

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 JULY 14, 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 **July 15, 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 July 14, 2014 6:30 P.M.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. NEW BUSINESS

Boise Cascade 75 W. Holden Avenue (Application #2014-04)

- a. **LOT SPLIT**
 - b. **REZONING**
 - c. **SPECIAL EXCEPTION**
4. 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)

- August 11, 2014 ~ P&Z Meeting
- August 12, 2014 ~ City Council Budget Workshop
- August 18, 2014 ~ City Council Budget Workshop
- September 3, 2014 ~ Public Hearing/Adoption of final millage and tentative budget
- September 8, 2014 ~ P&Z Meeting
- October 13, 2014 ~ P&Z Meeting

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.

ORDINANCE NO. 2014-06

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA AMENDING ORDINANCE NO. 2003-15 BY AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING CLASSIFICATION OF PROPERTY LOCATED AT 103 WEST HOLDEN AVENUE COMPRISING 1.19 ACRES, MORE OR LESS, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM SINGLE-FAMILY RESIDENTIAL (R-1A) ZONING CLASSIFICATION TO A COMMERCIAL (C-3) ZONING CLASSIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Edgewood received a rezoning application from Boise Cascade Building Materials Distribution, LLC on behalf of Fellowship Baptist Church of Orlando, Inc., owner of property herein described, in accordance with Section 134-121 of the City of Edgewood *Land Development Regulations*; and

WHEREAS, Section 134-121 (i) of the City of Edgewood Land Development Regulations authorizes the City to include certain additional restrictions on property being rezoned when such restrictions are requested or concurred with by the owner of the property being rezoned; and

WHEREAS, Boise Cascade Building Materials Distribution, LLC and Fellowship Baptist Church of Orlando, Inc., have requested and concurred with certain additional restrictions to be placed on the property being rezoned; and

WHEREAS, the Planning and Zoning Board, sitting as the Land Planning Agency, considered the subject rezoning request at a duly scheduled and advertised meeting on July 14, 2014, found the rezoning to be consistent with the City's adopted Comprehensive Plan and recommended approval of the rezoning to the City Council with inclusion of certain restrictions on the property being rezoned; and

WHEREAS, this Council has duly considered the recommendation of the Planning and Zoning Board and reviewed all comments both written and verbal, pro and con, regarding this requested rezoning; and

WHEREAS, the City Council of the City of Edgewood, Florida finds that said rezoning request was processed in accordance with applicable law and desires to amend its Zoning Map by changing the zoning designation of the subject property with inclusion of certain restrictions on the property being rezoned; and

WHEREAS, the City Council of the City of Edgewood, Florida finds that the rezoning is in the best interest of its residents and that said zoning is in compliance with the City's Comprehensive Plan.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF EDGEWOOD, FLORIDA as follows:

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

Section 2: The City Council of the City of Edgewood, Florida hereby amends its Official Zoning Map by designating the property described in Exhibit "A," attached hereto and incorporated

herein, presently zoned Single-Family Residential (R-1A) to Commercial (C-3) subject to the following restrictions requested and concurred with by the owner of the property and the applicant for the rezoning:

- (1) The property is to be used with adjacent C-3 zoned land;
- (2) An 8 feet high wall shall be constructed along the west property boundary;
- (3) A landscape buffer shall be provided along the west property boundary to include irrigated, large non-deciduous trees and/or shrubs adjacent to the wall that will achieve a dense visual screening from 8 feet to at least 25 feet in height;
- (4) Building setback shall be 30 from residential zoned land west of the property and 25 feet from residential zoned land south of the property. Use of the specified setbacks shall be limited to landscaping and stormwater management. Structures, including accessory buildings, shall not be allowed within the building setback; and,
- (5) Buildings shall be limited to one story.

Section 3: The City Clerk is hereby directed and authorized to amend the Zoning Map in accordance with the provisions of this ordinance.

Section 4: All ordinances or parts thereof in conflict herewith, are and the same are hereby repealed.

Section 5: If any section, paragraph, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 6: This ordinance shall take effect immediately upon its adoption.

PASSED AND ADOPTED this _____ day of _____, 2014, by the City Council of the City of Edgewood, Florida.

Ray Bagshaw, Mayor

John Dowless, Council President

Dan Drummond
Council Member

Pam Henley
Council Member

Neil G. Powell
Council Member

Michael Hendrix
Council Member

ATTEST:

Bea L. Meeks, MMC
City Clerk

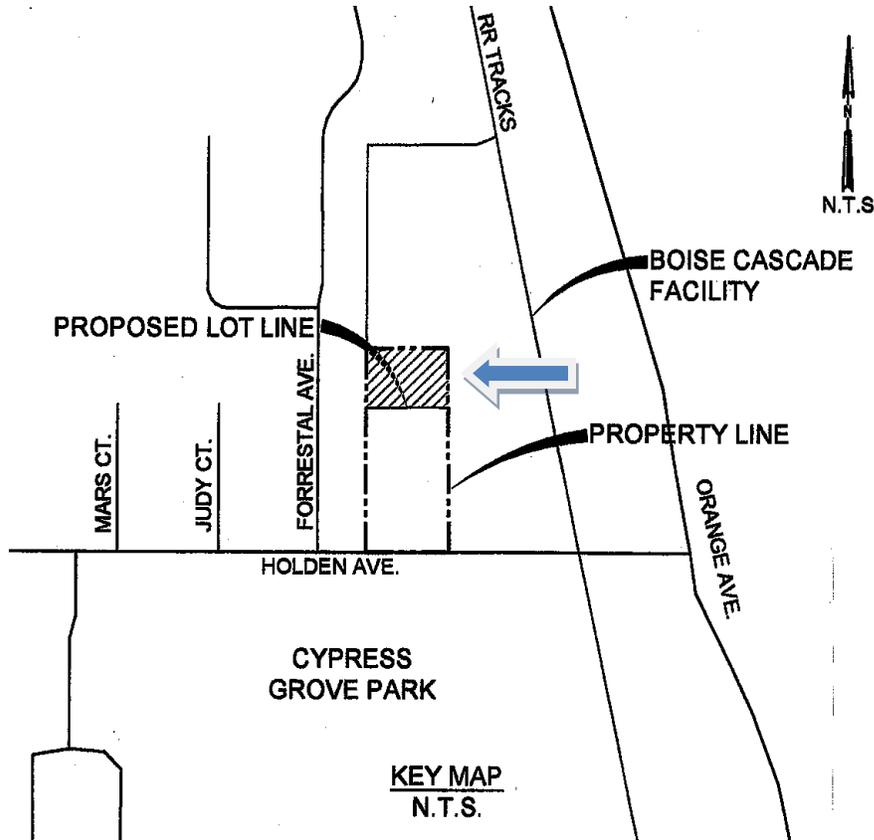
EXHIBIT "A"

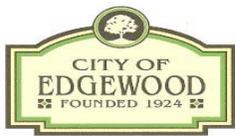
LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF SAID SECTION 11 WITH THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4); THENCE N00°08'45"W ALONG SAID WEST LINE A DISTANCE OF 468.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°08'45"W ALONG SAID WEST LINE A DISTANCE OF 194.40 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4); THENCE N89°39'57"E ALONG SAID NORTH LINE A DISTANCE OF 265.60 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 265.60 FEET OF THE SAID SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4); THENCE S00°08'45"E A DISTANCE OF 194.40 FEET; THENCE S89°39'57"W PARALLEL WITH SAID NORTH LINE A DISTANCE OF 265.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.19 ACRES, MORE OR LESS





Memorandum

To: Planning and Zoning Board
From: Cinnamon Wild, Administrative Assistant
Date: 7/10/2014
Re: Planning and Zoning Meeting on 07/14/14

Boise Cascade – 75 W. Holden Avenue

The following applications will be reviewed:

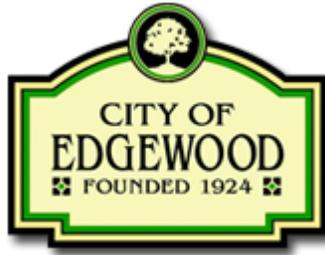
- Lot Split
 - Rezoning
 - Special Exception
-

You will find enclosed the following documentation for your review of the above referenced application(s):

- The above listed applications
- Planner Hardgrove's report
- Notice of Public Hearing
- Sign Affidavit (Notice sign was properly and timely posted)

Please note that there were 82 letters mailed out on 07/01/2014, and there were four (4) letters returned. One resident came in to borrow the plans for a meeting when homeowner's met with Boise Cascade.

Thank you for your time and consideration of the above applications.



NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that on **Monday, July 14, 2014, at 6:30 pm** in the Council Chambers of Edgewood City Hall, 405 Larue Avenue, Edgewood, Florida, **the Planning and Zoning Board** of the City of Edgewood, **will consider the following requests pertaining to property at 103 Holden Avenue**, tax parcel 11-23-29-0000-00-025, currently **owned by the Fellowship Baptist Church of Orlando, Inc.:**

1) Approval of subdividing tax parcel 11-23-29-0000-00-025 into two lots: a north lot (north 194.4 feet of the tax parcel: 1.19 acres) and a south lot (south remainder),

2) Rezoning the “north lot” from R1A to C3, and

3) Approval of a special exception for outdoor storage of merchandise, parts or other equipment [Code Section 134-405] if the “north lot” is approved for C3 zoning.

The applicant for the requested Planning and Zoning Board considerations is Boise Cascade Building Materials Distribution, LLC, acting as agent for the property owner: Fellowship Baptist Church of Orlando, Inc. The stated purpose for these requests is for sale of the “north lot” to and use by the Boise Cascade Building Materials business Distribution, LLC, an adjacent property owner.

The Planning and Zoning Board’s recommendation will be forwarded to City Council for their consideration on Tuesday, July 15, 2014 at 6:30 pm AND on August 19, 2014 at 6:30 pm for City Council’s final decisions. You are encouraged to attend all hearings. All hearings will take place in City Hall Council Chambers.

The applications and staff report are available for your review at the City Clerk’s Office, 405 Larue Avenue, Edgewood, Florida. City Hall is open Monday – Thursday 8 a.m. to 4 p.m. and Friday 8 a.m. to noon. As an alternative or addition to meeting attendance, you may submit written comments including email (to bmeeks@edgewood-fl.gov). The City Clerk must receive such written comments prior to July 14, 2014 at 4pm.

Should you have any questions, please do not hesitate to call Bea Meeks or Cinnamon Wild at 407-851-2920 or e-mail at bmeeks@edgewood-fl.gov.

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 to written communication to the City Clerk's Office.

Any person aggrieved by the Planning and Zoning Board's recommendations relative to the subject requests may file a notice of appeal to the City Council within seven days after such recommendation is filed with the city clerk. Written comments on any recommendation made by the Planning and Zoning Board relative to the subject requests will be submitted to City Council if received by the City Clerk before end of business day on August 19, 2014.

The City of Edgewood desires to accommodate persons with disabilities. Accordingly, any physically handicapped person, pursuant to Chapter 286.26, *Florida Statutes*, should, at least 48 hours prior to the meeting, submit a written request that the physically handicapped person desires to attend the meeting to the City Clerk's Office.

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.

The property proposed for subdivision is legally described as W 265.6 FT OF SE1/4 OF SE1/4 OF SE1/4 OF SEC 11-23-29 and illustrated in the attached exhibit [Exhibit 1].

The property proposed for the rezoning and special exception is legally described as the north 194.40 feet of the W 265.6 FT OF SE1/4 OF SE1/4 OF SE1/4 OF SEC 11-23-29 and more particularly described as follows:

Commencing at the point of intersection of the south line of the southeast one-quarter (se-1/4) of said section 11 with the west line of the southeast one-quarter (se-1/4) of the southeast one-quarter (se-1/4) of the southeast one-quarter (se-1/4); thence $n00^{\circ}08'45''w$ along said west line a distance of 468.29 feet to the point of beginning; thence continue $n00^{\circ}08'45''w$ along said west line a distance of 194.40 feet to an intersection with the north line of said southeast one-quarter (se-1/4) of the southeast one-quarter (se-1/4) of the southeast one-quarter (se-1/4); thence $n89^{\circ}39'57''e$ along said north line a distance of 265.60 feet to a point of intersection with the east line of the west 265.60 feet of the said southeast one-quarter (se-1/4) of the southeast one-quarter (se-1/4) of the southeast one-quarter (se-1/4); thence $s00^{\circ}08'45''e$ a distance of 194.40 feet; thence $s89^{\circ}39'57''w$ parallel with said north line a distance of 265.60 feet to the point of beginning.

Containing 1.19 acres, more or less and illustrated in the exhibit below [Exhibit 2].

Exhibit 1

Property proposed for subdivision/ Tax Parcel 11-23-29-0000-00-025

July 14, 2014 6:30 pm Edgewood City Hall

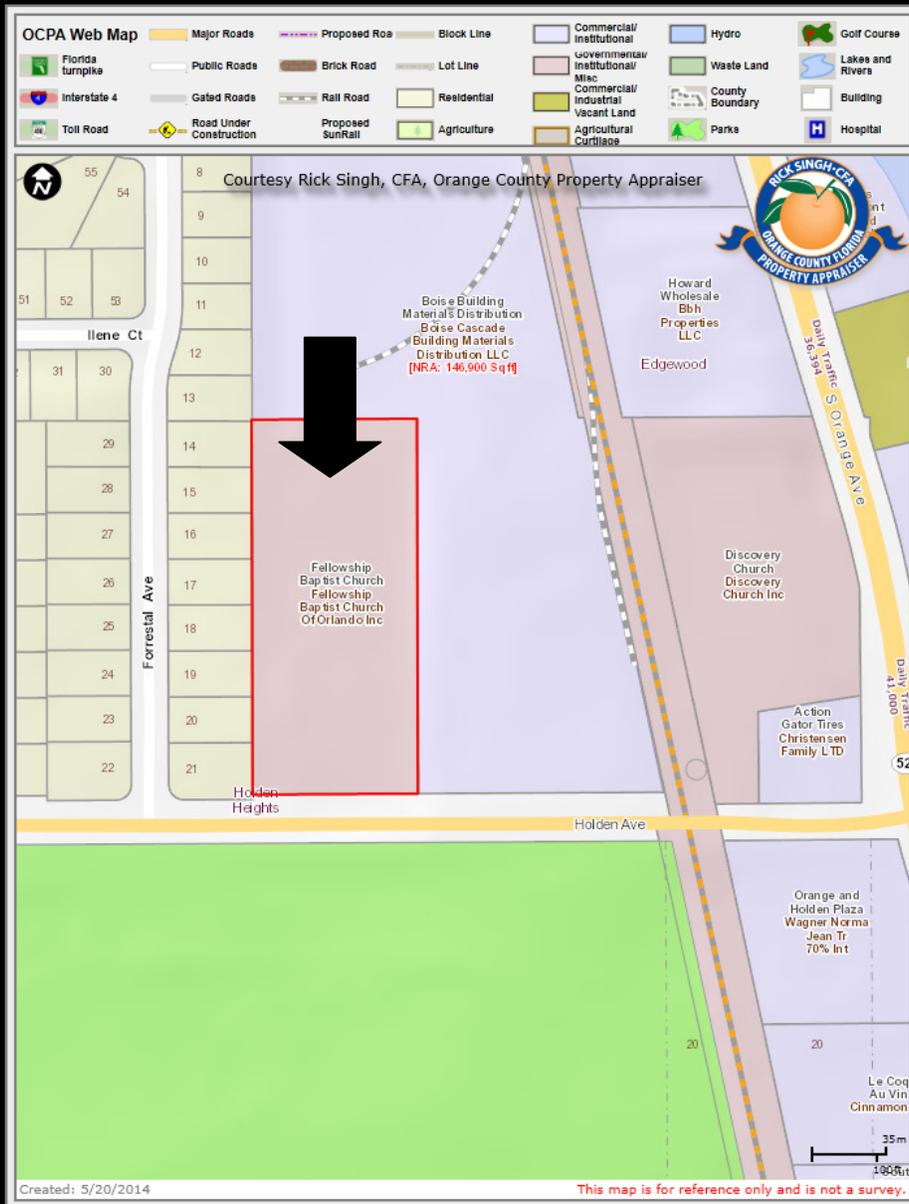
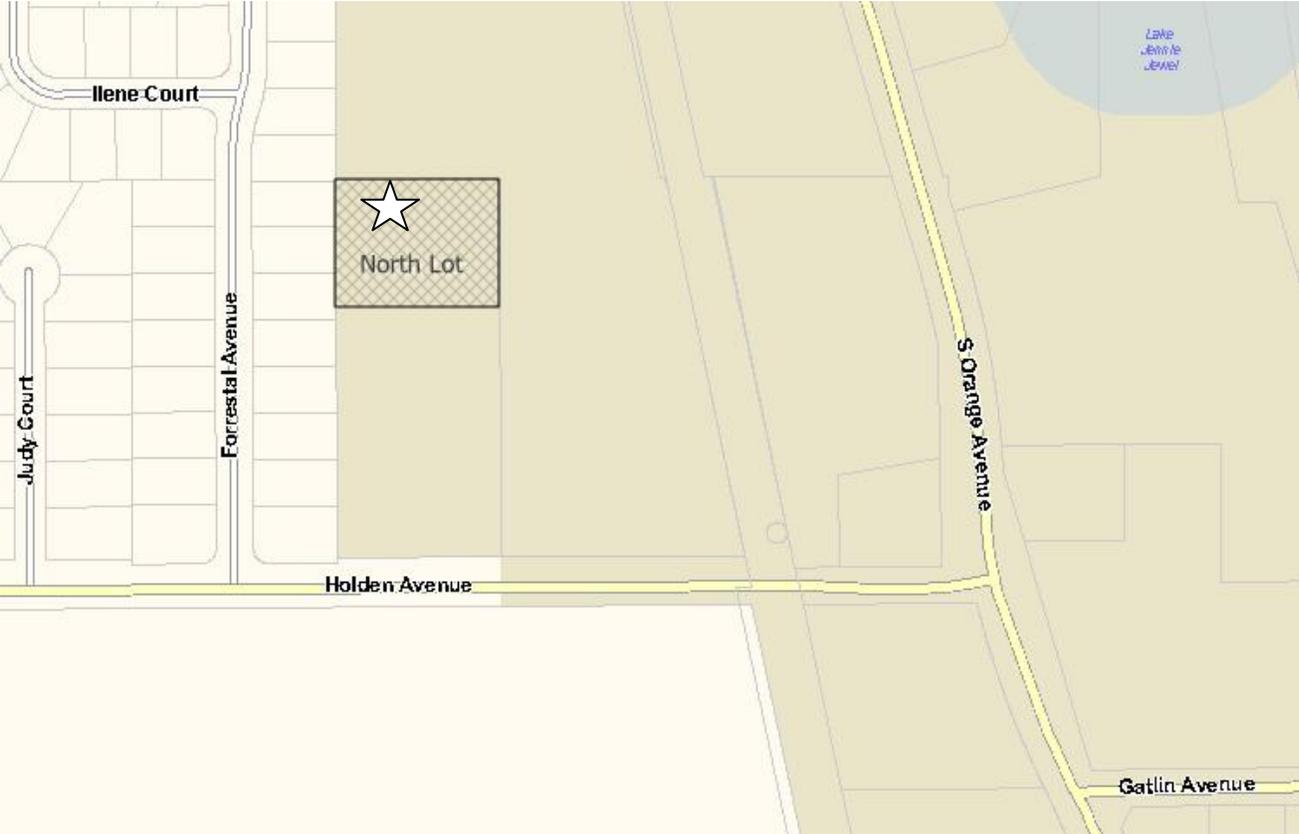


