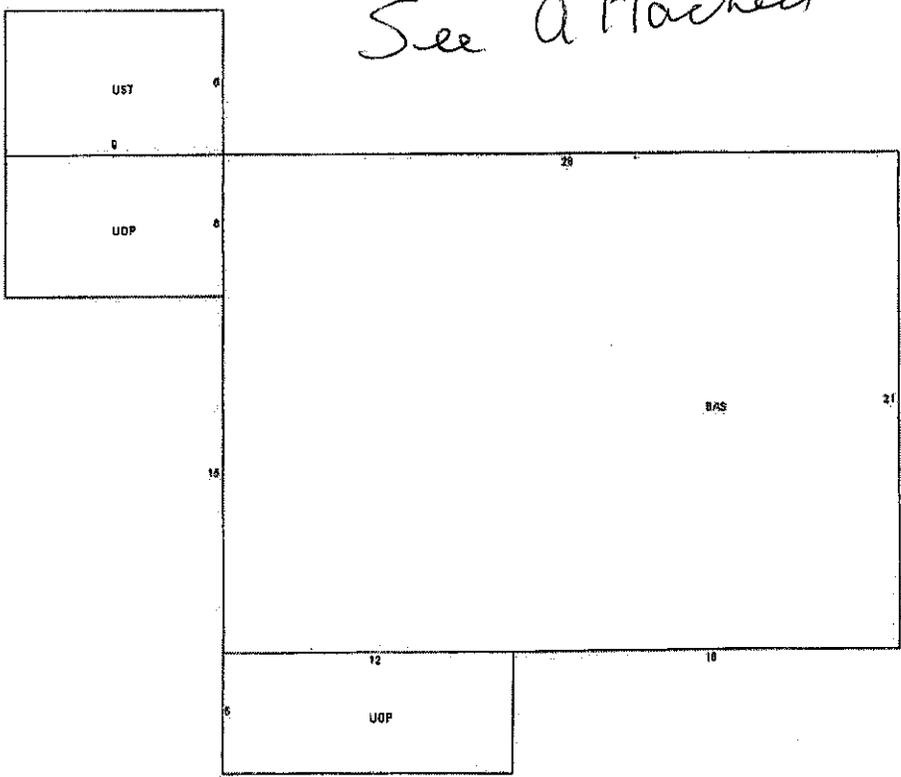
(Ord. No. 89-346, § 2(26-21), 3-21-1989)

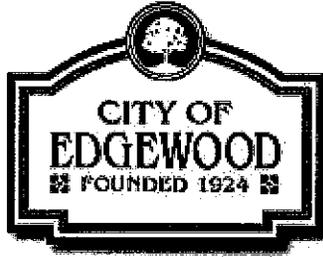
Sec. 134-106. - Staying of activities and legal proceedings.

An applicant shall cease all activity which directly relates to the item contained in the application upon which the board is to act until the board's recommendation has been acted upon by city council unless the board shall determine that to do so would cause imminent peril to life or property. The city council shall have the right to review such determination and to issue a restraining order to the applicant. Further, the filing of an application shall stay any

legal proceedings brought against the applicant because of a violation of this chapter until such time as the matter has been acted upon by the city council.

See attached





405 Larue Avenue - Edgewood, Florida 32809-3406
(407) 851-2920

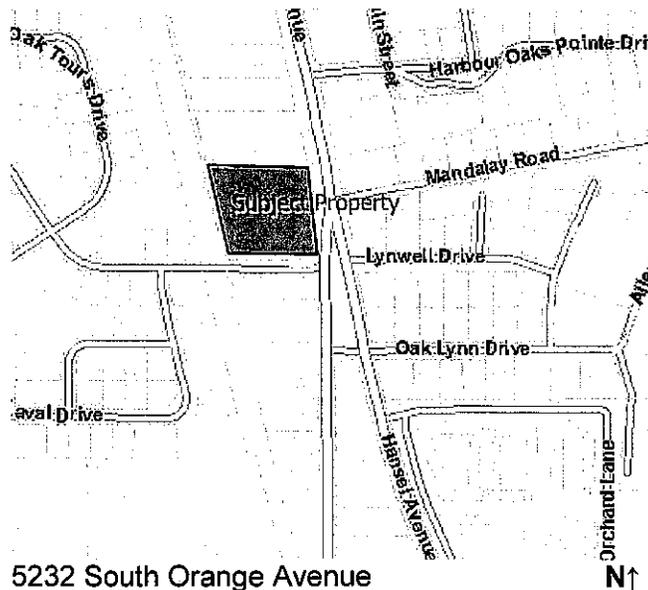
To: Planning and Zoning Board Members
Ms. Bea Meeks, City Clerk
Drew Smith, City Attorney
From: Ellen Hardgrove, AICP, City Planning Consultant
Date: February 6, 2014
Re: Special Exception for a church to be located within 10,000± square feet of one of the buildings located at 5232 S. Orange Ave

INTRODUCTION

Request: Special Exception in the C3 zoning district to allow an Institutional use (Church) per Code Section 134-405: C-3 Special Exceptions at 5232 South Orange Avenue, Edgewood, Florida

Property Owner: Orange Avenue Warehouses, LLC with Robert S. Harrell as the registered agent

Location: 5232 South Orange Avenue, which is on the west side of Orange Avenue, directly north of the entrance to Lake Jessamine Estates, i.e. Stratemeyer Drive (Tax Parcel 13-23-29-0000-00-010)



Existing on site: Four attached commercial buildings

- The first, comprising 5200± square feet, was constructed in 1970.
- The second was built in 1973 with 10,000± square feet.
- Two buildings were added in 1978: one 13,600± square feet and the second 15,000± square feet.

Total building onsite square footage is 43,800. 63 parking spaces (including 4 handicapped accessible) are onsite. According to a 4/23/09 City map, the property is served by central sewer and water.

Surrounding uses: North - a warehouse occupied by Adrenaline Film Productions
South - Stratemeyer Drive
West – The majority of the adjacent land to the west is occupied by a retention pond for the Lake Jessamine Estates neighborhood, with the CSX railroad line between the subject property and the retention pond. There are residences on the south side of the retention pond fronting Stratemeyer, in proximity to the southwest corner of the subject property where there is currently an outdoor play area.
East - across Orange Avenue, are residential uses along Mandalay Road and Lynwell Drive. The beginning of the one-way pair, Orange Avenue/Hansel Avenue, is adjacent to the subject property.

Surrounding Zoning: North – C3
South - C3
West - R1A
East - R1AA on the opposite side of Orange Avenue

REQUESTED ACTION BY THE PLANNING AND ZONING BOARD

Per Code, the Planning and Zoning Board shall make a recommendation to the City Council for approval (with or without conditions) or denial of the special exception request. The Board is to consider the character of the neighborhood in which the proposed use is to be located, its effect on the value of surrounding lands, and the area of the site as it relates to the required open spaces and off-street parking facilities (Section 134-405, Edgewood City Code).

ISSUES

Parking/Access Issues

The number of parking spaces onsite relates to C3 type uses. According to code, warehousing/manufacturing uses (typical C3 uses) require one parking space for each bay, plus one space for each 1,000 square feet of building area. Thus, for the existing building area on site, 47 parking spaces should be provided if the building was completely occupied by warehouse/manufacturing uses. The site currently contains 63 parking spaces, 59 east of the buildings and 4 south of the buildings. The seemingly surplus of 16 spaces enables some flexibility in land use, i.e., the some uses with a higher parking demand than warehouse/manufacturing can be accommodated in the buildings, which is what has occurred onsite.

Currently only 28,600 square feet of the building area is dedicated to warehousing/manufacturing. 3500± square feet is occupied by the Academy for Autism, with 32 students and 10 staff, and a photographer occupies 1700± square feet. The remaining 10,000± square feet is currently vacant. With the current uses (i.e., excluding the vacant portion of the building), the code required parking is assumed to be 74 parking spaces (32 for the industrial use, 7 for photographer and 42 for the Academy for Autism). The number of spaces for the Academy for Autism may be overstated as some children arrive by bus and some carpool. The estimated number of parking spaces needed for the Academy is 22. This assumes 13 by bus, 3 carpool, and 4 staying late for therapy. Even with the more reasonable parking demand assumed for the Academy, the parking onsite is nearly insufficient for the current uses.

To aggravate the limited supply, the four parking spaces available in the area south of the buildings are not particularly accessible due to the design of that area. The driveway to the parking area south of the buildings is only 14 feet wide. A minimum of 22 feet is required for two-way traffic. There is also no area to effectively turnaround in this area south of the buildings. With parking spaces in demand, there is a potential for through traffic on Orange Avenue to be negatively impacted by cars potentially waiting to enter the site. The vehicular circulation onsite is not designed to accommodate waiting for a parking space to become available. There is also a concern for the inability of emergency vehicles to enter the site if parking occurs outside of designated spaces or vehicles are waiting in aisles for a space to open. Adding a high demand parking user in the vacant building square footage could be inconsistent with Code.

A church of 10,000 square feet can easily accommodate 200 - 400 congregants, creating a demand for 67 to 133 parking spaces according to the Code minimum required (1 parking space per 3 seats). Thus, the number of necessary parking spaces to accommodate the demand is not available unless the use operated during non-business hours of the other users.

A church formerly occupied the subject building square footage and parking demand was manageable since the hours of other businesses did not overlap with the hours of the church. The former church (New Horizon Ministries) was approved in 2004 by special exception with the following conditions:

- 1) The facility will close with lights out every night by 10pm except Christmas Eve, New Year's Eve, Holy Week, and Thanksgiving
- 2) The facility will not be used for rehabilitation services
- 3) The facility will not house a licensed day care program
- 4) The facility will not have more than 150 chairs during Sunday Church Services and one religious service to be held on one other day of the week
- 5) The facility will not be used for a homeless shelter
- 6) The facility will not have more than 100 chairs for special event that may be considered outside religious services (weddings, etc.)
- 7) The facility will not have more than 100 chairs during youth activities
- 8) The organization will enter into an overflow parking agreement with the property owner at 5224 South Orange Avenue.

The special exception was approved for a period of 5 years, which correlated with the organization's 5-year lease. The time limit of the special exception was also consistent with Code Section 134-607, which allows for joint use off-street parking spaces where the parking demands of different uses occur at different times.

Per Code Section 134-607, the following requirements must be satisfied for the allowance of joint use of parking where parking demands of the different uses occur at different times.

“(1) A notarized statement from all property owners involved indicating that the activities of each separate building or use that creates a demand for parking shall occur at different times. Such statement must include an agreement between the parties involved indicating responsibility for maintenance of the parking area.

- (2) *Such agreement shall run with the duration of the occupational licenses of all buildings or uses involved in the agreement and shall be required to be renewed at the time of occupational license (now known as a business tax receipt) renewal. Where an occupational license is not required, then the agreement shall run with the duration of the uses.* ”

Potential Noise Impacts

A church use onsite may create noise impacts for adjacent residents. The outdoor play area located in the southwest corner of the property in proximity to the residences in Lake Jessamine Estates appears to be accessible to the proposed church location. The 2004 special exception included a curfew to minimize the potential noise impacts to these residents.

Potential Safety Impacts

Using the area in the southwest corner of the property as an outdoor play area also evokes safety concerns. The concern is there is no physical barrier between the play area and the railroad track. As an industrial/heavy commercial (C3) use, access to the railroad is not an issue, but there could be an issue for a user that allows children to play in an area accessible to an open railroad, particularly given the railroad will experience increased traffic with the launching of Sunrail.

