

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 JUNE 9, 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 **June 17, 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 June 9, 2014 6:30 P.M.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES
 - March 3, 2014 – Special P&Z Meeting
4. NEW BUSINESS

Boise Cascade 75 W. Holden Avenue (Application #2014-03)

- a. **LOT SPLIT**
- b. **REZONING**
- c. **SPECIAL EXCEPTION**
5. 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)

- July 14, 2014
- August 11, 2014
- September 8, 2014

GENERAL RULES OF ORDER

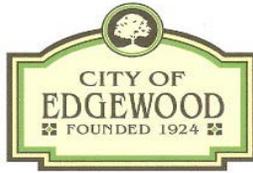
The Board is pleased to hear non-repetitive comments related to business before the Board; however, a five (5) minute time limit per person has been set by the Board. Large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request/Lobbyist 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.



**Planning & Zoning Board
March 3, 2014**

Attendees:

Regina Dunay, Chairwoman
Susan Lomas, Board Member
Marion Rayburn, Board Member
Wade Fischer, Board Member
Jon Van Voorhis, Board Member

Staff:

Cinnamon Wild, Administrative Assistant
Ellen Hardgrove, AICP
Ray Bagshaw, Mayor
Bea Meeks, City Clerk
Drew Smith, City Attorney

Absent:

None

CALL TO ORDER

Chairwoman Regina Dunay called the Planning & Zoning Board (P & Z) meeting to order at 6:30 p.m., followed by the Pledge of the Allegiance. Administrative Assistant Wild announced there is a quorum.

APPROVAL OF MINUTES

- No minutes were provided for approval.

ORGANIZATIONAL MEETING

City Clerk Meeks administered the Oath of Office to the following newly appointed and re-appointed Planning & Zoning Board:

- Marion Rayburn – reappointed through 12/13/2015
- Susan Lomas – reappointed through 12/13/2015
- Wade Fischer – appointed through 12/13/2015

2014-01 – SE – SPECIAL EXCEPTION APPLICATION FOR CHURCH AT 5232 S. ORANGE AVENUE

Administrative Assistant Wild noted that 77 letters were mailed out, with 8 letters returned as of 02/26/14. There were no public comments.

Planner Hardgrove provided her report and introduced the applicant. She noted that parking is an issue. She also noted that there is a notarized form included in the P&Z Agenda packet, and information regarding parking and the times the applicant would have available parking.

Planner Hardgrove noted for the P&Z board to refer to the site plan, and said her approval was based on the following conditions:

- No more than 3 employees – Saturday and Sunday parking and church services.
- Facility will close by 10 p.m. each week.
- Does not include rehab services – traditional service.
- No daycare can go in that building.
- 6' high fence or wall
- Future tenants in any part of the buildings onsite that will have services during the permitted hours of the church (i.e. Saturdays and Sundays, weekdays after 5:30 p.m. and Thanksgiving and the limited three 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.

Planner Hardgrove said that when the applicant's Business Tax Receipt (BTR) is submitted, they will need to provide parking approval to the city. Board Member Rayburn questioned church service times, and noted that during the week they would be able to have services that start after 5:30 p.m. due to the relief in parking. She further noted that they could have services everyday during the week. It was noted that this could also cause additional traffic issues. Chairwoman Dunay questioned the property owner Bob Harrell; noting the types of businesses that can operate in the subject location. Mr. Harrell explained the process for BTR's with former and current lessee's (all churches) for the past 7 years. Mr. Harrell noted that the church has only 65 members. Board Member Van Voorhis referenced the issue of traffic, and Mayor Bagshaw mentioned that possibly a "DO NOT ENTER" sign to be installed. Board Member Rayburn noted how there are illegal turns from the median.

Bobby Davis, a resident who lives at 5045 Oak Tours Dr said that he is a proponent of the church staying there. He also said that he would prefer that no bar be allowed in that space. He further stated that a church occupying that space has never been an issue in the 10 years that he has lived in the City.

2014-02 – VAR- RUSSELL HOME AT 510 HOLDEN AVE.

Board Member Lomas made the Motion to approve the application based on the (7) recommendations set forth in Planner Hardgrove's report; Seconded by Board Member Van Voorhis. Unanimously approved 5/0.

Administrative Assistant Wild noted that there were 53 letters mailed out, with one (1) letter returned and one (1) member of the public came in to review the file and requested copies.

Planner Hardgrove presented her report and noted this is for the variance approval only and that P&Z is not approving the Site Plan; the Site Plan is provided for informational purposes only. She noted to the Board that there is a copy of plans provided by Administrative Assistant Wild. Planner Hardgrove gave a brief history of reviews for the Russell Home and different approval applications over the past few years. She referred to the applicant's Engineer John Kelly from Dyer, Riddle, Mills & Precourt (DRMP), who provided a review for the variances being requested. Mr. Richmond (Russell Home) noted the architect's submittal (provided in the packet), and confirmed for Chairwoman Dunay what was previously submitted. Engineer Kelly (DRMP) provided an explanation to Chairwoman Dunay, and noted how they were previously not ADA compliant. However, once the variances are approved they will be able to correct this compliancy issue.

Mr. Richmond and Engineer Kelly came forward to provide an explanation of a request for variance, in response to Chairwoman Dunay's concern regarding their prior submittal and internal access. Engineer Kelly explained the egress and ingress inside the building. Chairwoman Dunay noted that members of the public would like to comment.