Exhibit 2
Property proposed to be Rezoned to C3 with a Special Exception
for Outdoor Storage of Equipment, Merchandise and Parts,
The “North Lot”
July 14, 2014 6:30 pm Edgewood City Hall



Application: 2014-04
 Owner/Applicant Name: Boise Cascade
 Public Hearing Date: 07-14-14

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 Denise White 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: 07-02-14
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.

Denise White

Signature of owner or authorized representative

Sworn to and subscribed before me this 02 day of July, 2014.
 Print name of Notary Public: Cinnamon Wild Notary Public, State of Florida
 Commission # EE 129672
 Expires September 12, 2015
 Bonded Thru Troy Fahn Insurance 800-385-7019

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

PREPARED BY AND RETURN TO:
D. Andrew Smith, III
Shepard, Smith & Cassady, P.A.
2300 Maitland Center Parkway
Suite 100
Maitland, Florida 32751

MEMORANDUM OF UNDERSTANDING

WHEREAS, Fellowship Baptist Church of Orlando, Inc. (the “Property Owner”), is the owner of property described in Exhibit “A,” attached hereto and incorporated herein (the “Subject Property”); and

WHEREAS, Boise Cascade Building Materials Distribution, LLC, (the “Applicant”), on behalf of the Owner, has requested the Subject Property be rezoned to C-3 zoning; and

WHEREAS, Section 134-121 of the Code of Ordinances of the City of Edgewood provides in pertinent part:

(i) *Restrictive rezonings*. Notwithstanding the provision of any article of this chapter, in a rezoning at the request or concurrence of the applicant, the planning and zoning board may recommend and the city council may approve such rezoning with restrictions applicable only to the property involved in the change, provided that such restrictions confer upon the applicant or subject property no privilege otherwise denied by these articles to other lands, structures or buildings in the same district. Such restrictions may include, but not be limited to, one or more of the following:

(1) Use restrictions greater than those otherwise specified for the particular district.

(2) Density restrictions greater than those otherwise specified for the particular district.

(3) Setbacks greater than those otherwise specified for the particular district, including setbacks from lakes and major arterials.

(4) Height limits more restrictive than otherwise permitted in the particular district.

(5) Minimum lot areas or minimum widths greater than otherwise specified for the particular district.

(6) Minimum floor area greater than otherwise specified for structures in the particular district.

(7) Open space requirements greater than otherwise required for property in the particular district.

(8) Parking, loading, driveway or traffic requirements more restrictive than otherwise required for the particular district.

(9) Fencing or screening requirements greater than otherwise required for the particular district.

(10) Noise and operational hour requirements greater than otherwise required for the particular district.

(11) Restrictions or any other matters which the city council may regulate under authority of the chapter;

and

WHEREAS, the Owner and the Applicant have requested and concurred that certain restrictions applicable only to the Subject Property be included in the rezoning of the Subject Property to C-3 zoning; and

WHEREAS, the Planning and Zoning Board of the City of Edgewood has recommended and the City Council of the City of Edgewood has approved rezoning of the Subject Property to C-3 zoning subject to the restrictions requested and concurred to by the Owner and the Applicant; and

WHEREAS, the restrictions applicable to the Subject Property have been included in Ordinance No. 2014-06 and shall be notated on the City of Edgewood Zoning Map and shall run with the Subject Property; and

WHEREAS, the Owner, Applicant and City have executed this Memorandum of Understanding and caused it to be recorded in order to place subsequent purchasers on notice of the additional zoning restrictions placed upon the Subject Property.

NOW THEREFORE, the Parties acknowledge and agree that the Subject Property shall be subject to the following restrictions as included in Ordinance No. 2014-06:

- (1) The property is to be used with adjacent C-3 zoned land;
- (2) An 8 feet high wall shall be constructed along the west property boundary;
- (3) A landscape buffer shall be provided along the west property boundary to include irrigated, large non-deciduous trees and/or shrubs adjacent to the wall that will achieve a dense visual screening from 8 feet to at least 25 feet in height;
- (4) Building setback shall be 30 from residential zoned land west of the property and 25 feet from residential zoned land south of the property. Use of the specified setbacks shall be limited to landscaping and stormwater management. Structures, including accessory buildings, shall not be allowed; and,
- (5) Buildings shall be limited to one story.

Said restrictions shall be notated on the City of Edgewood Zoning Map and shall run with the Subject Property unless and until the zoning of the Subject Property is amended.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of

Understanding this ____ day of _____, 2014.

WITNESSES:

Fellowship Baptist Church of Orlando, Inc.

Print Name: _____

By: _____

Print Name: _____

Title: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing Indemnification Agreement was sworn to before me this ____ day of _____, 2014, by _____ for Fellowship Baptist Church of Orlando, Inc. as its _____.

Notary Public-State of Florida

Personally Known or Identification Produced:

WITNESSES:

Boise Cascade Building
Materials Distribution, LLC

Print Name: _____

By: _____

Print Name: _____

Title: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing Indemnification Agreement was sworn to before me this ____ day of _____, 2014, by _____ for Boise Cascade Building Materials Distribution, LLC as its _____.

Notary Public-State of Florida

Personally Known or Identification Produced:

WITNESSES:

City of Edgewood

Print Name: _____

By: _____
Ray Bagshaw, Mayor

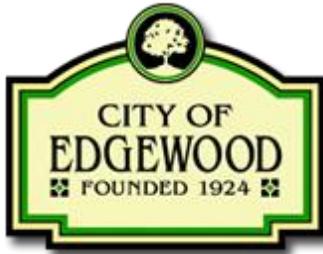
Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing Indemnification Agreement was sworn to before me this ____ day
of _____, 2014, by Ray Bagshaw for the City of Edgewood as its Mayor.