Recommendation

If the proposed church operates during different hours than the other users on site, the use could be compatible with the other users onsite and adjacent uses with the following conditions.

Staff recommends approval of a church in the identified location with the following conditions:

- 1) Occupancy of the proposed 10,000 square feet church space identified as part of this application shall be limited to Saturdays and Sundays, and weekdays after 5:30 pm, and Thanksgiving. Exception: no more than two employees shall be allowed to occupy the building during weekdays.

Rationale: Joint use parking

- 2) The facility will close with lights out every night by 10pm except Christmas Eve, New Year's Eve, Holy Week, and Thanksgiving.

Rationale: protection of adjacent residential uses

- 3) The approval is specifically for church religious services. The approval does **not** include the authorization for missionary services such as, but not limited to, rehabilitation services or a homeless shelter.

Rationale: Impacts of other church uses were not reviewed as part of this request

- 4) The facility will not house a licensed day care program.

Rationale: parking demand and lack of available parking and necessary parking design

- 5) Church events (church services or special events) shall not exceed a maximum of 177 attendants, including church staff.

Rationale: parking demand correlated to onsite parking availability (1 space/3 chairs)

- 6) A 6 feet high fence or wall shall be constructed to block access from the south parking area to the railroad right-of-way.

Rationale: To provide a physical barrier between the outdoor play area and the railroad tracks.

- 7) Future tenants in any part of the buildings onsite that will have hours during the permitted hours of the church (i.e., Saturdays and Sundays, weekdays after 5:30 pm, and Thanksgiving and the limited two employees during weekdays between 9am and 5pm) will not be allowed unless 1) this special exception is voided by the property owner, 2) the City Clerk or his/her designee approves such use by verifying the minimum quantity of parking per code is available for all uses on site, or 3) the special exception is amended reducing the maximum number of church attendants to balance the demand for parking with quantity available. Minimum quantity of parking can be achieved with verified joint use parking consistent with Code Section 134-606 and 134-607 (see below). If the property owner chooses to void the special exception, he/she shall submit a notarized affidavit to City Council.
Rationale: Per Section 134-605, the provision of the minimum number of Code required parking is mandatory when a change in use will increase demand.

Sec. 134-606. - Location of off-street parking.

The parking spaces provided for herein shall be provided on the same lot where the principal use is located or within 300 feet from the principal entrance as measured along the most direct pedestrian route.

Sec. 134-607. - Joint use of off-street parking space.

No part of an off-street parking area required for any building or use for the purpose of complying with the provisions of this chapter shall be included as part of any off-street parking area similarly required for another building or use, except in the case where the parking demands of different uses occur at different times. The following requirements must be satisfied in order to comply with this exception:

- (1) A notarized statement from all property owners involved indicating that the activities of each separate building or use which creates a demand for parking shall occur at different times. Such statement must include an agreement between the parties involved indicating responsibility for maintenance of the parking area.*
- (2) Such agreement shall run with the duration of the occupational licenses of all buildings or uses involved in the agreement and shall be required to be renewed at the time of occupational license renewal. Where an occupational license is not required, then the agreement shall run with the duration of the uses. Nothing in this chapter shall be construed to prevent the joint use of off-street parking space by two or more buildings or uses, if the total of such spaces, when used together, shall not be less than the sum of the requirements for the various individual uses of buildings computed separately.*

ESH

Orange Avenue Warehouses, LLC
5300 SOUTH ORANGE AVENUE
ORLANDO, FL 32809
407 859-1486
407 855-8710 (fax)

January 28, 2014

Ellen Hargrove, Edgewood City Planner
City of Edgewood
405 Larue Avenue
Edgewood, FL 32809

RE: Orange Avenue Warehouses

Dear Ms. Hargrove:

Per your request, please find a listing of the tenants occupying our property:

| Tenant Name | Hours of Operation | # of Employees |
|---|------------------------------|----------------|
| Central Florida Refurbishing (Cabinet & Furniture Repair shop) | M-F 6:00 a.m. – 5:00 p.m. | 31 |
| Academy for Autism | M – F 8:00 a.m. – 4:30 p.m. | 10 |
| Dean Stewart Photography | M – F, 9:00 a.m. – 6:00 p.m. | 2 |
| Church (during week) | M – F, 9:00 a.m. – 5:00 p.m. | 2 |
| Church Evenings & Weekends | Per Special Exception | |

Orange Avenue Warehouses LLC is the owner of the property and maintains the parking lot.

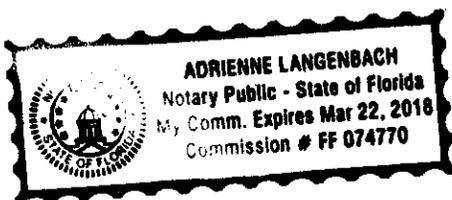
Sincerely,

Robert S Harrell, Pres.

Robert S Harrell
President

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 29th day of January, 2014 by _____
Robert Harrell who is personally known to me and who did not take an oath.



Adrienne Langenbach
Notary
Print Name: Adrienne Langenbach
Commission Number: FF074770
My Commission Expires: 3-22-2014

Subject: Re: FW: Special Exception for the Church
From: Wrgac@aol.com (Wrgac@aol.com)
To: mikebhp@bellsouth.net;
Cc: cwild@edgewood-fl.gov; bmeeks@edgewood-fl.gov;
Date: Friday, January 24, 2014 4:11 PM

Hi Mike,

I am nearly done reviewing your request for the Church special exception. Will you please give me, so I can include it in my report to the Board/Council a notarized statement from the property owner listing the names, activities, # of employees and hours of current tenants of the buildings on-site? It would also be helpful if he included in the statement who is responsible for maintenance of the parking area. If you have questions, let me know.

Regards,
Ellen Hardgrove
Edgewood City Planner

In a message dated 1/24/2014 8:45:22 A.M. Eastern Standard Time, bmeeks@edgewood-fl.gov writes:

Ellen

Here is the follow-up information to the Speciala Exception application from Bob Harrell. I have copied Mike Schmidt, whose contact information is below. Should you need additional information, please feel free to contact Mike. As always, please keep me in the loop.

Thanks.

Bea



Bea L. Meeks, MMC, CPM, CBTO
City Clerk

(Representing IIMC Region III Legislative Committee)

Please visit our facebook page at: <http://www.facebook.com/CityOfEdgewoodFL>, our Facebook page is at over 300 likes. Please like our page and help us spread the word.

Application: 2014-01-SE
 Owner/Applicant Name: Bob Harrell / Orange Ave
 Public Hearing Date: 03/03/14 Warehouses
LLC

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 Robert S. Harrell 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: 2-20-14
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.

Robert S. Harrell Pres,

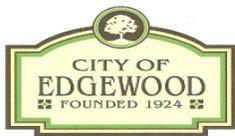
Signature of owner or authorized representative

Sworn to and subscribed before me this 20 day of February, 2014.
Adrienne Langenbach
 Print, type, or stamp commissioned name of Notary Public

Adrienne Langenbach
 Notary Public, State of Florida

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





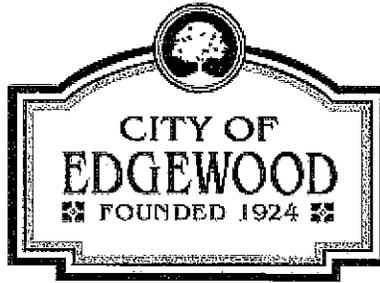
Memorandum

To: Planning and Zoning Board
From: Cinnamon Wild, Administrative Assistant
CC: Bea Meeks, City Clerk
Date: 2/26/2014
Re: Planning and Zoning Meeting on 03/03/14 – 510 Holden Ave – Variance(s)
Application #2014-02-VAR – Variance(s) to allow renovations of Russell
Home

Please note that notice letters were mailed out to property owners within 500' of the subject property. There were 53 letters mailed out, with 1 letter returned as of the date of this memo. To date no comments have been received.

The Sign was picked-up on 02/20/2014. The sign was posted at the property by the applicant on 02/21/2014. The applicant will be providing the Sign affidavit to City Hall this afternoon, 02/25/2014. It was noted at the time of pick-up of the sign that the sign affidavit would need to be completed, signed and notarized after placement of the sign.

Thank you for your time and consideration of the above Variance(s) application.



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

PLANNING & ZONING BOARD

**MAKE PAYMENTS TO:
CITY OF EDGEWOOD**

**FEE: \$350 RESIDENTIAL
~~\$750~~ COMMERCIAL**

+ \$1000 pass thru

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

| | |
|--|--|
| PLANNING & ZONING MEETING DATE: | |
| CITY COUNCIL DATE: | |

IMPORTANT: FILE BY THE SECOND WEDNESDAY OF THE MONTH FOR FIRST HEARING ON THE SECOND MONDAY OF THE FOLLOWING MONTH

Please note this fee is non refundable.

NOTE: Notarized letter of authorization from Owner **MUST** be submitted if application is filed by anyone other than property owner

| | | | |
|---|---|---------------|-----------------------------------|
| Applicant's Name: | DRMP, ^{Contact} Ross Galbraith | Owner's Name: | The Russel Home |
| Address: | 941 Lake Baldwin Ln Orlando 32814 | Address: | 510 W Holden Ave Orlando 32839 |
| Telephone: | 407 362 1391 | Telephone: | 407 855 8063 |
| Fax: | 407 896 4836 | Fax: | |
| Email: | rgalbraith@drmp.com | Email: | |
| Parcel ID/Legal description: | 14-23-29-0000-00-011 | | |
| Zoned: | R1-AA | | R1-AA |
| Cite section of the Zoning Code from which variance is requested: | | | 6 variances - see attached sheet. |
| Existing on site: | | | |
| Request: | | | |

To justify this variance, applicant must demonstrate the following:

1. That special condition and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or building in the same zoning classification
2. the special conditions and circumstances do no result from the action of the applicant
3. literal interpretation or enforcement of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification under the terms of the Ordinance
4. the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible for the regulation at issue
5. the variance sought will not authorize or extend any non conforming use or other non conformity with respect to the land or structures in questions
6. the granting of the variance will be in harmony with the general intent and purpose of this Ordinance, will not be injurious to the area involved, or surrounding properties, and will no authorize a use of the property not permitted by its zoning classification
7. the variance sought will be consistent with the Edgewood Comprehensive Plan

Applicant must agree that:

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

| | | | |
|---------------|------------|------------------|--|
| AGREE: | <i>RAJ</i> | DISAGREE: | |
|---------------|------------|------------------|--|

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

| | | | |
|---------------|------------|------------------|--|
| AGREE: | <i>RAJ</i> | DISAGREE: | |
|---------------|------------|------------------|--|

3. Concerning Ex parte communications, the applicant shall not speak to members of the Planning and Zoning Board of the City Council prior to the public hearing related to said variance request in order that said board members shall no prejudice themselves prior to said variance request coming before the City in an open proceeding where the decision making process and determination will be in full view of the public, thereby providing due process involving a fair opportunity for the presentation of both sides of the case in an open proceeding where a record of the proceedings may be kept