Attorney Smith confirmed for Chairwoman Dunay that each variance would be heard and then a motion made.

Planner Hardgrove mentioned her conditions for approval of variances and they are as follows:

- Maintenance of the 6' high opaque fence along the north property line.
- Planting and clustering trees, to fill in gaps of existing trees.
- Building height is limited to one story.

Chairwoman Dunay opened the floor for comments from the public. Prior to public comments Administrative Assistant Wild noted for the record that Orange County Parks and Recreation provided a letter stating that they support the variance requests #4 and #5.

Board Member Van Voorhis questioned the windows on the building and if there would be a barrier, Engineer Kelly referenced the 6' opaque barrier.

Bob Harrell came forward and spoke as a proponent for the Russell Home; stating that he is in favor of all the variances.

2014-02 – VAR- RUSSELL HOME AT 510 HOLDEN AVE.

Administrative Assistant Wild introduced Mr. Jim Worthen who came forward to speak. Mr. Worthen lives at 4655 Casa Grande Drive, which is adjacent to the Russell Home. He presented his concerns; however he stated that he is in agreement with the variances and the conditions per Planner Hardgrove's report.

Variance #1 – Front Yard Setback (North) Variance of 3.5 feet: Code Section 134-579 requires 30 feet, 26.5 feet proposed.

Planner Hardgrove noted the landscaping in location to the wall, and then concluded her report. Engineer Kelly addressed the remaining variances.

Jim Worthen (Proponent) spoke in regards to this variance request, to reduce the setback to 30' then you would have to reduce physical structure and meet ADA requirements for the structure. He also noted the 6' opaque fence; stating he appreciated that this would be installed. He also questioned if there will be a buffer, stating how there isn't much guidance. He also noted the building height, lighting and windows. Regarding exterior building lighting, Mr. Worthen requested that "down-lighting" be added as a condition. He said he would approve this variance based on those conditions.

Mr. Worthen confirmed for Planner Hardgrove that as an adjacent property owner to the Russell Home, he would recommend landscaping. He expressed interest in having a site meeting. Mayor Bagshaw recommended installation of understory trees instead of large Oaks that would later need to be removed.

Attorney Smith noted that he will strike the 2nd condition and add:
Location, flustering heights and sizes to be installed shall be approved at site plan approval.

Attorney Smith confirmed for Mr. Worthen that there would be another public hearing and that he would have an opportunity to speak again (Site Plan P&Z Meeting) on this pending project. Attorney Smith said that he would like to revise another condition on the Planner's report; regarding lighting and that he has proposed language. The exterior lighting shall be down lighting to minimize glare on surrounding properties.

Attorney Smith confirmed for Chairwoman Dunay that the understory trees would be discussed at the time of site plan review. Mayor Bagshaw explained further what constitutes an understory tree and what is allowable.

Board Member Van Voorhis made the Motion to approve variance #1subject to the conditions; Seconded by Chairwoman Dunay. Unanimously approved 5/0.

Planner Hardgrove presented her findings for Variance #2:
Rear Yard Setback (south): Section 134-579 requires 35 feet, 26 feet proposed.

Planner Hardgrove confirmed for Chairwoman Dunay that there are storage sheds located in the rear yard. She said that this is used for storage for both the house and the resale shop that was previously approved by the City, and is located on Orange Avenue.

2014-02 – VAR- RUSSELL HOME AT 510 HOLDEN AVE.

Planner Hardgrove noted her conditions for approval of this variance and they are as follows:

- Rear yard variance is only to be approved in the location of the existing playroom and the new addition as shown on the site plan; this is not a blanket variance that gives them the ability to come 26' from the rear yard for the entire property. Maintenance of 6' high opaque fence along the south side where adjacent to residential properties.
- Building height is limited to one story within 35' of the south property line.

Engineer Kelly noted they are not worsening the condition for the encroachment, he further noted that the setback is in line with the existing building. Engineer Kelly said that they are extending the east of the existing building. The encroachment will remain the same as noted by Engineer Kelly, to stay in architectural construction that aligns with the existing building per the addition with the office/storage area. Chairwoman Dunay questioned the extension to the playroom; Mr. Richmond said there are four (4) storage buildings onsite and they are trying to eliminate extra storage. No one from the general public came forward to speak.

Board Member Van Voorhis made the Motion to approve Variance request #2 subject to the Planner Hardgrove's conditions; Seconded by Co-Chair Lomas. Unanimously approved 5/0.

Planner Hardgrove presented her findings for Variance #3:

Dumpster location and screening: Section 30-49 Dumpster in front yard not allowed – proposed in front (north) yard.

Planner Hardgrove noted this is in reference to the location of the dumpster. She noted that since Variance #1 (Front Yard Setback (North) Variance of 3.5 feet: Code Section 134-579 requires 30 feet, 26.5 feet proposed) was approved that technically Variance #3 is not required. Planner Hardgrove noted the 26.5' front yard and the dumpster is no longer 26.5' from the front yard it is beyond that. However, after Planner Hardgrove discussed this with Engineer Kelly, he insisted that the variance request still be voted on.

Planner Hardgrove noted that this variance does not need to meet all six (6) criteria for variance(s) due to preservation of trees.