Notary Public-State of Florida

Personally Known or Identification Produced:



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

To: Planning and Zoning Board
XC: Mayor Bagshaw, City Clerk Bea Meeks, Cinnamon Wild
From: Ellen Hardgrove, AICP, City Planning Consultant
Date: June 26, 2014
Re: Lot Split, Rezoning, Special Exception Applications of Fellowship Baptist Church/Boise Cascade

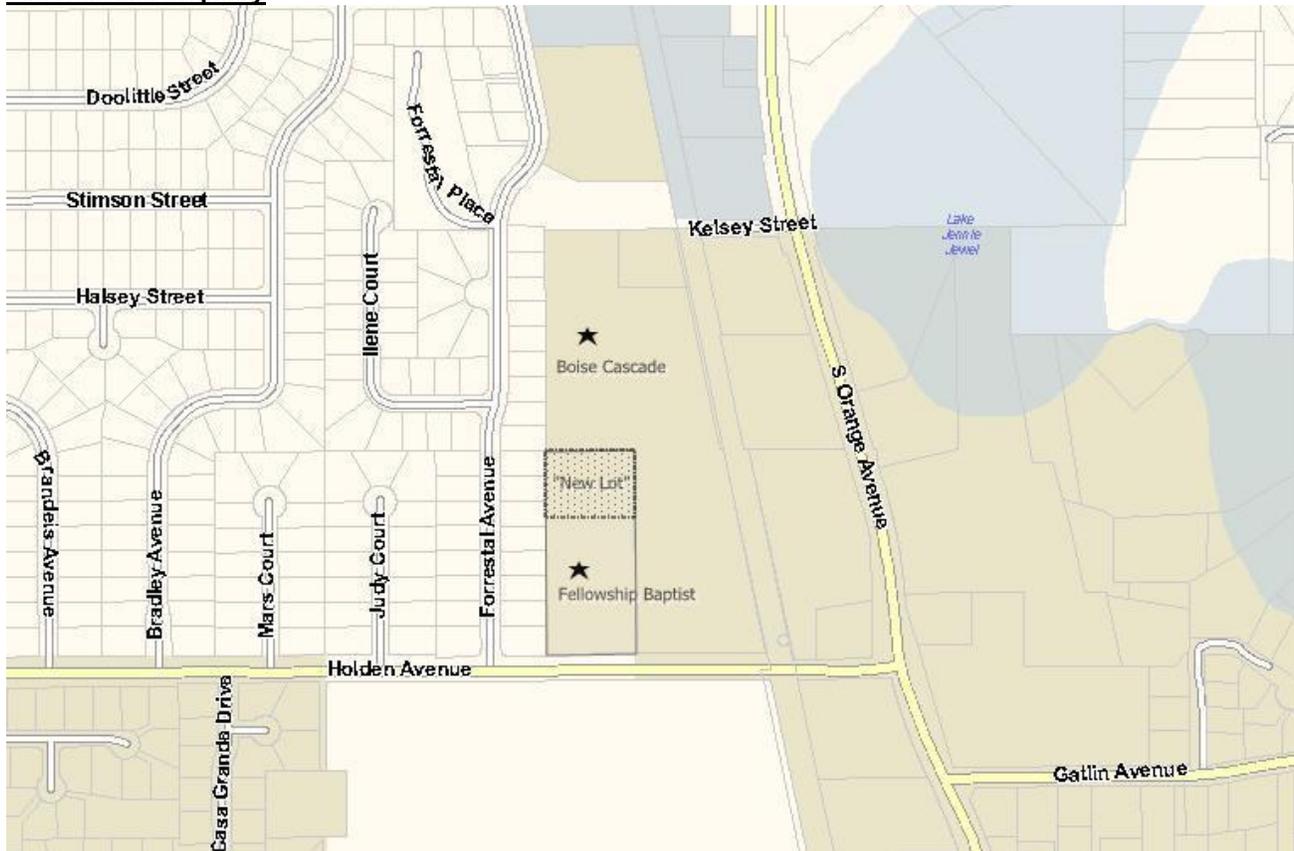
Introduction

This is a request to allow Boise Cascade additional space for outdoor storage of merchandise, parts or other equipment on the north portion of the Fellowship Baptist Church at 103 West Holden Avenue, adjacent to Boise Cascade's current business location. To achieve this goal the following actions must be occur:

- 1) Approval of subdividing tax parcel 11-23-29-0000-00-025 into two lots: a north lot and a south lot,
- 2) Rezone the "north lot" from R1A to C3, and
- 3) Approval of a special exception for outdoor storage of merchandise, parts or other equipment [Code Section 134-405] on the newly zoned C3 property.

All will be considered at the July Planning and Zoning Board meeting.

Location of Property



Subdivision

The request is to split current tax parcel 11-23-29-0000-00-025 into two lots. The tax parcel is 3.7± acres and is zoned R1A. R1A requires a minimum lot area of 9000 square feet and minimum lot width of 85 feet. The proposal would create a south lot (south 423± feet of the tax parcel) of 2.5± acres; and, a north lot (north 194.4 feet of the tax parcel) of 1.19 acres.

With the exception of no access to a public road right-of-way for the north lot, the two proposed lots meet the City's lot design standards. Each meets the dimensions of the existing R1A zoning, and the "north lot" meets the proposed C3 site standards.

For public safety reasons, a recommended condition of subdivision approval is the "north lot" is jointly used with adjacent property in order to ensure availability of standard two-way access for commercial and emergency vehicles.

Rezoning

Rezoning from R1A to C3 is necessary for consideration of using the "north lot" for outdoor storage of equipment and materials. Outdoor storage of equipment and materials is a special exception in the C3 district. The rezoning request is only for the "north lot."

C3 is the most intense commercial zoning district in the City. The permitted uses in the district are as follows:

- 1) Any use permitted in the C-1 retail commercial district or C-2 general commercial district.
- (2) Heating and air conditioning sales and service.
- (3) Bakeries (wholesale).
- (4) Soft drink bottling.
- (5) Testing of materials, equipment and products.
- (6) Machine shops.
- (7) Manufacture and assembly of scientific, electrical, optical and precision instruments or equipment.
- (8) Manufacture of novelties and souvenirs.
- (9) Storage and wholesale distribution warehouse, where not adjacent to a residential zoning district or property with a residential future land use designation, including those across a right-of-way.
- (10) Trade shops including tinsmith, cabinet maker, rug and carpet cleaning, upholstery, mattress renovation, electrical, roofing and plumbing shop.
- (11) Car washes. (No fuel services provided.)
- (12) Confectionery manufacture.
- (13) Furniture stripping.
- (14) Garment manufacturing.
- (15) Mechanical garage, including personal vehicle body shop and painting. (No fuel services provided.)
- (16) Milk bottling and distribution plants; ice cream manufacturing, citrus processing.
- (17) Sign manufacturing, installation, service and sales.
- (18) Welding shop.
- (19) New and off-site factory reconditioned automobile parts.

C3 zoning for the "north lot" is consistent with the property's Commercial future land use designation as shown in the City's comprehensive plan. However, to ensure consistency with the City's policy to protect residential uses from potential adverse impacts of nonresidential uses, specific conditions of approval are recommended.

There are three single family homes/lots that would be directly impacted by commercial use of the "north lot": Lots 14 - 16 of the Holden Estates subdivision, on the east side of Forrestal Avenue. The subdivision was platted, and most of the houses along Forrestal were constructed, when the adjacent land to the east was used as a church or the land was vacant. Commercial use of the church land and vacant land, though, has been forecasted since at least 1994 as reflected on historic Orange County Future Land Use Maps. The Boise Cascade property currently extends to the single-family lots north of the proposed "north lot." The table below summarizes ownership details of the adjacent lots.

Lot	Date House Built	Address	Current Owner	Current Owner Purchased Date
14	1987	4507 Forrestal	David and Fara Slaten	1987
15	1982	4515 Forrestal	Denver and Patricia Bass	2002
15	1982	4521 Forrestal	William and Aileen Helger	1998

The City's land development regulations do require buffer criteria to provide protection; however, to ensure protection to the residential uses, specific criteria are recommended. Within the Code-required 25 feet wide buffer, staff recommends use of an 8 feet high wall along the C3/"north lot" western boundary as to establish a permanent physical noise and visual barrier. In addition, a "wall of vegetation" is recommended to create a green visual buffer to help maintain the property values of the homes.

The Code requires shade trees to be planted at a rate of one shade tree per 40 lineal feet or fraction thereof along the west property line. Additionally, large shrubs should be planted to form an opaque screening between the top of the wall and tree canopy. For example, Sweet Acacia can grow into a dense screen to 25 feet in height, blocking the view of any equipment or structure on the C3 property from the single-family lots. [This recommendation appears to conflict with the proposed site plan for stormwater management within the buffer area.]