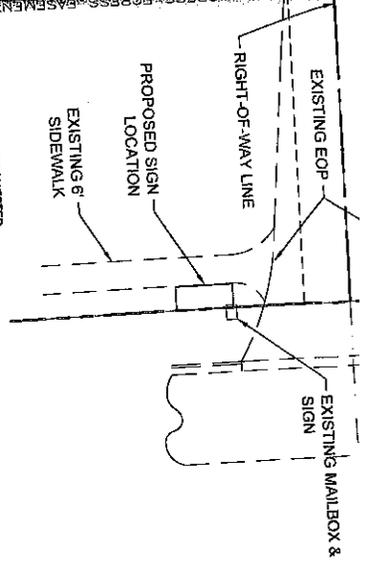
| | | | |
|---------------|------------|------------------|--|
| AGREE: | <i>RAJ</i> | DISAGREE: | |
|---------------|------------|------------------|--|

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

| | | | |
|---------------------------|-------------------------------|-------|---------------|
| Applicant's Signature: | <i>Ross</i> | Date: | |
| Applicant's Printed Name: | <i>Ross Galbraith</i> | | <i>1/6/14</i> |
| Owner's Signature: | <i>Ross for Russell Heame</i> | Date | |
| Owner's Printed Name: | | | |

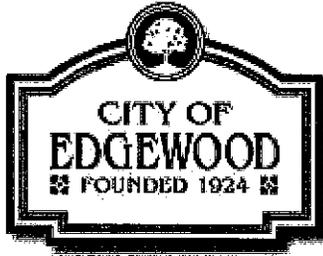
Please submit your completed application to City Hall via email at cityhallstaff@edgewood-fl.gov, via facsimile to 407-851-7361, or hand deliver to City Hall located at 405 Larue Ave. For additional questions, please contact City Hall at 407-851-2920.

| Office Use Only: | |
|------------------|-------------------------------|
| Rec'd Date: | 1-6-2014 |
| Rec'd By: | Bonnelis |
| Forwarded to: | |
| Notes: | 750 ⁰⁰ fee pending |



VARIANCES REQUESTED

1. **VARIANCE, DEFINITIONS FOR LOT ORIENTATION**
 REQUIRED: FRONT OF LOT NEAREST HOLDEN AVE. (NORTH SIDE)
 PROPOSED: FRONT = EAST (FACING PARK)
 REAR = WEST
 SIDE = NORTH & SOUTH
2. **VARIANCE, REQUIRED REAR YARD**
 REQUIRED: 35FT TO REAR YARD BLDG
 PROPOSED: 25.771, WITH 6FT 100% OPAQUE PVC PRIVACY FENCE ADJACENT TO PROPERTY LINE.
3. **VARIANCE, 3 - 5 ARE ALL VARIANCES FROM REQUIRED LANDSCAPE BUFFER BETWEEN VIA & ADJUTING RESIDENTIAL ZONED PROPERTIES: LDC CH 11.4 (1) B.1**
 REQUIRED (ALL INSTANCES): LANDSCAPE BUFFER (MIN.) 7'(W) x 6'(H), 100% OPAQUE
 PROPOSED @ SOUTHERN PROPERTY LINE, FOR THE WESTERMOST +/-30LF OF VIA NEAREST GRANADA WOODS
 6' PVC FENCE, 100% OPAQUE
4. **VARIANCE, 6.1' OF GRASSSED AREA WITH 6' BLACK VINYL-COATED CH-LINK FENCE**
 PROPOSED @ SOUTHERN PROPERTY LINE FOR VIA ADJACENT TO COUNTY PARK.....
5. **VARIANCE, 7' OF GRASSSED AREA WITH 6' BLACK VINYL-COATED CH-LINK FENCE**
 PROPOSED @ EASTERN PROPERTY LINE, FOR +/- 73LF OF VIA ADJACENT TO COUNTY PARK.....
6. **VARIANCE, IMPERVIOUS SURFACE RATIO**
 REQUIRED: R1-AA ZONING, MAX. 45% IMPERVIOUS SURFACE AREA
 PROPOSED: 65% IMPERVIOUS SURFACE AREA



405 Larue Avenue - Edgewood, Florida 32809-3406
(407) 851-2920

To: Planning and Zoning Board Members
From: Ellen Hardgrove, AICP, City Planning Consultant
Date: February 15, 2014
Subject: Variance Requests – Russell Home

I. SUMMARY OF VARIANCES REQUESTED

- Variance 1 Front Yard Setback (North) Variance of 3.5 feet: Code Section 134-579 requires 30 feet, 26.5 feet proposed
- Variance 2 Rear Yard Setback (south): Section 134-579 requires 35 feet, 26 feet proposed
- Variance 3 Dumpster location and screening: Section 30-49 Dumpster in front yard not allowed – proposed in front (north) yard
- Variance 4 Screening of Vehicle Use Area from residential property (south property line); 7 feet wide landscaping and 8 feet high masonry wall required, 6 feet wide buffer and 6 feet high opaque pvc fence (47 feet length) and 6 feet high chain link (east 48 feet length) proposed
- Variance 5 Screening of Vehicle Use Area from residential property (east property line), 7 feet wide landscape buffer required, 6 feet wide proposed; 8 feet high masonry wall where parking lots are adjacent to residential districts, 6 feet high chain link fence proposed
- Variance 6 Impervious Surface Ratio; *Maximum 45%, 67% proposed*

NOTE: This is not a review of the proposed development/site plan. Site plan submittal shall ensure compliance with Code standards including, but not limited to, tree removal, landscaping.

II. PROPERTY DESCRIPTION

A. General Location: [Map included at end of report]

South of Holden Avenue, West of Cypress Grove Park; this is an isolated parcel in that its only access is via a County-owned narrow right-of-way connecting this property to Holden Avenue. The right-of-way serves only this parcel.

B. Address:

510 Holden Avenue

C. Property Tax ID:

14-23-29-000000-011

D. Site Area:

48,052 square feet (1.1± acres)

E. Zoning:

R1AA with approval from Orange County (7/25/56) for boarding handicapped children and variance (approved in 1982) to build owner's living quarters 20 feet from front (in lieu of 30 feet) conditioned on no increase in children (12 day care and 27 full time). Annexed into Edgewood in 1990s. A special exception to add a playroom was approved 7/14/98 conditioned on no increase in children (12 day care and 27 full time).

| R1AA Site Standards | | | | | | | |
|--------------------------------|----------------------------------|--------------------------|---------------------------|--------------------------|-----------------------------------|--------------------------|--------------------------------|
| Minimum Lot Area (Square Feet) | Minimum Floor Area (Square Feet) | Minimum Lot Width (Feet) | Minimum Front Yard (Feet) | Minimum Rear Yard (Feet) | Maximum (Impervious) Lot Coverage | Minimum Side Yard (Feet) | Maximum Building Height (Feet) |
| 10,890 (1/4 ac) | 2,200 | 90 | 30 | 35 | 45% | 10 | 35 |

F. Existing Use:

Group home for 12 day and 27 full time residents [Limited by license and past land use approvals]. The existing use is not a permitted use in the R1AA zoning district. The use, because of a County approved variance in 1957, is considered a legally conforming use.

G. Future Land Use:

Low Density Residential

H. Abutting Zoning/Land Use:

The Russell Home predates all abutting uses.

North - Two R1AA zoned lots, each with a single family home

- 4655 Casa Grande Court (Lot 3) – James Worthen rear yard adjacent to Russell Home
- 4669 Casa Grande Drive (Lot 4) - Margaret Gruszel (owner occupied) side yard adjacent to Russell Home

East – Cypress Grove Park, zoned R1AA

South – One residential lot zoned R1AA with a single family home

- 589 Del Rio Street (Lot 8) – Elbert and Candy Hale (owner occupied) rear yard adjacent to Russell Home

West – Two R1AA zoned lots, each with a single family home

- 4673 Casa Grande Drive (Lot 5) - Shirley Cockriel (owner occupied) rear yard adjacent to Russell Home
- 4675 Casa Grande Drive (Lot 6) – Mark Cross (owner occupied) rear yard adjacent to Russell Home

III ANALYSIS OF REQUESTED VARIANCES

A. SETBACK VARIANCES

A comparison of the required setbacks, the existing structure distances from property lines, and the proposed setbacks as presented on the site plan is provided in the following table.

| Russell Home Lot Line | Required Setback | Existing | Proposed on Site Plan |
|-----------------------|------------------|-----------|-----------------------|
| North (front) | 30 feet | 18.8 feet | 26.5 feet |
| South (rear) | 35 feet | 26.1 feet | 26 feet |
| West (side) | 10 feet | 28.2 feet | 25.5 feet |
| East (side) | 10 feet | 84.6 feet | 60 feet |

Variance 1. Front Yard (North) Variance of 3.5 feet

Code Section 134-579 requires 30 feet, 26.5 feet proposed

The majority of the existing building in the north yard is at least 30 feet from the north property line, thus meeting the R1AA front yard setback. There is a wing that is 18.8 feet from the north property line. It appears the location of the wing was approved in 1982, prior to the property's annexation into Edgewood, by Orange County Board of Zoning Adjustment, when it approved an owner's living cottage 20 feet from the north (front) property line) due to preservation of existing trees.

The existing building on this side is proposed to be renovated/expanded to provide a standard distance of 26.5 feet from the north property line, thus requiring a 3.5 feet variance to the minimum front yard. The underlining purpose of minimum setbacks/required yards includes buffering from land uses, provision of open areas around structures, and access to natural light, ventilation and direct sunlight.

Per Code, the applicant must identify special conditions and circumstances exist [per Code Section 134-104.3(b)] to approve the variance. Such has not yet been provided with the application. If the applicant can show special conditions and circumstances exist, staff recommends the following conditions of approval:

- Maintenance of a 6 feet high opaque fence along the north property line where adjacent to residentially used lots.
- Planting and clustering trees to fill in the gaps of existing trees on the adjacent property to the north. This will be applied during the site plan permitting stage. The intent is to create an illusion of depth and break up the bulk of the building, and
- Building height limited to one story within 30 feet of the north property line.

Note: Approval of this variance also affects Variance #3 where the applicant is requesting the dumpster to be located in the standard front yard.

Variance 2. Rear Yard (south)

Code Section 134-579 requires 35 feet, 26 feet proposed (Variance of 9 feet)

The existing building (the playroom of the facility) is 26 feet from the south line – currently nonconforming [see "historic note" below]. A 25 feet easterly extension of the existing building is proposed. The extension will be no closer to the south line than the currently existing building; however, per code, nonconforming structures are not allowed to be extended or enlarged. Thus, the addition will require variance approval.

Historic note: The nonconforming playroom setback was created in 1998 when City Council approved a special exception to build the playroom. A variance to build the playroom 26 feet from the south line was not seen to be necessary since staff at the time considered the south property line a "side yard". Minimum side yard in the R1AA district is 10 feet. Despite the application of the south side of the property as a side yard in 1998, by Code definition, the south property line is the "rear". Thus, extension of the building as proposed requires a variance approval.

Per Code, the applicant must identify special conditions and circumstances exist [per Code Section 134-104.3(b)] to approve the variance. Such has not yet been provided with the application. If the applicant can show special conditions and circumstances exist, staff recommends the following conditions of approval:

- The rear yard variance is only approved in the location of the existing playroom and the new addition as shown on the site plan dated 2/10/14.
- Maintenance of a 6 feet high opaque fence along south side where adjacent to residentially used property;
- Building height limited to one story within 35 feet of the south property line.