Mr. Worthen came forward to speak and noted that he did not have a problem with the variance; he did request that the dumpster be fenced with opaque barrier. Planner Hardgrove noted that it is a code requirement and will be covered at time of site plan review. Mr. Worthen also wanted to note that the Russell Home should be considered institutional and not residential.

Co-Chair Lomas made the Motion to approve Variance #3; Seconded by Chairwoman Dunay. Unanimously approved 5/0.

Variance #4

Screening of Vehicle Use Area from residential property (south property line): 7' wide landscaping and 8' high masonry wall required, 6' high opaque pvc fence (47 feet length) and 6' high chain link (east 48' length) proposed.

2014-02 – VAR- RUSSELL HOME AT 510 HOLDEN AVE.

Planner Hardgrove referenced the plan provided to board members and that it appeared to be a parking lot. Per the city code, when there is a parking lot adjacent to a residential area, there needs to be a 7' landscape buffer and a 8' high wall. They are proposing it is not parking, and there are no deliveries to the receiving room (extension of the playroom). It is specifically for emergency turn around purposes. Planner Hardgrove mentioned that per meeting with Russell Home representatives, they would install stabilized grass space area that would buffer residential from parking. If that is done then she believes the variance should be approved.

Planner Hardgrove mentioned her conditions for approval they are as follows:

- Orange County Fire Department approves the design for the fire emergency vehicle turn around.
- Parking of any vehicle including any loading or unloading in the hammerhead is shown by the plan shall be prohibited.
- Maintenance of a 6' high opaque fence for the emergency turn around areas adjacent to residential needs to be constructed. .

Planner Hardgrove further noted that the conditions ensuring that what is being shown is not going to be for loading and unloading.

Engineer Kelly said the turnaround or hammerhead is absolutely necessary, and that it is required for Orange County Fire and it is a life safety issue. Engineer Kelly confirmed for Chairwoman Dunay that they do not have Orange County Fire Department approval and noted they can make it a condition of approval at time of Site Plan review. It was noted that the applicant has the approval of Orange County Parks and Recreation for this variance. Chairwoman Dunay questioned if the area is a receiving area and asked what is being received. Engineer Kelly noted that at times they would be receiving donations that are not donated to the thrift store on Michigan. It was questioned if it will be used for parking and Engineer Kelly confirmed that it would not.

Planner Hardgrove confirmed for Chairwoman Dunay that while this area is not parking, but it is being used as a vehicular use area, and due to it being near residential area, she sees the need for a 7' wide landscape buffer and 8' high fence. Planner Hardgrove noted that no landscaping, or a block wall is being shown on the plan and she noted that it is a special circumstance. Mayor Bagshaw suggested posting a sign indicating "for emergency vehicle use only". Chairwoman Dunay questioned the plans and how they note signage for "no parking fire lane"; Co-Chair Lomas noted there are three (3) signs called out plans.

Chairwoman Dunay pointed out the various types of fences referenced on the plans, she further noted the 6' of chain link fence as shown on the plans. Mr. Richmond noted that the black chain link fence is the County's fence for the park. Chairwoman Dunay questioned if the chain link fence would be removed, she further noted the three (3) types of fences and how residences may not want to look at the different fences. Chairwoman Dunay questioned why we can't have the stockade and then the opaque fence, and not have the other black chain link fence. Engineer Kelly noted how the County has an access easement, and Russell Home cannot block their access easement, he also noted how the County did have a gate there at one time to access the property for their County easement. Mr. Worthen came forward and confirmed that the County removed the gate and replaced it with fence, the gate was moved to access Granada Woods subdivision to access a strip of land that is maintained by the County. Mr. Worthen said if you were to ask the County if they have a problem with continuing the PVC (Opaque) fence for 6', he does

2014-02 – VAR- RUSSELL HOME AT 510 HOLDEN AVE.

not believe the County would object to it. Engineer Kelly noted if that is the case then they would consent to it and install the opaque fence along the 6' portion.

Planner Hardgrove noted that when the County donated land to the Russell Home, that is when she believes the whole easement issue changed. Engineer Kelly noted that this item could be a condition of site plan approval. Engineer Kelly further mentioned that they would be agreeable to making the barrier more consistent. Attorney Smith confirmed for Chairwoman Dunay that approval of this would be at Site Plan approval.

Chairwoman Dunay questioned if the public would like to make a comment and no one came forward. Planner Hardgrove noted her conditions for approval:

- Continuance of the 6' high opaque fence along the south property line if approved by Orange County.

Board Member Rayburn made the Motion to approve Variance #4 subject to the conditions; Seconded by Board Member Van Voorhis. Unanimously approved 5/0.

Variance #5

Screening of Vehicle Use Area from residential property (east property line), 7' wide landscape buffer required, 6' wide proposed; 8' high masonry wall where parking lots are adjacent to residential districts, 6' high chain link fence proposed.

Planner Hardgrove presented the variance request and she noted that there is plenty of green space and the health of plantings. She said that staff is recommending approval. Mr. Richmond spoke and noted they are proposing a chain link fence and not a PVC fence, he referenced the letter from Orange County and the County would like a chain link fence to be installed. Chairwoman Dunay noted that the landscape will be addressed at Site Plan Approval. Chairwoman Dunay questioned the public for comment, there were no comments.