Staff also recommends the establishment of specific building setbacks, including for accessory structures, as part of the conditions of approval given the ambiguity of the front/side/rear of the subject property: Recommended setbacks - 30 from the west property line and 25 feet from the south property line. Furthermore, use of the specified setbacks should be limited to landscaping and stormwater management. These conditions will minimize potential negative impacts of commercial use of the property.

Another recommended condition to minimize the impact of a C3 use on adjacent residential is the limitation of building design. Staff recommends all buildings onsite be limited to one-story.

Special Exception

As stated, the proposed use of the property is outdoor storage of merchandise, parts or other equipment related to Boise Cascade and such use requires a special exception approval. As also stated, the long-range vision of the property is commercial use. The proposed use is less intense than many of the permitted uses in C3 district including uses of the C1 and C2 district. To ensure compatibility with adjacent residential uses, staff recommends that any stored equipment, merchandise, or parts on the subject property not exceed 35 feet in height when within 100 feet of a residential zoned property. With the recommended conditions of approval, the outdoor storage can be compatible with the adjacent single-family homes.

Recommendation

With the conditions listed below, staff recommends approval of all three requests:

- Subdivision;
- Rezoning to C3; and,
- A special exception for outdoor storage of merchandise, parts or other equipment.

Recommended condition of the subdivision

- Approval of the subdivision is conditioned on joint use of the "north lot" with an adjacent parcel that provides standard public road access to the property.

Recommended conditions of Rezoning to C3

- (1) The property is to be used with adjacent C-3 zoned land;
- (2) An 8 feet high wall shall be constructed along the west property boundary;
- (3) A landscape buffer shall be provided along the west property boundary to include irrigated, large non-deciduous trees and/or shrubs adjacent to the wall that will achieve a dense visual screening from 8 feet to at least 25 feet in height;
- (4) Building setback shall be 30 from residential zoned land west of the property and 25 feet from residential zoned land south of the property. Use of the specified setbacks shall be limited to landscaping and stormwater management. Structures, including accessory buildings, shall not be allowed; and,
- (5) Buildings shall be limited to one story.

(6) The conditions of approval shall be notated on the City of Edgewood Zoning Map and shall run with the Subject Property as documented in a Memorandum of Understanding (MOU) executed by the Owner, Applicant, and City. The Owner/Applicant shall cause the MOU to be recorded in order to place subsequent purchasers on notice of the additional zoning restrictions placed upon the Subject Property.

Condition of Special Exception

- (1) Stored equipment shall not exceed 35 feet in height within 100 feet of a residential zoned property.
- (2) Per Section 134-104, the special exception shall expire 12 months after the effective date of the approval unless the rights of the special exception granted have been exercised prior to the expiration date. Acquisition of necessary building permits/interior alterations, installation of required equipment or initiation of the activity granted shall be considered adequate exercising of the special exception rights. If the use is abandoned for a period of six months, such special exception is terminated.

ESH

SKETCH OF DESCRIPTION

OF LANDS IN
SECTION 11
TOWNSHIP 23 S. RANGE 29 E
ORANGE COUNTY, FL
A PORTION OF LANDS PREVIOUSLY
DESCRIBED IN O.R. 2424 PG. 0436

A TRACT OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF SAID SECTION 11 WITH THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4); THENCE N00°08'45"W ALONG SAID WEST LINE A DISTANCE OF 468.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°08'45"W ALONG SAID WEST LINE A DISTANCE OF 194.40 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4); THENCE N89°39'57"E ALONG SAID NORTH LINE A DISTANCE OF 265.60 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 265.60 FEET OF THE SAID SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE SOUTHEAST ONE-QUARTER (SE-1/4); THENCE S00°08'45"E A DISTANCE OF 194.40 FEET; THENCE S89°39'57"W PARALLEL WITH SAID NORTH LINE A DISTANCE OF 265.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.19 ACRES, MORE OR LESS

NOTES:

1. PREPARED AS A SKETCH OF DESCRIPTION. *** NOT A SURVEY ***
2. THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES AND WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN)
4. IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED.
5. MAP BASED ON DESCRIPTION PROVIDED BY THE CLIENT.
6. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
7. ALL BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SE 1/4 OF THE SE 1/4 OF THE SE 1/4 AS BEARING S00°08'45"E ASSUMED.
8. DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

CERTIFIED TO:
BOISE CASCADE
HSA GOLDEN

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-17.050 THRU .052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

SHEET 2 OF 2
SEE SHEET 1 OF 2 FOR SKETCH

REVISIONS: CORRECT TYPOGRAPHICAL ERROR 06/24/14

PROJECT NO: 13-094 SN
SCALE: 1"=50'
DRAWN BY: RAE
CHECKED BY: JM
DATE DRAWN: 03/14/14
FIELD BOOK/PAGE: FILE



ELLIS SURVEYS LLC
Land Surveying & Planning
P.O. Box 160952
Altamonte Springs, FL 32716
Florida Licensed Business LB-7970
P 407-834-4003 F 407-869-5445
www.ellisurveys.com

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND PRESSED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

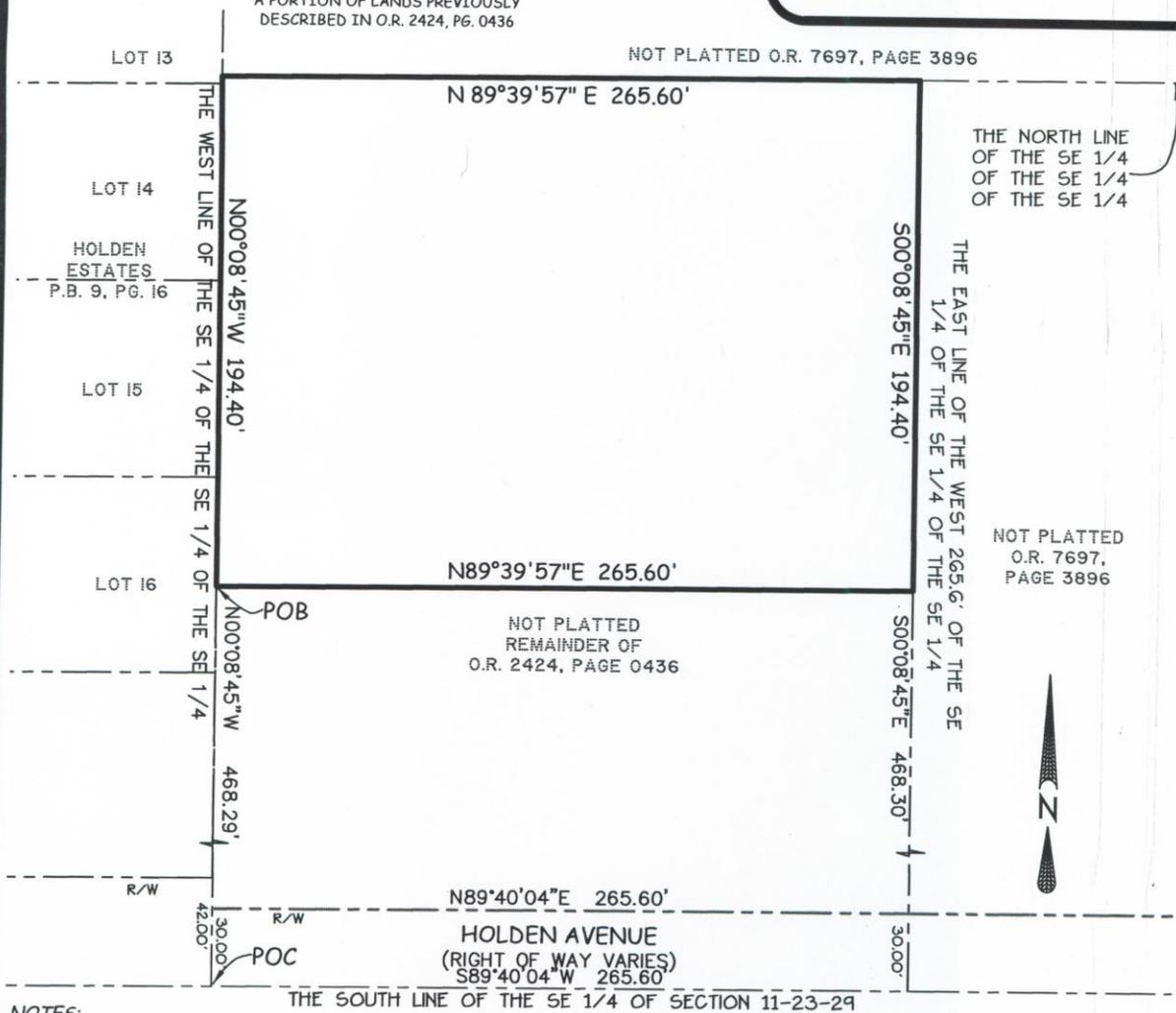
Robert A. Ellis

ROBERT A. ELLIS, P.L.S.
FLORIDA REGISTRATION NO. 9880
FOR THE FIRM:
DATE SIGNED: 6/24/14

SKETCH OF DESCRIPTION

CERTIFIED TO:
BOISE CASCADE
HSA GOLDEN

OF LANDS IN
SECTION 11
TOWNSHIP 23 S, RANGE 29 E
ORANGE COUNTY, FL.
A PORTION OF LANDS PREVIOUSLY
DESCRIBED IN O.R. 2424, PG. 0436

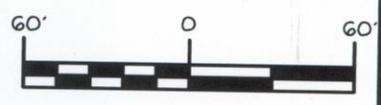


NOTES:

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3. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
4. IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED.
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8. DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

LEGEND:

- L# = LINE NUMBER
- O.R. = OFFICIAL RECORDS
- P.B. = PLAT BOOK
- PG. = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY



SCALE: 1" = 60'

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE HIGHEST TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.000 THRU 2006, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 475.007, FLORIDA STATUTES.