Variance 3. Dumpster location

Code Section 30-49 Dumpster in front yard not allowed – proposed in front (north) yard

The new dumpster location is proposed to extend 5 feet into the standard front (north) yard, thus requiring a variance. If the requested front yard variance is approved (Variance #1), the dumpster will no longer be in the required "front yard." (See Variance #1)

Moving the dumpster 5 feet south would negatively impact existing large oak trees. According to Code, "the preservation of any historic or specimen tree may be considered as a basis for the granting of a variance." These trees would be considered specimen trees.

The proposed dumpster location is not adjacent to single-family lot.

Staff recommends approval.

B. VARIANCES TO SCREENING STANDARDS

Variance 4. Screening of Vehicle Use Area (south property line)

Code Section Sec. 114-4(1)b requires 7 feet wide landscaping where vehicle use areas are adjacent to residential properties; none is proposed

Code Section 134-608(c) requires an 8 feet high masonry wall where parking lots are adjacent to residential uses. Proposed 6 feet high vinyl PVC fence and chain link fence instead of 8 feet high masonry wall

Per discussion with the applicant, the south end of the vehicle use area is only proposed to be used for emergency vehicle turnaround area, with all or part proposed to be of stabilized grass [dependent upon Orange County Fire Department approval]. This area is not intended for parking, unloading, or vehicle access to the "receiving" area. Given the need to provide emergency vehicle access, **staff recommends approval of no landscaping along the south property line under the following conditions.**

- 1) Orange County Fire Department approves the design for fire emergency vehicle turnaround [Letter to be submitted with site plan approval].
- 2) Parking of any vehicle, including any Loading/unloading, in the "hammerhead" as shown by diagonal lines on the 2/10/14 site plan shall be prohibited.
- 3) Maintenance of a 6 feet high opaque fence where the emergency turnaround area is adjacent to a residential used lot.

Variance 5. Screening of Vehicle Use Area (east property line)

Code Section 114-4(1)b Landscaping where vehicle use areas adjacent to residential properties; 7 feet wide required, 6 feet wide proposed

Code Section 134-608(c) 8 feet high masonry wall where parking lots are adjacent to residential uses/districts; Proposed 6 feet high vinyl pvc fence instead of masonry wall

The intent of the requirements is to protect residential uses. The adjacent land use is the park. If the park land was zoned for an office or commercial, the wall would not be needed and because the adjacent land will be maintained as a park, the intended width for plant growth can be maintained with the requested variance.

Staff recommends approval.

C. MAXIMUM IMPERVIOUS SURFACE COVERAGE

Variance 6. Impervious Surface Ratio

Code Section 134-579 Maximum 45%, 67% proposed

This is an engineering issue. The following staff recommendation is based on City Engineer Art Miller's April 18, 2011 report where the same variance was requested.

The City's impervious surface ratio requirements were implemented to prevent existing stormwater collection and treatment systems from being inundated over their design capacity. For example, the stormwater infrastructure for most subdivisions has been designed based on a certain impervious coverage. This is usually in the 40% to 45% range and includes both the collection system and, for newer developments, the treatment system (i.e. stormwater ponds). If individual lots are allowed to frequently go beyond the maximum allowed impervious ratio, then the street collection systems and stormwater ponds can experience capacity problems.

With that said, it should be noted that this project is planned to drain to the east, to Orange County's Cypress Grove Park. It will not be draining to the adjacent subdivision's stormwater collection system. Based on the existing and proposed use of the facility and the design intent to drain to the County's park, we do not believe granting the relief from the 45% impervious surface ratio maximum will be a problem. Note the approved Impervious Surface Area ratio approved in 2011 was 70%. The current request is 67%. Additional city staff review of the drainage will occur during final engineered site plan submittal.

Staff recommends approval.

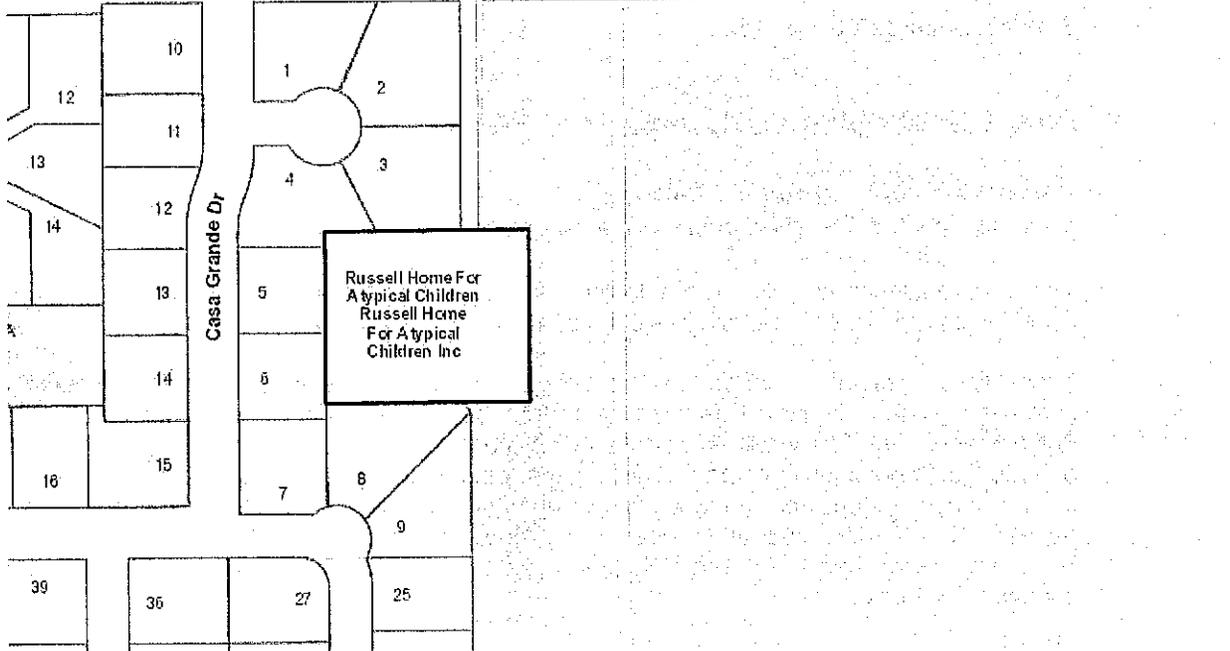
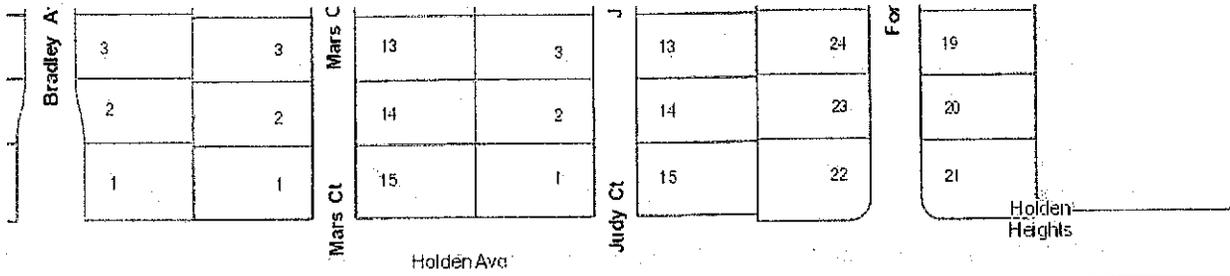
IV. RESOURCES TO AID UNDERSTANDING

- Property Location Map (See Attached)
- Variance Approval Standards (See Attached)

For information purpose only, no variance is needed for the following:

- *There is an existing cooler 10.9 feet from the south line. This is considered an accessory structure and by code is allowed to be five feet from the south property line. The cooler is proposed to be incorporated into a larger building that will allow for storage. Both will continue to be considered an accessory structure, and as shown meets the code minimum setback.*
- *Currently in the west yard are three sheds that are 1 to 3 feet from the west property line. The sheds are proposed to be removed.*
- *New building construction will occur that will result in the building being 25.5 feet from the west property line, 2.5 feet closer than the current building. Under current code, the west side would be a side yard, where the primary structure can be within 10 feet of the property line; no variance would be needed.*

Property Location Map



Sec. 134-104.3(b). *Standards for Variance Approval*

Prior to recommending approval of any variance from the requirements of this chapter and prior to the granting of the variance, the board and city council shall find:

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

Rec
2/24/14

February 19, 2014

Bea L. Meeks, City Clerk
City of Edgewood
405 Laure Avenue
Edgewood, FL 32809

Re: The Russell Home – Application for Variances

Variance 1. 3.5 feet variance on front yard setback (North)

Safety of the children is our highest priority. This is the impetus of our project. The goal is to quickly and safely exit all of the children in the event of a fire or other emergency.

The current conditions do not allow for that. Many of the doors and hallways are too narrow for this to happen. The existing circulation is the result of many additions and renovations over the 60 year history of the Russell Home and are circuitous and confusing even in non-emergency times to those with full mental capacity.

Clarity and ease of egress is the intent of the proposed plan. Exiting routes will be obvious and circulation will be generous. Hallways will be 6 feet wide and doors will be 42 inches wide wherever possible. Ramps will be provided for wheelchairs and gurneys on all routes. Children exiting their bedrooms will always have two ways to go, and in many cases direct exits outside of the building.

Some of the children are bedridden or wheelchair bound at all times. Some require several people and special apparatus to be lifted from their hospital style bed to their wheelchair. This requires generous amounts of room and time to accomplish. In the event of a night time emergency there will be neither manpower nor time to execute this maneuver. During such an emergency the hospital bed will need to be wheeled directly to the hallway and outside of the building. (See attached sketch.)

February 19, 2014

Bea L. Meeks, City Clerk

Page 2

The design of this residence is specific to the needs of its occupants and in many cases exceeds the requirements of the code and the American's with Disabilities Act. Many of the residents require staff assistance for dressing, bathing and toileting. There is a strong desire by the family to maintain a "residential" feel. Many of the children have lived here for all or most of their lives, and in some cases this has been decades. This is their home.

It would be a serious mistake to compromise their safety for the sake of a technical requirement of the ordinance. This is why the new bedroom wing needs to be 42 feet wide. We respectfully request that you grant the variance for 3.5 feet on the north side of the property. When the demolition, addition and renovation is complete, this will increase the setback on the north side from its current 18.8 feet to 26.4 feet on the proposed plan. This is a net gain of 7.6 feet from the current condition.