Board Member Van Voorhis made the Motion to approve Variance #5 subject to conditions; Seconded by Chairwoman Dunay. Unanimously approved 5/0.

Variance #6

Impervious Surface Ratio; Maximum 45%, 67% proposed.

Planner Hardgrove noted that this is an engineering issue and she simply provided Engineer Miller's (former City Engineer) report from 2011 and it is exactly the same as what the Russell Home was proposing previously since they are requesting 67% impervious surface, and he did the analysis and recommended approval and she agrees with his report. However, she did mention that she cannot speak to it since she is not an Engineer. Planner Hardgrove confirmed for Chairwoman Dunay that this is brought up because there is drainage from the Russell Home that flows to the drain in the park. Chairwoman Dunay questioned if there are some grassy areas that wouldn't be able to drain into the park, Planner Hardgrove commented that she cannot speak to this since she isn't an Engineer. Engineer Kelly came forward and noted the goal of storm water management is to not change flow patterns.

2014-02 – VAR- RUSSELL HOME AT 510 HOLDEN AVE.

Engineer Kelly noted from Engineer Miller's report, that the Russell Home would not cause adverse effects to any abutting properties, to the lake or park. Engineer Kelly mentioned there are some minor areas that are draining to other areas for instance on the south property line but it is all normal yard grading but you cannot catch it all. The County's pond will be able to handle the flow from the Russell Home.

Engineer Kelly confirmed for Board Member Van Voorhis that they have an agreement with Orange County for drainage to be allowed to flow into their property.

Jim Worthen came forward and referenced Engineer Miller's review was for the whole plan. He noted that the old plan did contain a storm water retention area; the runoff would go to the Russell Home's storm water retention before reaching the drain for the park. Engineer Kelly noted that there is a swale on the south property line, he noted that the impervious ratio is less than what it was before. Jim Worthen questioned if it's to drain towards park area, it could cause a potential flooding problem. He also noted that the drainage at park needs some work. Chairwoman Dunay thanked Mr. Worthen for his comments. Engineer Kelly noted instead of the retention pond as proposed on previous plan there is now a swale. Planner Hardgrove noted that this can be addressed by Engineer Sebaali at Site Plan approval. Engineer Kelly noted that some maintenance will need to be done with parking and he believes at that time it will address some of the drainage issues. Chairwoman Dunay asked for public comments, there were no further comments.

Board Member Van Voorhis made the Motion to approve variance #6; Seconded by Co-Chair Lomas. Unanimously approved 5/0.

Mayor Bagshaw commended Dyer, Riddle, Mills and Precourt (DRMP) and Russell Home on making it a workable plan.

Administrative Assistant Wild announced that Planner Hardgrove will be unable to attend the April meeting, since she is out of town and nothing has been received to date to require and April Planning & Zoning Board meeting.

Having no further business or discussion, the meeting adjourned at 8:30 PM

NEW BUSINESS

None.

COMMENTS/ANNOUNCEMENTS

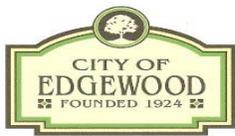
None.

ADJOURNMENT:

Regina Dunay, Chairwoman

ATTEST

Bea L. Meeks, MMC, CPM
City Clerk



Memorandum

To: Planning and Zoning Board
From: Cinnamon Wild, Administrative Assistant
Date: 6/5/2014
Re: Planning and Zoning Meeting on 06/09/14

Boise Cascade – 75 W. Holden Avenue

The following applications will be reviewed:

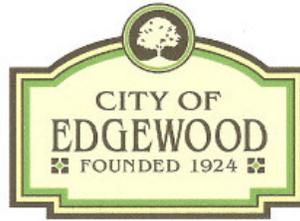
- Lot Split
 - Rezoning
 - Special Exception
-

You will find enclosed the following documentation for your review of the above referenced variance application:

- 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 79 letters mailed out on 05/22/2014, and there were three (3) letters returned. No one from the public came in to view the file.