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR DESCRIPTION

REVISIONS:

PROJECT NO: 13-094 SN
SCALE: 1" = 50'
DRAWN BY: RAE
CHECKED BY: JM
DATE DRAWN: 03/14/14
FIELD BOOK/PAGE: FILE



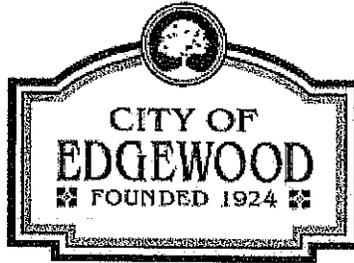
ELLIS SURVEYS LLC
Land Surveying & Planning
P.O. Box 160952
Altamonte Springs, FL 32716
Florida Licensed Business LB-7970
P. 407-834-4003 F. 407-869-5445
www.ellisurveys.com

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RASSED SEAL OF THE FLORIDA LICENSED SURVEYOR AND METERS

Robert A. Ellis

ROBERT A. ELLIS, P.L.S.
FLORIDA REGISTRATION NO. 3889
FOR THE FIRM

DATE SIGNED: 4/14/14



APPLICATION FOR LOT SPLIT

Reference: City of Edgewood Resolution 2005-R002

PLANNING & ZONING BOARD/CITY COUNCIL
 MAKE PAYMENTS TO:
 CITY OF EDGEWOOD
 FEE: **\$500-RESIDENTIAL**
\$1,000 COMMERCIAL

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

PLANNING & ZONING MEETING DATE:	06-09-14
CITY COUNCIL DATE:	06-17-14

Please note this fee is non refundable.

A **COMPLETE** APPLICATION WITH ALL REQUIRED ATTACHEMENTS AND TEN (10) COPIES MUST BE SUBMITTED TO THE CITY CLERK **40** DAYS BEFORE THE NEXT PLANNING AND ZONING MEETING. NO APPLICATION SHALL BE ACCEPTED UNLESS IT IS COMPLETE AND THE REQUIRED FEE IS PAID.

Applicant's Name:	Boise Cascade Chris Mello	Owner's Name:	Fellowship Baptist Church Dan Fowler, Pastor
Address:	75 W Holden Ave, Orlando, FL 32839	Address:	103 Holden Ave, Orlando, FL 32839
Telephone:	800-432-1544	Telephone:	407-859-9440
Parcel ID:	11-23-29-0000-00-025		
Zoned:	R-1A		

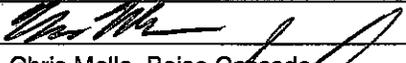
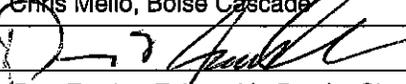
APPLICATION MUST INCLUDE

1. A scaled drawing showing the lot size, location of the proposed buildings, location of easements, names of bordering streets, building setbacks, names and locations of all bodies of water, marshlands, drain fields, and all other waterways and watercourse abutting or encroaching upon subject property. The drawing must show existing buildings and lot dimensions. The scaled drawing must coincide with the certified boundary survey required below prepared by a licensed professional surveyor or mapper.
2. A brief description of all utilities and city or county services, including sewer, potable water facilities, fire hydrants, electric and telephone poles, streetlights, storm drains and

Revised 4/1/08

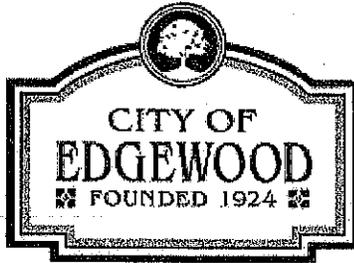
1 of 2

405 Larue Avenue, Edgewood, Florida, 32809-3406
 Phone: 407-851-2920 / Fax: 407-851-7361
www.edgewood-fl.gov

any other utilities or services relevant to the maintenance of subject properties.			
3. A listing of the names and addresses for abutting property owners			
4. A certified boundary survey of the land subject to this procedure both as existing (i.e. prior to the proposed lot split) and as proposed (i.e. after proposed lot split), performed and prepared under the responsible direction and supervision of a licensed professional surveyor and mapper. Surveys shall include the depiction of existing improvement thereon.			
The applicant hereby states that the above request for Special Exception does not violate any deed restrictions on the property.			
Applicant's Signature:		Date:	4/12/14
Applicant's Printed Name:	Chris Mello, Boise Cascade		
Owner's Signature:		Date:	
Owner's Printed Name:	Dan Fowler, Fellowship Baptist Church		

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:	
Rec'd By:	
Forwarded to:	
Notes:	



APPLICATION FOR REZONING

Reference: City of Edgewood Code of Ordinances, Section 134-121
 Planning & Zoning Board/City Council
FEE: \$750.00 + ADVERTISING COST

PLANNING & ZONING MEETING DATE:	00-09-14
CITY COUNCIL MEETING DATE:	00-17-14

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

A COMPLETE application with all required attachments and ten (10) copies must be submitted to the City Clerk 40 days before the next Planning & Zoning meetings. No application shall be deemed accepted unless it is complete and paid for.

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

Please note these fees are non refundable.

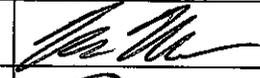
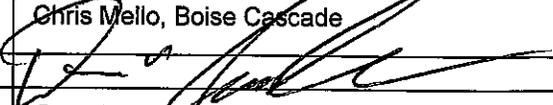
Please type or print. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

APPLICANT'S NAME:	Boise Cascade Chris Mello	OWNER'S NAME:	Fellowship Baptist Church Dan Fowler, Pastor
ADDRESS:	75 W Holden Avenue Orlando, FL 32839	ADDRESS:	103 Holden Avenue Orlando, FL 32839
PHONE:	800-432-1544	PHONE:	407-859-9440
FAX:		FAX:	
LEGAL DESCRIPTION:	W 265.6 FT OF SE1/4 OF SE1/4 OF SE1/4 OF SEC 11-23-29		
ZONED:	R-1A		
LOCATION:	103 W Holden Avenue, Orlando, FL 32839		
TRACT SIZE:	162,722 sqft		
EXISTING ON SITE:	see attached		

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

1. Existing zoning districts and boundaries for all land within the subject area:	R-1A
2. Proposed zoning districts and boundaries:	C-3
The reason for this request is:	Future land use = commercial

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

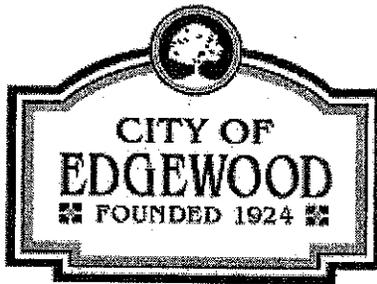
Applicant's Signature:		Date:	4/12/14
Applicant's Printed Name:	Chris Mello, Boise Cascade		
Owner's Signature:		Date:	
Owner's Printed Name:	Dan Fowler, Fellowship Baptist Church		

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

<p>THE APPLICANT OR OWNER MUST BE PRESENT TO ANSWER QUESTIONS OR PRESENT HIS CASE AT BOTH MEETINGS.</p> <p><u>THE FOLLOWING MUST BE SUBMITTED WITH THE APPLICATION:</u></p> <ol style="list-style-type: none"> 1. The names of the owners on file and their last know address obtained from the records at the office of the Orange County Property Appraiser (located at 200 S. Orange Ave, 17th floor) of all property located within five hundred (500) feet. 2. A recent plat of survey. <p>AT LEAST TEN (10) DAYS PRIOR TO THE DATE OF THE PUBLIC HEARING BEFORE THE BOARD, THE PERSON FILING THE APPLICATION SHALL PLACE IN A CONSPICUOUS AND EASILY VISIBLE LOCATION ON THE PROPERTY A SIGN FURNISHED BY THE CITY.</p>

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:	
Rec'd By:	
Forwarded to:	
Notes:	



APPLICATION FOR SPECIAL EXCEPTION

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: 06-09-14

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.