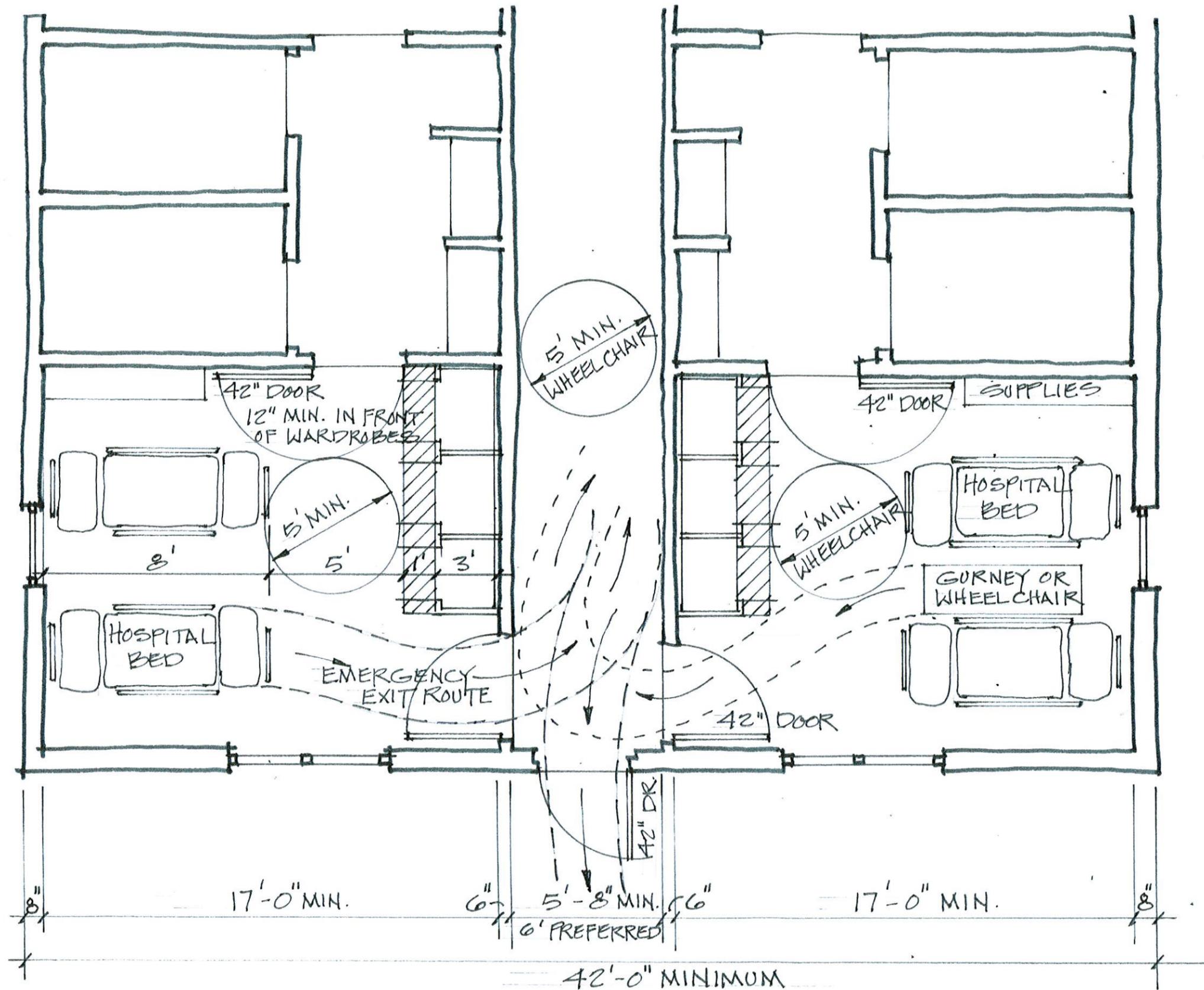
Thank you for your consideration of this crucial matter.

Sincerely,



Roger J. Johnson, A.I.A., LEED AP

Attachment



Roger Johnson A.I.A., LEED AP
Architecture and Planning

3340 Library Ln. St. Louis Park, MN 55426
(612) 770-9017 • rogerj.johnson0927@gmail.com

RUSSELL HOME
EDGEWOOD, FLORIDA FEB. 19, 2014
MINIMUM CLEARANCE STUDY

Application: 2014-02-VAR
 Owner/Applicant Name: Russell Home
 Public Hearing Date: 03/03/14

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 David Richmond 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: 02/21/14
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.

David Richmond

Signature of owner or authorized representative

Sworn to and subscribed before me this 25 day of February, 2014.

Cinnamon Wild
 Print, type, or stamp commissioned name of Notary Public

Notary Public, State of Florida

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



CONSTRUCTION PLANS

FOR:

THE RUSSELL HOME

PARCEL ID. NUMBER 14-23-29-0000-00-011

CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA

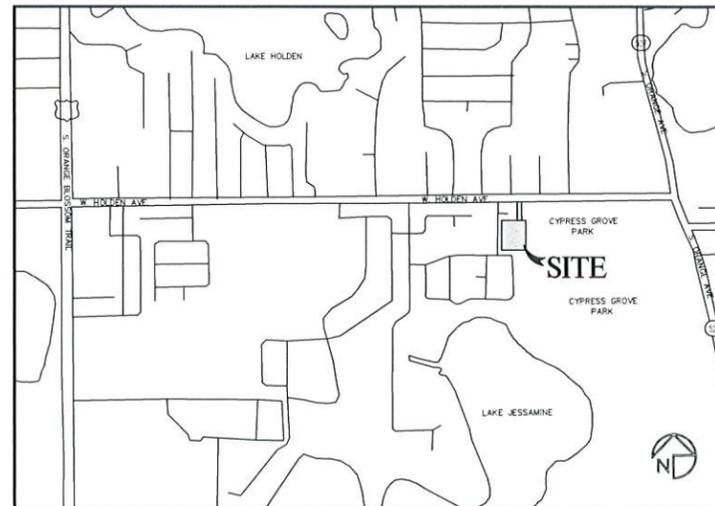
SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST

RECEIVED

FEB 21 2014

CITY OF EDGEWOOD

LOCATION MAP



PREPARED FOR:
 THE RUSSELL HOME
 510 W. HOLDEN AVE
 ORLANDO, FL 32839
 (407) 851-0000
 www.russellhome.org

PREPARED BY:

 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
 Certificate of Authorization No. 2648
 941 LAKE BALDWIN LANE
 ORLANDO, FLORIDA 32814
 (407) 896-0594
 FAX (407) 896-4836
 www.drmp.com

SHEET INDEX

| SHEET TITLE | SHEET NO. |
|--------------------------------------|-----------|
| COVER SHEET | C1.0 |
| EXISTING CONDITIONS | C2.0 |
| GENERAL NOTES & LEGEND | C3.0 |
| DEMOLITION PLAN | C4.0 |
| SITE PLAN | C5.0 |
| GEOMETRY PLAN | C5.1 |
| PAVING AND GRADING PLAN | C6.0 |
| UTILITIES AND DRAINAGE PLAN | C7.0 |
| STANDARD DETAILS | C8.0 |
| STANDARD DETAILS | C9.0 |
| OUC WATER DETAILS | C10.0 |
| WATER DETAILS AND NOTES | C10.1 |
| STORMWATER POLLUTION PREVENTION PLAN | C11.0 |

PROJECT CONTACT INFORMATION:

CIVIL ENGINEER:
 D.R.M.P. INC.
 941 LAKE BALDWIN LANE
 ORLANDO, FLORIDA 32814
 PH: 407.896.0594
 FAX: 407.896.4836
 CONTACT: JOHN C. KELLY, P.E.
 VICE PRESIDENT

ARCHITECT:
 ROGER J. JOHNSON
 3340 LIBRARY LANE
 ST. LOUIS PARK, MN 55426
 PH: 612.770.9017
 CONTACT: ROGER JOHNSON

BOUNDARY/TOPOGRAPHICAL SURVEYOR:
 WILLIAM MOTT LAND SURVEYING, INC.
 3716 N. WICKHAM ROAD, STE. 3
 MELBOURNE, FL 32935-2338
 PH: 321.751.4444
 CONTACT: JON MOTT, P.L.S.

M.E.P. ENGINEER:
 CUHACI & PETERSON
 1925 PROSPECT AVENUE
 ORLANDO, FL 32814
 PH: 407.661.9100
 CONTACT: JOSEPH KEENE, P.E.

PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS ON A 1.10± AC. PARCEL ZONED R1-AA. THE PROJECT ENTAILS THE EXPANSION OF THE EXISTING BUILDING, RECONFIGURATION OF PARKING, AND CERTAIN UPGRADES OF UTILITIES. THE PROJECT SITE IS INTENDED TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE COMMERCIAL DESIGN STANDARDS SET FORTH IN THE CITY OF EDGEWOOD LAND DEVELOPMENT CODE, AND WITH REQUIREMENTS OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

JOHN C. KELLY, P.E.
 FLORIDA P.E. # 44011



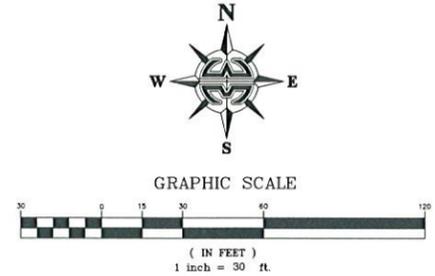
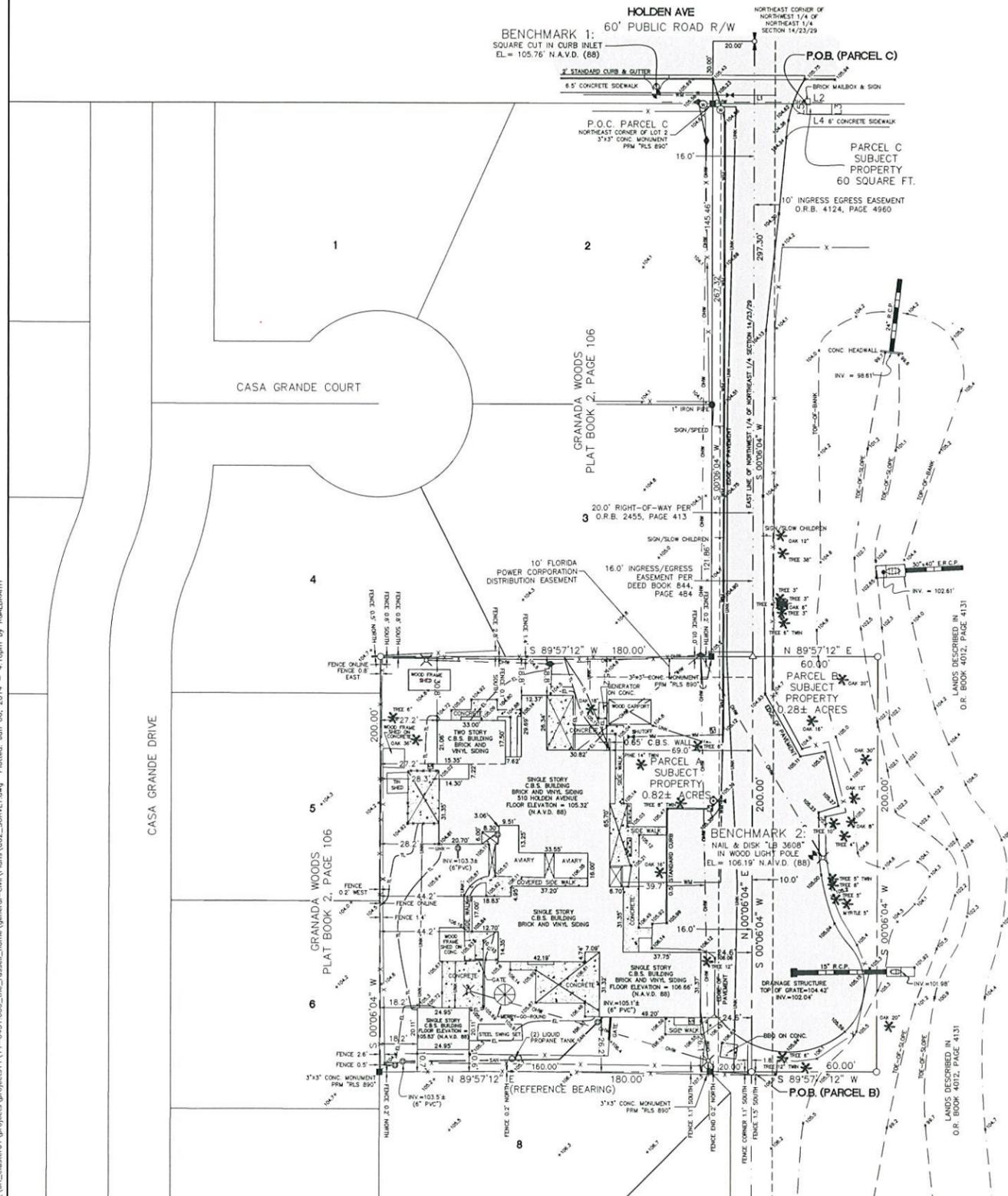
| NO. | DATE | ISSUED | BY |
|-----|----------|----------------------------|------|
| 4 | | | |
| 3 | | | |
| 2 | | | |
| 1 | 10/31/13 | SUBMIT TO CITY OF EDGEWOOD | DRMP |

| NO. | DATE | REVISION | BY |
|---------|------|--|----|
| 2/7/14 | | REVISE YARDS, VARIANCES, ADD GRASSPAVE | RG |
| 12/5/13 | | BOUNDARY, SITE DATA, REMOVE HYDRANT | RG |