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

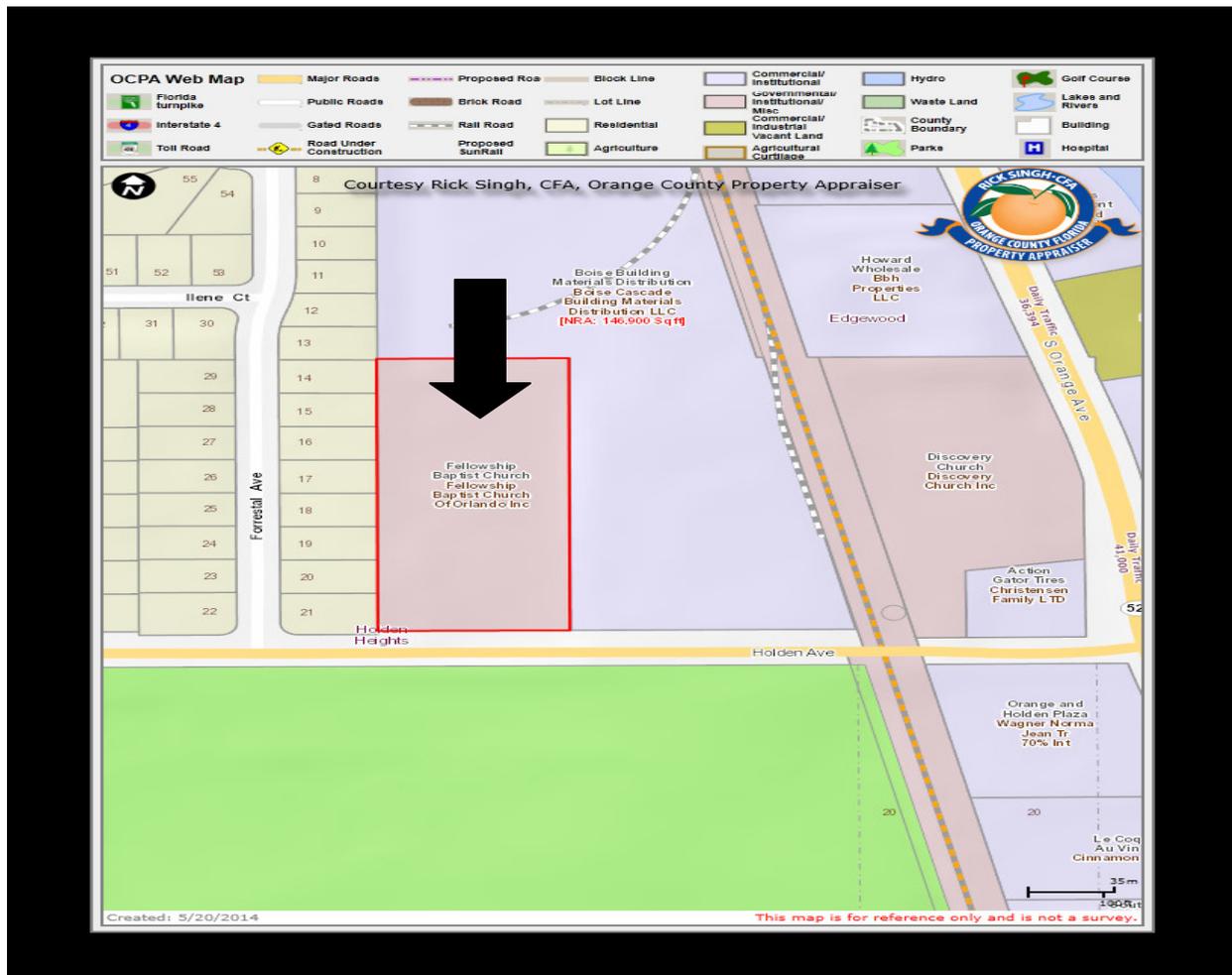


NOTICE OF PUBLIC HEARING

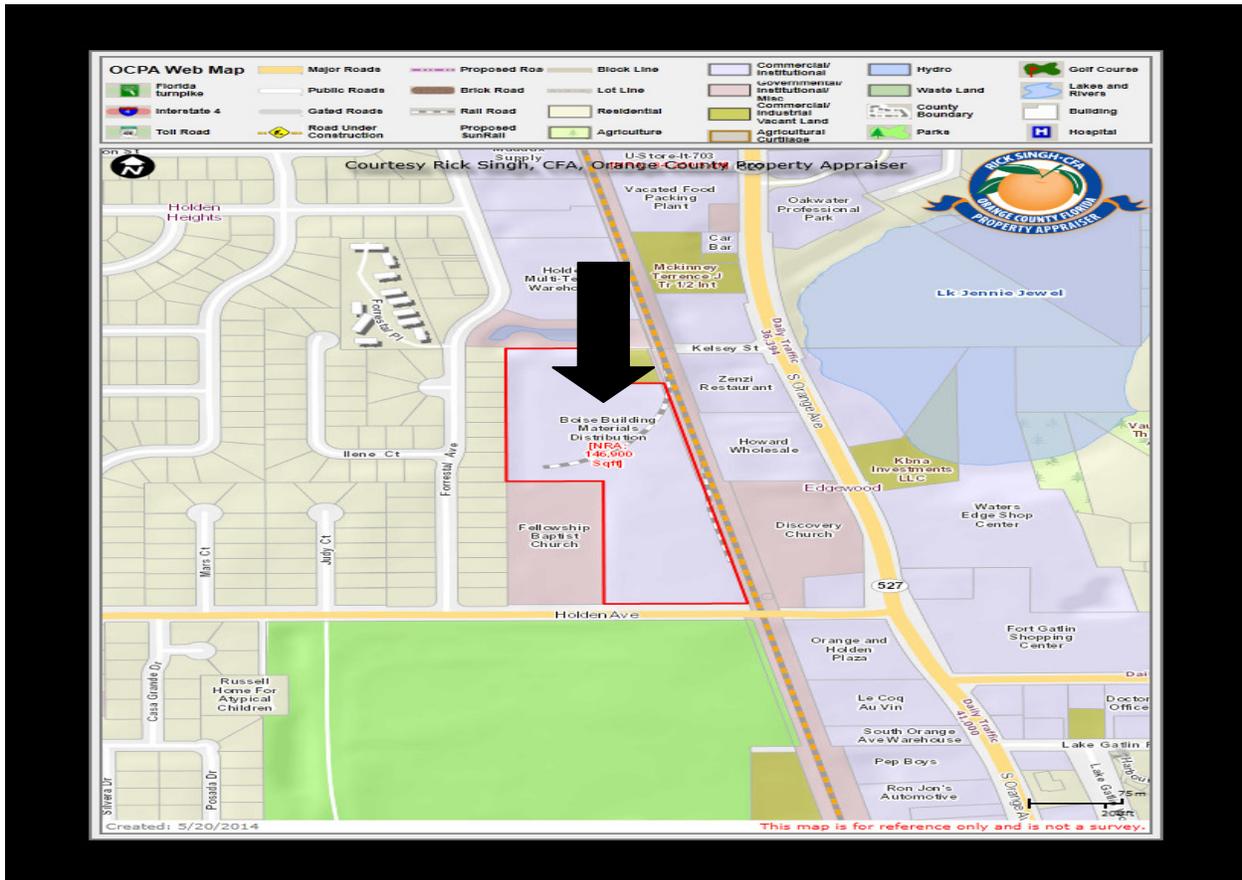
PLEASE TAKE NOTICE that at its Planning & Zoning meeting on **Monday, June 9, 2014**, the Planning and Zoning Board of the City of Edgewood, will consider **Lot Split, Rezoning, and Special Exception Application No. 2014-03** to allow the **Lot Split of Fellowship Community Church**, located at 103 Holden Ave. Rezoning of said lot split, lot is currently in R-1A zoning district. Lastly, there will be a Special Exception for Boise Cascade being located at 75 W. Holden Ave, for expansion of Boise Cascade Warehouse. Boise Cascade located 75 W. Holden Avenue is currently in a C-3 zoning. (City of Edgewood Resolution 2005-RO02 [Rezoning]; City Code of Ordinances, Reference Section 134-121 [Rezoning]; Section 134-104 [Special Exception]) The application(s) were submitted by Boise Cascade by Chris Mello. The meeting will be held in the Council Chambers of City Hall, 405 Larue Avenue, Edgewood, Florida beginning at **6:30 p.m.**