Applicant's Name:	Boise Cascade Chris Mello	Owner's Name:	Fellowship Baptist Church Dan Fowler, Pastor
Address:	75 W Holden Ave. Orlando, FL 32839	Address:	103 Holden Ave. Orlando, FL 32839
Phone:	800-432.1544	Phone:	407-859-9440
Legal Description:	W 265.6 FT OF SE1/4 OF SE1/4 OF SE1/4 OF SEC 11-23-29		
Zoned:	R1-A (proposed C-3)		
Location:	103 Holden Avenue, Orlando, FL 32839		
Tract Size:	162,722 sqft		
Cite section of the Zoning Code from which variance is requested:	134-405		
Request:	Special Exception: storage/warehouse adjacent to Residential Zone		
Existing on Site:	Residence (see attached)		

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

Applicant's Signature:		Date:	4/12/14
Applicant's Printed Name:	Chris Mello, Boise Cascade		
Owner's Signature:		Date:	
Owner's Printed Name:	Dan Fowler, Fellowship Baptist Church		

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:	
Rec'd By:	
Forwarded to:	
Notes:	

Rec.
4/17/14

SPECIAL EXCEPTION APPLICATION

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

75 Holden Avenue, Orlando, Florida 32839
See attached Legal Sketch and Description.

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.

See attached authorization.

3. SURROUNDING ZONING DESIGNATIONS:

DIRECTION	ZONING
NORTH	C-3
SOUTH	R-1A
EAST	C-3
WEST	R-1A (unincorporated Orange County)

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.

Covered storage for building products. Use to be combined with existing Boise Cascade facility including existing hours of operation. Adequate loading area provided around building. No additional employees anticipated, existing parking at Boise Cascade facility is adequate (see Concept Plan).

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.

Fellowship Baptist Church

Pastor Dan Fowler

March 24, 2014

Mr. Jack Smith
HSA Golden Engineering
11 Lake Gatlin Road
Orlando, FL 32806

RE: Fellowship Baptist Church to Boise Cascade

Dear Mr. Smith:

Pursuant to our conversation, please allow this letter to serve as our authorization for Boise Cascade to file the necessary applications for the following:

- Application for re-zoning the rear approximately 1.2 acres of our property
- Application for the appropriate lot split of this acreage
- Application for any special exceptions as required to accomplish this transaction

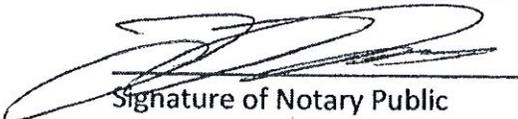
Thank you for your assistance in this matter. Should you require additional assistance, please feel free to contact me at 407-719-5749.

Sincerely,



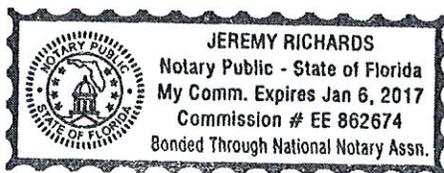
Dan Fowler
Pastor/Director

Sworn to and Subscribed before me on this 3/25/14 day appeared Dan Fowler who has produced FLDL as identification.



Signature of Notary Public

Jeremy Richards
Print, Type of Stamp Name
1/10/17
Commission Expires



Property Record - 11-23-29-0000-00-025

Orange County Property Appraiser •
<http://www.ocpafl.org>

Property Summary

Property Name

Fellowship Baptist Church

Names

Fellowship Baptist Church Of
Orlando Inc

Municipality

EDG - Edgewood

Property Use

7100 - Religious

Mailing Address

103 W Holden Ave Frnt
Orlando, FL 32839-2050

Physical Address

103 Holden Ave
Orlando, FL 32839



QR Code For Mobile Phone



29231100000025 06/16/2006



29231100000025 06/16/2006



29231100000025 06/16/2006



29231100000025 06/16/2006



Property Features

Property Description

W 265.6 FT OF SE1/4 OF SE1/4 OF SEC 11-23-29

Total Land Area

162,722 sqft (+/-) | 3.74 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
7100 - Religious	R-1A	1 LOT(S)	\$285,000.00	\$285,000	\$0.00	\$285,000

Buildings

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0102 - Single Fam Class II	BAS - Base Area	1664	\$94,066
Building Value	\$56,146	CAN - Canopy	48	\$791
Estimated New Cost	\$107,973	FOP - F/Opn Prch	112	\$1,583
Actual Year Built	1948	UGR - Unf Garage	374	\$8,480
Beds	4	UOP - Unf O Prch	45	\$396
Baths	3.0	UST - Unf Storag	105	\$2,657
Floors	1			
Gross Area	2348 sqft			
Living Area	1664 sqft			
Exterior Wall	Alum/Vylsd			
Interior Wall	Drywall			
Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0812 - Duplex	BAS - Base Area	1352	\$74,360

Building Value	\$43,386	UEP - Unf E Prch	260	\$7,150
Estimated New Cost	\$83,435	UOP - Unf O Prch	234	\$1,925

Actual Year Built 1957

Beds 4

Baths 2.0

Floors 1

Gross Area 1846 sqft

Living Area 1352 sqft

Exterior Wall Conc/Cindr

Interior Wall Plastered

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0812 - Duplex	BAS - Base Area	1484	\$79,171
Building Value	\$53,126	FEP - F/Enc Prch	616	\$22,994

Estimated New Cost \$102,165

Actual Year Built 1957

Beds 4

Baths 2.0

Floors 1

Gross Area 2100 sqft

Living Area 2100 sqft

Exterior Wall Conc/Cindr

Interior Wall Plastered

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	7100 - Religious	BAS - Base Area	6100	\$579,500
Building Value	\$355,234	CAN - Canopy	100	\$2,850

Estimated New Cost \$582,350

Actual Year Built 1974

Beds 0

Baths 0.0

Floors 1

Gross Area 6200 sqft

Living Area 6100 sqft

Exterior Wall Modl.Metal

Interior Wall Drywall

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	7100 - Religious	BAS - Base Area	1800	\$234,270

Building Value \$224,899

Estimated New Cost \$234,270

Actual Year Built 2009

Beds

Baths

Floors 1
Gross Area 1800 sqft
Living Area 1800 sqft
Exterior Wall Modl.Metal
Interior Wall Drywall

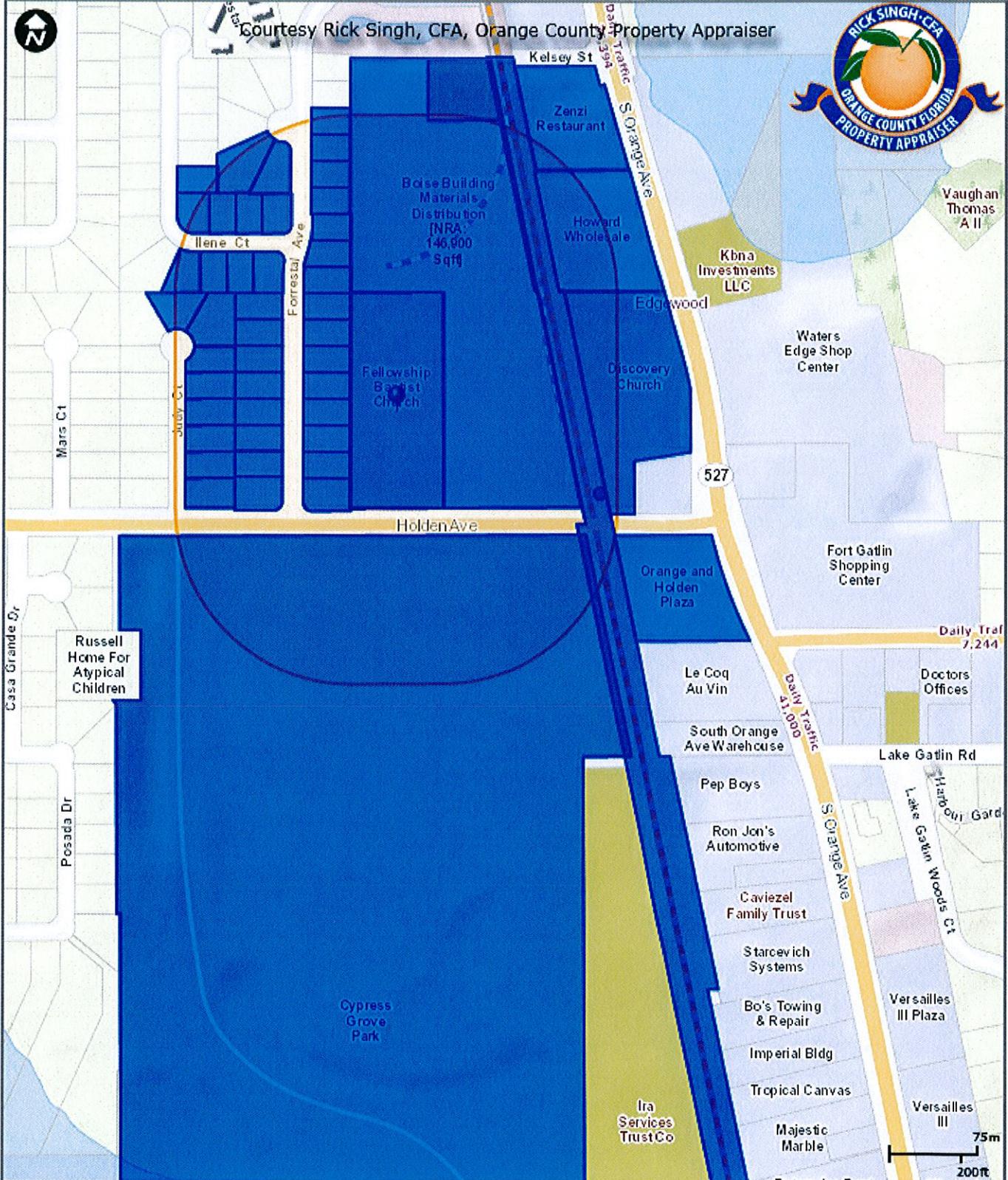
Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
PT2 - Patio 2	01/01/1948	1 Unit(s)	\$2,000.00	\$2,000