RUSSELL HOME
 EDGEWOOD, FLORIDA
 JOB NO. 11-0431.000
 SHEET C1.0

BOUNDARY AND TOPOGRAPHIC SURVEY

LYING IN SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA



LEGEND:

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PI = POINT OF INTERSECTION
- RP = RADIUS POINT
- ROB = RIGHT-OF-WAY
- POB = POINT-OF-BEGINNING
- POC = POINT-OF-COMMENCEMENT
- EL = ELEVATION
- PL = PUBLIC UTILITY AND DRAINAGE EASEMENT
- EA = EASEMENT
- NTS = NOT TO SCALE
- TYP = TYPICAL
- (P) = PLAT
- (D) = DEED
- (M) = MEASURED
- (C) = CALCULATED
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- DELTA = DELTA
- R = RADIUS
- T = TANGENT
- PLS = PROFESSIONAL LAND SURVEYOR
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- AND = AND SURVEYOR
- LB = LICENSED BUSINESS
- AKA = ALSO KNOWN AS
- PKA = FORMERLY KNOWN AS
- LLC = LIMITED LIABILITY COMPANY
- CONC = CONCRETE
- OR = OFFICIAL RECORDS
- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE
- FB = FENCE
- CB = CONCRETE BLOCK & STUCCO
- CH = CHORD
- PE = POLYETHYLENE
- PCP = POLYVINYL CHLORIDE
- VFP = VITRIFIED CLAY PIPE
- CCR = CERTIFIED CORNER RECORD
- SDMH = STORM DRAIN MANHOLE
- SMH = SANITARY SEWER MANHOLE
- INVERT = INVERT
- TO BE DETERMINED = TO BE DETERMINED
- FO = FIBER OPTIC
- LF = LINEAR FEET
- AC = ACRES
- SO. FT. = SQUARE FEET
- N/A = NOT APPLICABLE (N/A)
- ID = IDENTIFICATION (I.D.)
- IRV = IRRIGATION
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM (1929)
- N.A.V.D. (88) = NORTH AMERICAN VERTICAL DATUM (1988)
- N.A.D. (27) = NORTH AMERICAN DATUM (1927)
- N.A.D. (83) = NORTH AMERICAN DATUM (1983)
- ± 0.00 = SPOT ELEVATION
- CL = CLIMBER RAIL / HAND RAIL
- SP = SPEED BUMP
- ST = STREET LIGHT
- DF = DOUBLE YELLOW LINE
- SS = STOPPING CHAIN STOP
- HC = HAND CAP RAMP
- OW = OVERHEAD WIRE
- CL = CENTERLINE
- PL = PROPERTY LINE
- SE = SECTION LINE
- R/W = RIGHT-OF-WAY LINE
- LN = LINE NOT TO SCALE
- CO = CONTOUR LINE
- CS = CENTERLINE OF SCALE
- TOP OF BANK = TOP OF BANK
- TOP OF SLOPE = TOP OF SLOPE
- RCFP = REINFORCED CONCRETE PIPE (RCFP)
- CMP = CORRUGATED METAL PIPE (CMP)
- CP = CASTLE IRON PIPE (CIP)
- WM (M) = WATER MAIN (M)
- RM (M) = REUSE MAIN (RM)
- SM (SM) = SEWER MAIN (SM)
- FM (FM) = SEWER FORCE MAIN (FM)
- GM (GM) = GAS MAIN (GM)
- UWP = UNDERGROUND WITNESS POST
- WATER LINE = WATER LINE
- GAS LINE = GAS LINE
- CA = CABLE TELEVISION LINE
- SAW = SANITARY SEWER LINE
- SL = STREET LIGHT POWER LINE
- FM = SANITARY SEWER FORCE MAIN LINE
- TL = TELEPHONE LINE
- EL = ELECTRIC TRANSMISSION LINE
- ETL = ELECTRIC TRANSMISSION LINE CONDUIT
- FO = FIBER OPTIC LINE
- IRV = IRRIGATION LINE
- UNK = UNKNOWN LINE
- PAVERS = PAVERS
- ASPH = ASPHALT
- CONC = CONCRETE
- 1/2" IRON ROD WITH PLASTIC CAP MARKED "WITNESS LB 3608" SET
- IRON MARKER FOUND
- 1/2" IRON ROD WITH PLASTIC CAP MARKED "LB 3608" SET
- 4"x4" CONCRETE MONUMENT FOUND MARKED "LB 3608" SET
- NAIL & DISK FOUND
- NAIL & DISK MARKED "LB 3608" SET
- IRON ROD PREVIOUSLY SET
- CONCRETE MONUMENT PREVIOUSLY SET
- NAIL & DISK PREVIOUSLY SET
- MISCELLANEOUS SURVEY MARKER AS NOTED
- CONCRETE LIGHT POLE
- FIBERGLASS LIGHT POLE
- METAL LIGHT POLE WITH CONCRETE BASE
- WOOD POWER POLE
- WOOD POWER POLE WITH LIGHT
- CONCRETE POWER POLE WITH LIGHT
- CONCRETE POWER POLE
- METAL POWER POLE
- TRAFFIC LIGHT POLE
- GUY ANCHOR
- COVERED AREA
- RIP RAP RETAINING BASS
- TRAFFIC SIGNAL HAND HOLE
- STREET LIGHTING HAND HOLE
- ROAD SIGN
- MONITORING WELL
- BENCHMARK
- SANITARY SEWER MANHOLE DESIGNATION (SEE TABLE)
- SANITARY SEWER PIPE DESIGNATION
- SANITARY SEWER MANHOLE
- GREASE TRAP MANHOLE
- STORM DRAIN MANHOLE
- TELEPHONE SERVICE MANHOLE
- SEWER CLEAN-OUT
- SEWER SERVICE
- WATER METER BOX OR SERVICE
- REUSE METER BOX OR SERVICE
- BACKFLOW PREVENTER
- FIRE HYDRANT
- BLOW OFF
- FIRE DEPARTMENT CONNECTION
- UNDERGROUND T.V. CABLE PEDESTAL
- UNDERGROUND ELECTRIC SERVICE
- ELECTRIC SERVICE MANHOLE
- UNDERGROUND ELECTRIC SERVICE
- ELECTRIC SERVICE HAND HOLE
- GAS SERVICE / METER
- UNDERGROUND TELEPHONE CABLE PEDESTAL
- WATER VALVE
- REUSE VALVE
- WATER SPOOT
- SPRINKLER
- YARD DRAIN
- IRRIGATION CONTROL VALVE
- BOLLARD
- WELL
- DRAINAGE INLET
- DRAINAGE INLET MANHOLE DESIGNATION (SEE TABLE)
- DRAINAGE PIPE DESIGNATION
- CONCRETE MITRE END
- CONCRETE MITRE END WITH METAL BARS
- CONCRETE FLARE END
- CURB STOP
- NUMBER OF PARKING SPACES
- TRANSFORMER PAD
- PAV PHONE
- EASEMENT DESIGNATION

| LINE | LENGTH | BEARING |
|------|--------|---------------|
| L1 | 45.12 | S 89°59'44" E |
| L2 | 12.00 | S 89°59'44" E |
| L3 | 5.00 | S 00°00'16" W |
| L4 | 12.00 | N 89°59'44" W |
| L5 | 5.00 | N 00°00'16" E |

LEGAL DESCRIPTION: Parcel A (PER O.R. BOOK 2956, PAGE 1626)

Beginning at the Southeast corner of the North three quarters (N 3/4) of the North half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 14, Township 23 South, Range 29 East, run North 200 feet, thence West 180 feet, thence South 200 feet, thence East 180 feet to the point of beginning.

Together with the easement for ingress and egress to and from said property granted by J.C. Haley and Flossie C. Haley, his wife, to James S. Russell by instrument dated September 20, 1950 and recorded in Deed Book 844, Page 484, Orange County Public Records.

Together With:

Legal Description: Parcel B (by Surveyor)

Part of lands described in Official Records Book 4012, Page 4131 of the Public Records of Orange County, Florida, lying in Section 14, Township 23 South, Range 29 East said Orange County and being more particularly described as follows:

Commence at the Southeast corner of lands described in Official Records Book 2956, Page 1626 of the said public records for the POINT-OF-BEGINNING of the herein described parcel of land; thence N 00°06'04" W along the east line of said Official Records Book 2956, Page 1626, a distance of 200.00 feet; thence N 89°57'12" E a distance of 60.00 feet; thence S 00°06'04" E a distance of 200.00 feet; thence S 89°57'12" W a distance of 60.00 feet to the POINT-OF-BEGINNING. Containing 0.28 acres of land more or less.

Together With:

Legal Description: Parcel C (by Surveyor)

Part of lands described in Official Records Book 4012, Page 4131 of the Public Records of Orange County, Florida, lying in Section 14, Township 23 South, Range 29 East said Orange County and being more particularly described as follows:

Commence at the Northeast corner of Lot 2, Granada Woods, according to the plat thereof, as recorded in Plat Book 2, Page 106 of the Public Records of Orange County, Florida; thence S 89°59'44" E along the south right-of-way line of Holden Avenue a distance of 45.12 feet to the POINT-OF-BEGINNING of the herein described parcel of land; thence continue S 89°59'44" E along said right-of-way line, a distance of 12.00 feet; thence S 00°00'16" E a distance of 5.00 feet; thence N 89°59'44" W a distance of 12.00 feet; thence N 00°00'16" E a distance of 5.00 feet to the POINT-OF-BEGINNING. Containing 60 square feet of land more or less.