The Planning and Zoning Board's recommendation will be forwarded to City Council on June 17, 2014 at 6:30 p.m. for final action.

The subject property for the Lot Split and Rezoning is legally described as **W 265.6 FT OF SE1/4 OF SE1/4 OF SE1/4 OF SEC 11-23-29**



The subject property for the Special Exception is legally described as **BEG NW COR OF NE1/4 OF SE1/4 OF SE1/4 RUN E 219.68 FT S 175 FT E 213.35 FT TH S 11 DEG E TO SE COR OF SEC TH W 391 FT M/L TH N 630 FT W 265.6 FT N 660 FT TO POB (LESS RD R/W ON S) IN SEC 11-23-29**



Interested parties may attend this meeting and be heard with respect to this Lot Split, Rezoning and Special Exception application (s). In addition, the application(s) may be inspected by the public at the City Clerk's Office, 405 Larue Avenue, Edgewood, Florida. (407-851-2920)

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

The City of Edgewood desires to accommodate persons with disabilities. Accordingly, 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.



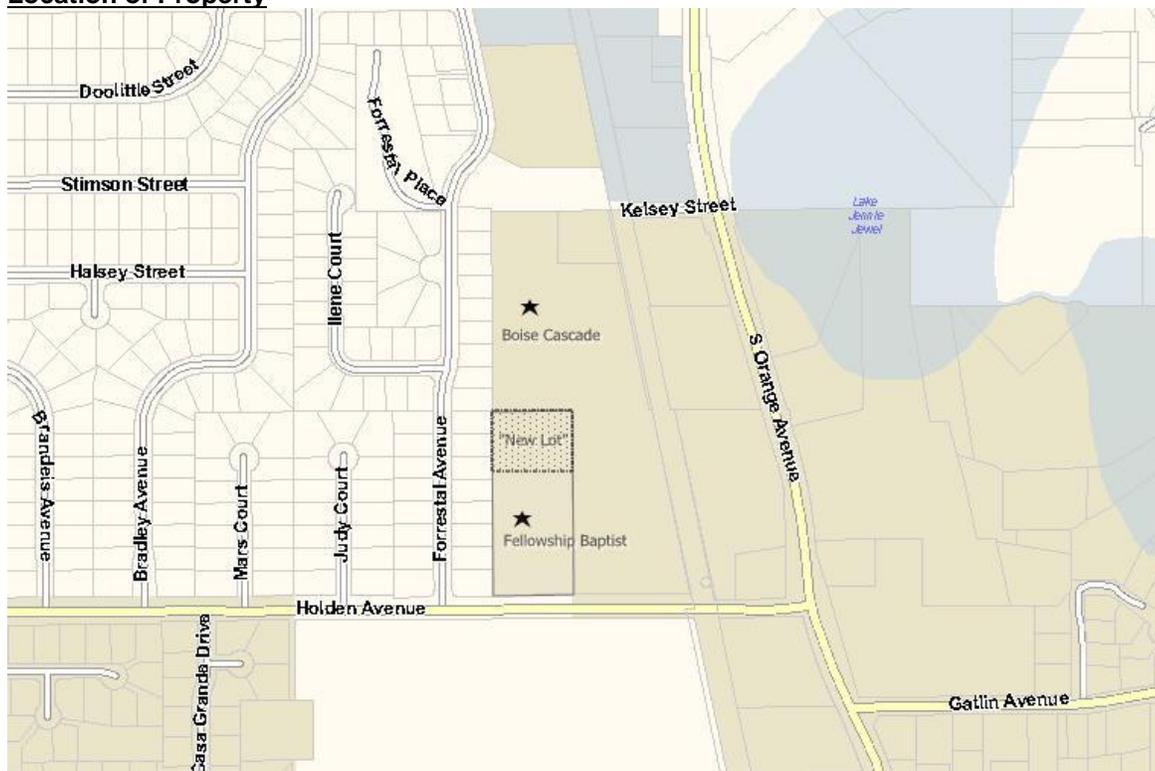
405 Larue Avenue - Edgewood, Florida 32809-3406
(407) 851-2920