OCA Web Map

	Major Roads		Proposed Road		Block Line		Commercial/Institutional		Hydro		Golf Course
	Florida Turnpike		Public Roads		Lot Line		Governmental/Institutional/Misc Commercial/Industrial/Vacant Land		Waste Land		Lakes and Rivers
	Interstate 4		Gated Roads		Rail Road		Residential		County Boundary		Building
	Toll Road		Road Under Construction		Proposed SunRail		Agriculture		Parke		Hospital

Courtesy Rick Singh, CFA, Orange County Property Appraiser



This map is for reference only and is not a survey.

292312731200193
WAGNER NORMA JEAN TR 70% INT
506 LANDER RD
WINTER PARK, FL. 32792

292311366800070
KENNON VALERIE L
4217 FORRESTAL AVE
ORLANDO, FL. 32806

292311366800110
SAYLOR RONALD W
KATHY L MASTINE | 4319
ORLANDO, FL. 32806

292311366800120
HARPE LAJUANA M
4405 FORRESTAL AVE
ORLANDO, FL. 32806

292311366800330
CRUZ JAIME E
1130 WILLIAM ST APT B5
BRIDGEPORT, CT. 06608

292311366800300
NESBIT DAVID G
4360 ILENE CT
ORLANDO, FL. 32806

292311000000025
FELLOWSHIP BAPTIST CHURCH OF
103 W HOLDEN AVE FRNT
ORLANDO, FL. 32839

292311366800290
RODRIGUEZ DELIS R
4508 FORRESTAL AVE
ORLANDO, FL. 32806

292311000000032
BOISE CASCADE BUILDING
ATTN TAX DEPT | PO BOX 50
BOISE, ID. 83728

292311366800530
COLE STELLA
4359 ILENE CT
ORLANDO, FL. 32806

292311366800550
CARPIN VINCENT D
4222 FORRESTAL AVE
ORLANDO, FL. 32806

292311366800080
GODDARD PAUL A
4225 FORRESTAL AVE
ORLANDO, FL. 32806

292311366800490
KENDRICK WOODROW C II
4303 ILENE CT
ORLANDO, FL. 32806

292311366800520
BARANYI THOMAS C
4351 ILENE CT
ORLANDO, FL. 32806

292311366800510
HOWELL FAMILY REVOCABLE
C/O MILDRED M HOWELL TRUSTEE |
ORLANDO, FL. 32806

292311366700080
MITCHELL MANAGEMENT GROUP
4500 JUDY CT
ORLANDO, FL. 32839

292311000000026
BOISE CASCADE BUILDING
ATTN TAX DEPT | PO BOX 50
BOISE, ID. 83728

292311366800090
GUZMAN ANGELA
4303 FORRESTAL AVE
ORLANDO, FL. 32806

292311366700100
BENNETT FIDELIA
4515 JUDY CT
ORLANDO, FL. 32839

292311366700120
KAUFFMAN CHARLES EDWARD
4531 JUDY CT
ORLANDO, FL. 32839

292311366700150
SLIPTCHUIK MICHAEL L
4617 JUDY CT
ORLANDO, FL. 32839

292311366800130
HENDRICK LYNNE
4413 FORRESTAL AVE
ORLANDO, FL. 32806

292311366800280
FITZHUGH BILLIE MARIE LIFE
4516 FORRESTAL AVE
ORLANDO, FL. 32806

292311366800150
BASS DENVER L III
4515 FORRESTAL AVE
ORLANDO, FL. 32806

292311366800260
MINA JEANNE
4530 FORRESTAL AVE
ORLANDO, FL. 32806

292311366800170
HAYES CHARLES L
4529 FORRESTAL AVE
ORLANDO, FL. 32806

292311366800250
SICUSO ALDO
4634 FORRESTAL AVE
ORLANDO, FL. 32806

292311366800180
BUSSARD ALTAGRACIA OLGA
4633 FORRESTAL AVE
ORLANDO, FL. 32806

292311366800240
BRETTIN HERMAN A
4642 FORRESTAL AVE
ORLANDO, FL. 32806

292311366800190
RUTLEDGE DANA C
4641 FORRESTAL AVE
ORLANDO, FL. 32806

292311366800200
MESENZEFF JEFFREY W
4649 FORRESTAL AVE
ORLANDO, FL. 32806

292311366800100
EDGE GAIL D
305 MASTERS CLUB BLVD
HAMPTON, GA. 30228

292311366800140
SLATEN DAVID H
4507 FORRESTAL AVE
ORLANDO, FL. 32806

292311366800270
ZAPP MARK
4522 FORRESTAL AVE
ORLANDO, FL. 32806

292311366800160
HELGER WILLIAM A
4521 FORRESTAL AVE
ORLANDO, FL. 32806

292311366800230
COLFIN AI-FL 4 LLC
C/O CAH MANAGER | 9305 E VIA DE
SCOTTSDALE, AZ. 85258

292311366800210
BARONE GERARD A
4657 FORRESTAL AVE
ORLANDO, FL. 32806

292311366700090
POST MELISSA
4507 JUDY CT
ORLANDO, FL. 32839

292311366800310
BOGGAN HOWARD N
4352 ILENE CT
ORLANDO, FL. 32806

292311366700110
HARRIS RETHA S
4523 JUDY CT
ORLANDO, FL. 32839

292311366700130
SHINDOLL FLORALEE ANDERSON
4601 JUDY CT
ORLANDO, FL. 32839

292311366800540
CALHOUN BURTON B
9702 SHIRLEY DR
ALLISON PARK, PA. 15101

292311366700140
KENDALL BILL R
4609 JUDY CT
ORLANDO, FL. 32839

292311366800220
LAFORTUNE DANIEL
4658 FORRESTAL AVE
ORLANDO, FL. 32806

292311366800320
POMA BARBARA
4344 ILENE CT
ORLANDO, FL. 32806

292311366800500
COSTELLO JACK THOMAS
4335 ILENE CT
ORLANDO, FL. 32806

292314000000025
ORANGE COUNTY BCC
C/O REAL ESTATE MNGT DEPT | PO
ORLANDO, FL. 32802

292312000000054
CSX TRANSPORTATION INC
C/O TAX DEPT J 910 | 500 WATER ST
JACKSONVILLE, FL. 32202

292312000000023
ARC CAFEUSA001 LLC
106 YORK RD
JENKINTOWN, PA. 19046

292313000000043
DOT/STATE OF FLORIDA
719 S WOODLAND BLVD
DELAND, FL. 32720

292312000000024
DISCOVERY CHURCH INC
4400 S ORANGE AVE
ORLANDO, FL. 32806

292312000000032
BBH PROPERTIES LLC
4200 S ORANGE AVE
ORLANDO, FL. 32806