SURVEYOR'S NOTES:

- Easements and Rights-of-Way shown hereon except as called for by the Plat only include those provided to the surveyor. The surveyor has made no search of the Public Records for such.
- Only open and notorious evidence of easements and Right-of-Way are located and shown hereon. The surveyor has not located any underground utilities or foundations which may encroach.
- Bearings hereon are referred to an assumed value of N 89°57'12" E for the East line of Lot 8, Granada Woods, Plat Book 2, Page 106 said bearing is identical with the Plat of record.
- Type of survey: Boundary and Topographic
- This property is located in Federal Flood Zone X, areas determined to be outside the 500 year flood plain, as shown on Flood Insurance Rate Map Community No. 120183, Panel 0410, Suffix E, effective date December 6, 2000.
- Use only property corners for construction of fences and other improvements.
- The primary benchmark used to obtain the vertical information as shown hereon is Orange County Benchmark B-1578-009, Elevation 107.718 feet, N.A.V.D. (1988). To convert the elevations shown hereon to N.G.V.D. (1929), add (+) 0.922 feet.

| | | |
|-------------|------|-------------|
| DESIGNED BY | DATE | DESCRIPTION |
| | | |
| DRAWN BY | | |
| CHECKED BY | | |
| APPROVED BY | | |

EXISTING CONDITIONS

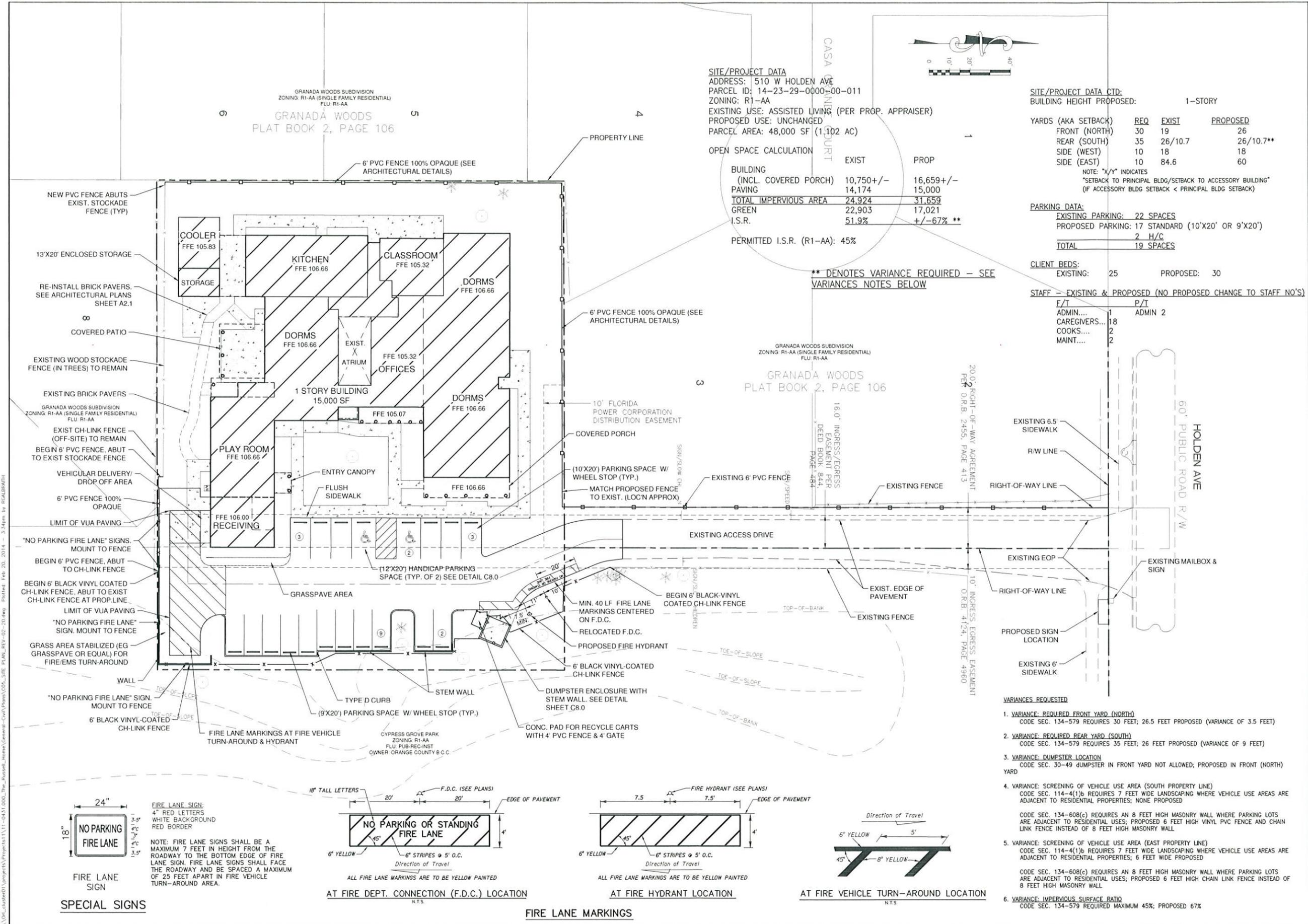
CONSTRUCTION PLANS FOR
THE RUSSELL HOME
CITY OF EDGEWOOD
ORANGE COUNTY, FLORIDA

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE

DRMP
ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS

Certificate of Authorization No. 2948
941 Lake Baldwin Lane - Orlando, Florida 32814
Phone: 407.886.0584 Fax: 407.886.4536 WWW.DRMP.COM

PROJECT NO.: 11-0431.000
SCALE: NONE
DATE: November, 2013
DRAWING: C2.0



SITE/PROJECT DATA
 ADDRESS: 510 W HOLDEN AVE
 PARCEL ID: 14-23-29-0000-00-011
 ZONING: R1-AA
 EXISTING USE: ASSISTED LIVING (PER PROP. APPRAISER)
 PROPOSED USE: UNCHANGED
 PARCEL AREA: 48,000 SF (1.102 AC)

OPEN SPACE CALCULATION

| | EXIST | PROP |
|--------------------------------|---------------|---------------|
| BUILDING (INCL. COVERED PORCH) | 10,750 +/- | 16,659 +/- |
| PAVING | 14,174 | 15,000 |
| TOTAL IMPERVIOUS AREA | 24,924 | 31,659 |
| GREEN | 22,903 | 17,021 |
| I.S.R. | 51.9% | +/-67% ** |

SITE/PROJECT DATA CTD:
 BUILDING HEIGHT PROPOSED: 1-STORY

| YARDS (AKA SETBACK) | REQ | EXIST | PROPOSED |
|---------------------|-----|---------|-----------|
| FRONT (NORTH) | 30 | 19 | 26 |
| REAR (SOUTH) | 35 | 26/10.7 | 26/10.7** |
| SIDE (WEST) | 10 | 18 | 18 |
| SIDE (EAST) | 10 | 84.6 | 60 |

PARKING DATA:

| | |
|-------------------|---------------------------------|
| EXISTING PARKING: | 22 SPACES |
| PROPOSED PARKING: | 17 STANDARD (10'X20' OR 9'X20') |
| | 2 H/C |
| TOTAL | 19 SPACES |

CLIENT BEDS:

| | | | |
|-----------|----|-----------|----|
| EXISTING: | 25 | PROPOSED: | 30 |
|-----------|----|-----------|----|

STAFF - EXISTING & PROPOSED (NO PROPOSED CHANGE TO STAFF NO'S)

| F/T | P/T |
|---------------|---------|
| ADMIN.... | ADMIN 2 |
| CAREGIVERS... | 18 |
| COOKS.... | 2 |
| MAINT.... | 2 |

- VARIANCES REQUESTED**
- VARIANCE: REQUIRED FRONT YARD (NORTH)**
 CODE SEC. 134-579 REQUIRES 30 FEET; 26.5 FEET PROPOSED (VARIANCE OF 3.5 FEET)
 - VARIANCE: REQUIRED REAR YARD (SOUTH)**
 CODE SEC. 134-579 REQUIRES 35 FEET; 26 FEET PROPOSED (VARIANCE OF 9 FEET)
 - VARIANCE: DUMPSTER LOCATION**
 CODE SEC. 30-49 DUMPSTER IN FRONT YARD NOT ALLOWED; PROPOSED IN FRONT (NORTH) YARD
 - VARIANCE: SCREENING OF VEHICLE USE AREA (SOUTH PROPERTY LINE)**
 CODE SEC. 114-4(1)b REQUIRES 7 FEET WIDE LANDSCAPING WHERE VEHICLE USE AREAS ARE ADJACENT TO RESIDENTIAL PROPERTIES; NONE PROPOSED
 - VARIANCE: SCREENING OF VEHICLE USE AREA (EAST PROPERTY LINE)**
 CODE SEC. 134-608(c) REQUIRES AN 8 FEET HIGH MASONRY WALL WHERE PARKING LOTS ARE ADJACENT TO RESIDENTIAL USES; PROPOSED 6 FEET HIGH VINYL PVC FENCE AND CHAIN LINK FENCE INSTEAD OF 8 FEET HIGH MASONRY WALL
 - VARIANCE: SCREENING OF VEHICLE USE AREA (WEST PROPERTY LINE)**
 CODE SEC. 114-4(1)b REQUIRES 7 FEET WIDE LANDSCAPING WHERE VEHICLE USE AREAS ARE ADJACENT TO RESIDENTIAL PROPERTIES; 6 FEET WIDE PROPOSED
 - VARIANCE: SCREENING OF VEHICLE USE AREA (NORTH PROPERTY LINE)**
 CODE SEC. 134-608(c) REQUIRES AN 8 FEET HIGH MASONRY WALL WHERE PARKING LOTS ARE ADJACENT TO RESIDENTIAL USES; PROPOSED 6 FEET HIGH CHAIN LINK FENCE INSTEAD OF 8 FEET HIGH MASONRY WALL
 - VARIANCE: IMPERVIOUS SURFACE RATIO**
 CODE SEC. 134-579 REQUIRED MAXIMUM 45%; PROPOSED 67%