To: Planning and Zoning Board
Mayor Bagshaw, City Clerk Bea Meeks
From: Ellen Hardgrove, AICP, City Planning Consultant
Date: May 10, 2014
Re: Special Exception Application, lot split, rezoning – Boise Cascade/Fellowship Baptist Church

Introduction

This is a request for a Special Exception in the C3 zoning district [Code Section 134-405] to allow Boise Cascade additional space for outdoor storage of merchandise, parts or other equipment. The proposed location for the outdoor storage is on a portion of tax parcel 11-23-29-0000-00-025, currently owned and occupied by the Fellowship Baptist Church. As part of the request for the Special Exception, the owners of the church property are proposing to subdivide the tax parcel and then rezone the north portion, the “new lot”, from R1A to C3, in preparation for sale to and use by Boise Cascade. All three actions necessary to accomplish the goal of additional outdoor storage, 1) Subdivision, 2) Rezoning to C3 and, 3) Special Exception approval, will be considered at the June Planning and Zoning Board meeting.

Location of Property



Subdivision

As stated above the parent tract is tax parcel 11-23-29-0000-00-025, a 3.74(+/-) acre parcel on the north side of Holden Avenue, 800± feet west of Orange Avenue [Denoted with a “★Fellowship Baptist” on the location map].

The property has 265.6 feet of frontage on Holden Avenue and is zoned R1A (a single family zoning district). The proposed new lot is the northern 194.4 of the tax parcel, comprising 1.19 acres. The legal description and sketch of description for the "new lot" is included at the end of this report.

The parent tract is occupied by four buildings associated with the Fellowship Baptist Church plus a single-family residence and shed. The single-family residence and shed are located on the "new lot" portion (northern portion) of the property. If the subject requests are approved, the residence and shed are proposed to be demolished.

With the exception of no access to a public road right-of-way, the two proposed lots meet the City's lot design standards. Each meets the dimensions of the existing R1A zoning, and the "new lot" meets the proposed C3 site standards. The subdivision will not create nonconforming setbacks of existing buildings. For public safety reasons, a recommended condition of approval of the subdivision is the "new lot" will be jointly used with an adjacent parcel that provides standard public road access to the property. Independent use of the "new lot" should not be allowed unless additional property is added to provide the ability to construct a driveway of at least 24 feet in width; i.e., the minimum width for two-way access of commercial vehicles.

Rezoning

Rezoning from R1A to C3 is necessary for consideration of using the "new lot" for outdoor storage of materials. Outdoor storage of materials is a special exception in the C3 district. The rezoning request is only for the new lot (i.e., the north 194.4 feet of the parent tract).

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, upholstering, 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 "new lot" is consistent with the City's comprehensive plan as reflected by the Commercial future land use designation of the property and is a logical extension of the existing heavy commercial use on the Boise Cascade site. However, specific conditions of approval are recommended to ensure consistency with the comprehensive plan's policy to protect the adjacent residential uses from potential adverse impacts of nonresidential uses.

There are three single family homes/lots that would be directly impacted by commercial use of the "new lot": Lots 14 - 16 of the Holden Estates subdivision. The subdivision was platted and most of the houses along Forrestal constructed when the adjacent land was used as a church or the land was vacant. However, commercial use of the church land and vacant land 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 "new 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 establish the minimum buffer required between C3 uses and single-family residences: Per Code Section 114-5, a Type B, opaque buffer is required. This buffer must be completely opaque from the ground up to a height of at least eight feet and shall be a minimum of 25 feet wide. The Type B buffer allows a choice of a masonry wall, berm, or vegetation to create an opaque buffer. Staff recommends use of an 8 feet high wall along the C3/"new 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: 30 from the west property line and 25 feet from the south property line. Furthermore, use of the specified setbacks shall be limited to landscaping and stormwater management. These conditions will minimize potential negative impacts of commercial use of the property.

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. With the recommended conditions of approval, the outdoor storage of equipment 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.