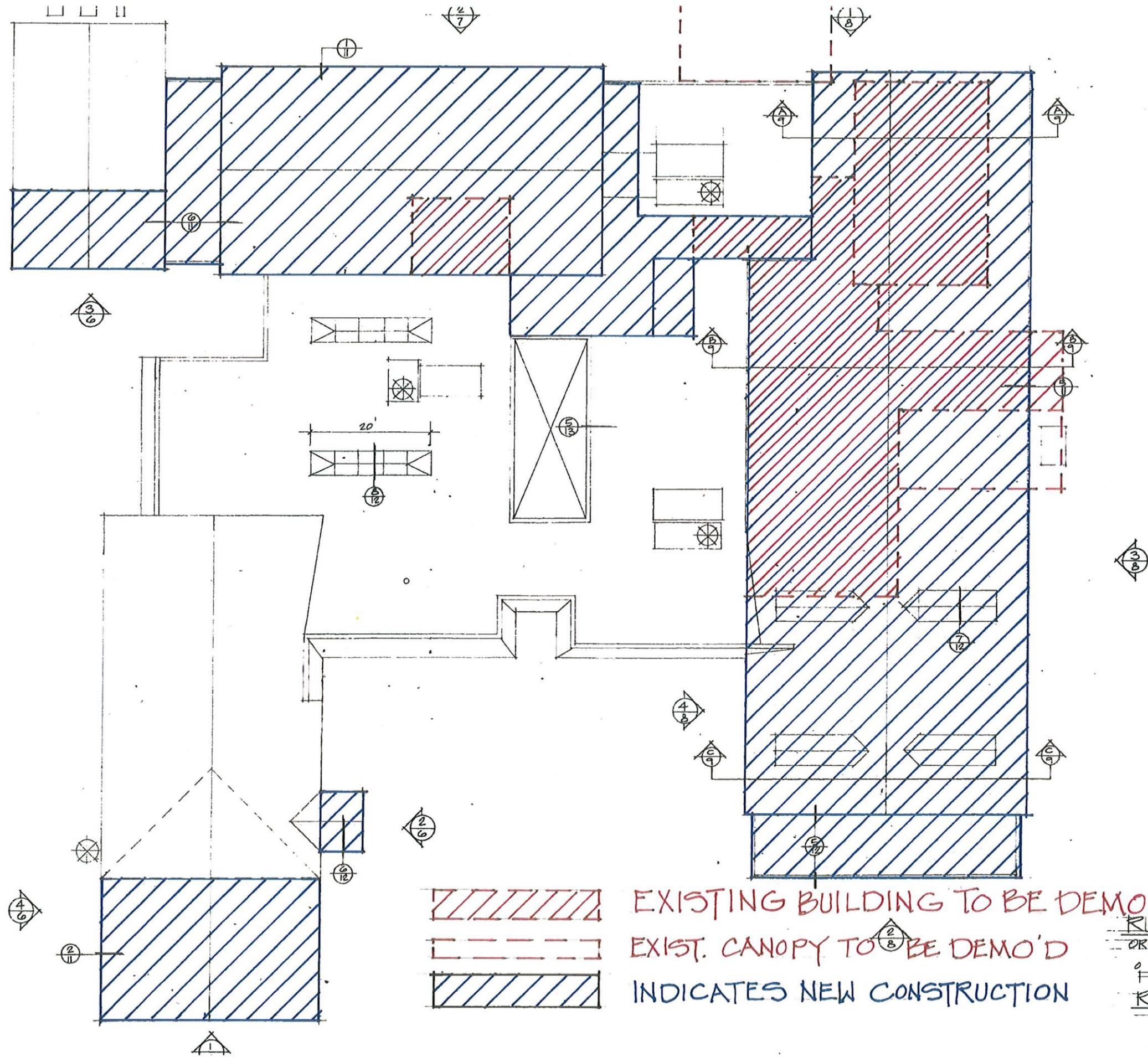
REVISIONS
 NO. DATE BY DESCRIPTION
 1 12/25/13 RG ADDR. VARIANCES, DATA, REV. PROP. LINE & REMOVED HYDRANT
 2 2/7/14 RG REVISED YARDS & VARIANCES, ADD GRASSPAVE

DESIGNED BY: []
 DRAWN BY: []
 CHECKED BY: []
 APPROVED BY: []

SITE PLAN
 CONSTRUCTION PLANS FOR
THE RUSSELL HOME
 CITY OF EDGEWOOD
 ORANGE COUNTY, FLORIDA
 DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE

DRMP
 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
 Certificate of Authorization No. 2649
 941 Lake Baldwin Lane • Orlando, Florida 32814
 Phone: 407-850-0534 Fax: 407-850-4656 www.drmp.com

John C. Kelly, P.E.
 State of Florida # 44011
 PROJECT NO:
 11-0431.000
 SCALE:
 1" = 20'
 DATE:
 November, 2013
 DRAWING:
C5.0



 EXISTING BUILDING TO BE DEMOLISHED
 EXIST. CANOPY TO BE DEMO'D
 INDICATES NEW CONSTRUCTION

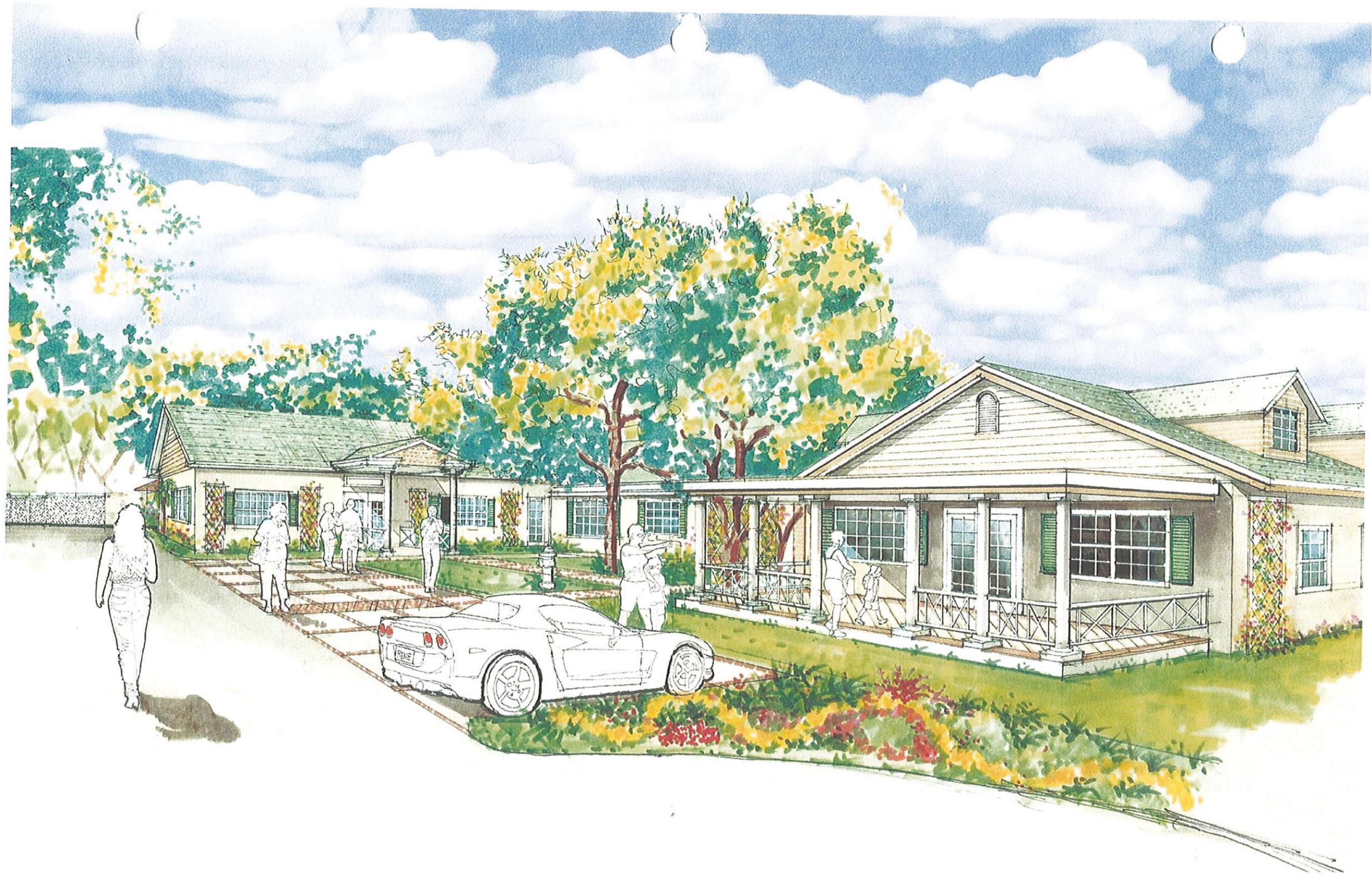
RUSSELL HOME
 ORLANDO, FL JAN. 6, 2014
 0 4 8 16'
 ROOF PLAN

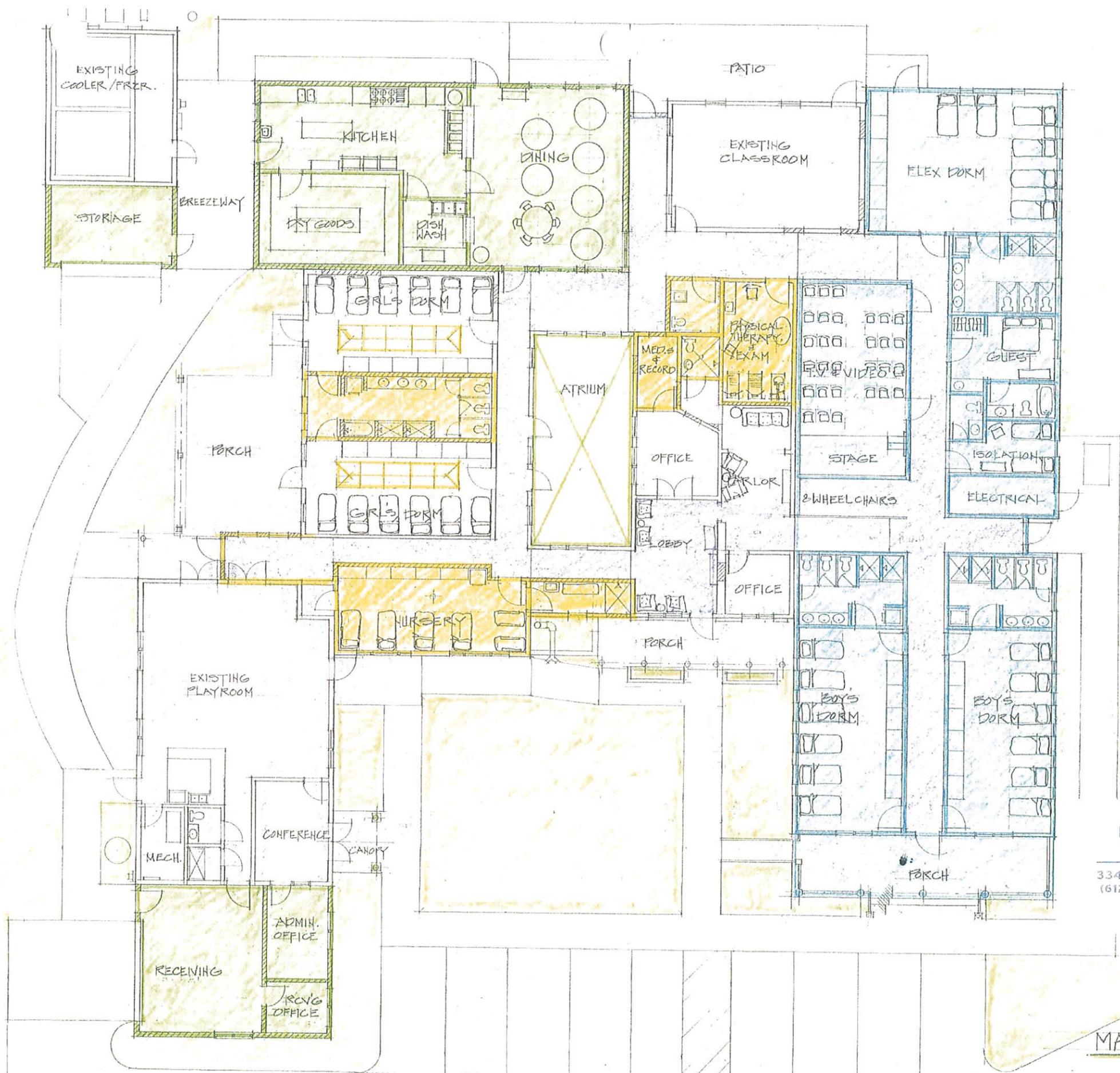
Roger J Johnson AIA, LEED AP
 Architecture and Planning
 3340 Library Lane, St. Louis Park, MN, 55426



Mars Ct

510 Holden Ave, Orlando, FL 32839, USA





- PHASE I
 - PHASE II
 - PHASE III
 - EXISTING
- TO

Roger J Johnson AIA, LE
 Architecture and Planner
 3340 Library Lane, St. Louis Park,
 (612) 770-9017 - roger.johnson0927
 www.rogerjdirect.com

RUSSELL HC
 ORLANDO, FL SEPT
 9' 4' 8' 16'

MASTER FLOOR PLAN