Conditions

1. Approval of the subdivision is conditioned on joint use of the "new lot" with an adjacent commercial zoned parcel that provides standard public road access to the property. Independent use of the property will not be allowed unless additional commercial zoned property is added to provide the ability to construct a driveway at least 24 feet in width (the minimum standard for two-way access of commercial vehicles).
2. An 8 feet high wall shall be constructed along the western boundary of the "new lot."
3. The submitted landscape plan shall include irrigated, large non-deciduous trees and/or shrubs adjacent to the wall that will achieve a dense visual screening from 8 to at least 25 feet in height.
4. Setbacks for the "new lot" shall be 30 from the west property line and 25 feet from the south property line. Use of the specified setbacks shall be limited to landscaping and stormwater management. Structures, including accessory buildings, shall not be allowed.
5. Stored equipment shall not exceed 35 feet in height within 100 feet of a residential zoned property.
6. 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 55-17.050 THRU 050, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

SHEET 2 OF 2
SEE SHEET 1 OF 2 FOR SKETCH

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

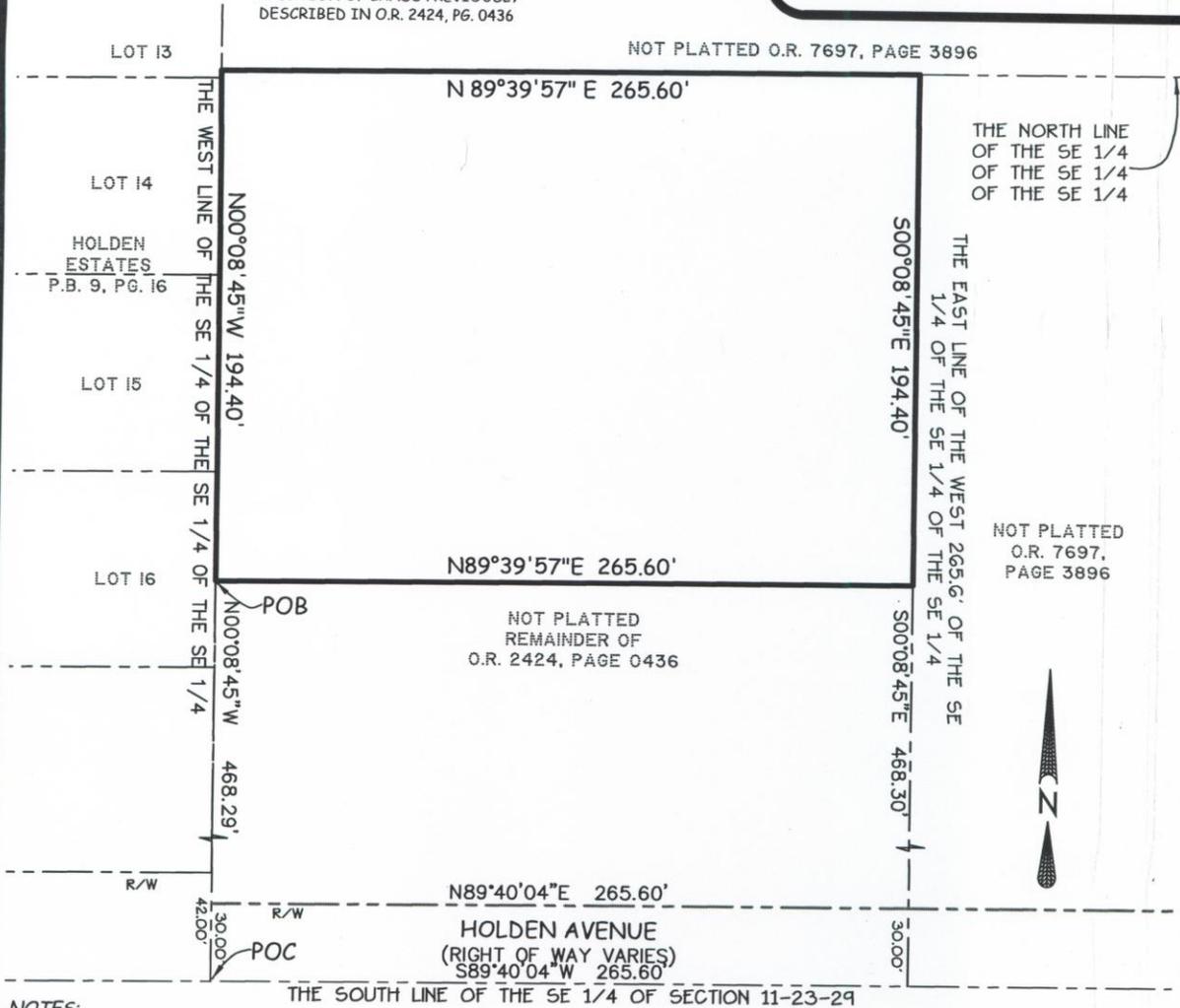
THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

[Signature]
ROBERT A. ELLIS, P.L.S.
FLORIDA REGISTRATION NO. 8880
FOR THE FIRM
DATE SIGNED: 4/14/14

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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8. DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

LEGEND:

- L# = LINE NUMBER
- OR = 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 MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.000 THROUGH 5J-17.005, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.007, 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



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

Robert A. Ellis

ROBERT A. ELLIS, P.L.S.
FLORIDA REGISTRATION NO. 3889
FOR THE FIRM
DATE SIGNED: 4/14/14

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 2.67 ACRES, MORE OR LESS, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM SINGLE-FAMILY RESIDENTIAL (R-1A) ZONING CLASSIFICATION TO A COMMERCIAL (C-1) 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 Company on behalf of Fellowship Baptist Church, owner of property herein described, in accordance with Section 134-121 of the City of Edgewood *Land Development Regulations*; 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 June 9, 2014, found the rezoning to be consistent with the City's adopted Comprehensive Plan and recommended approval of the rezoning to the City Council; 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; 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.

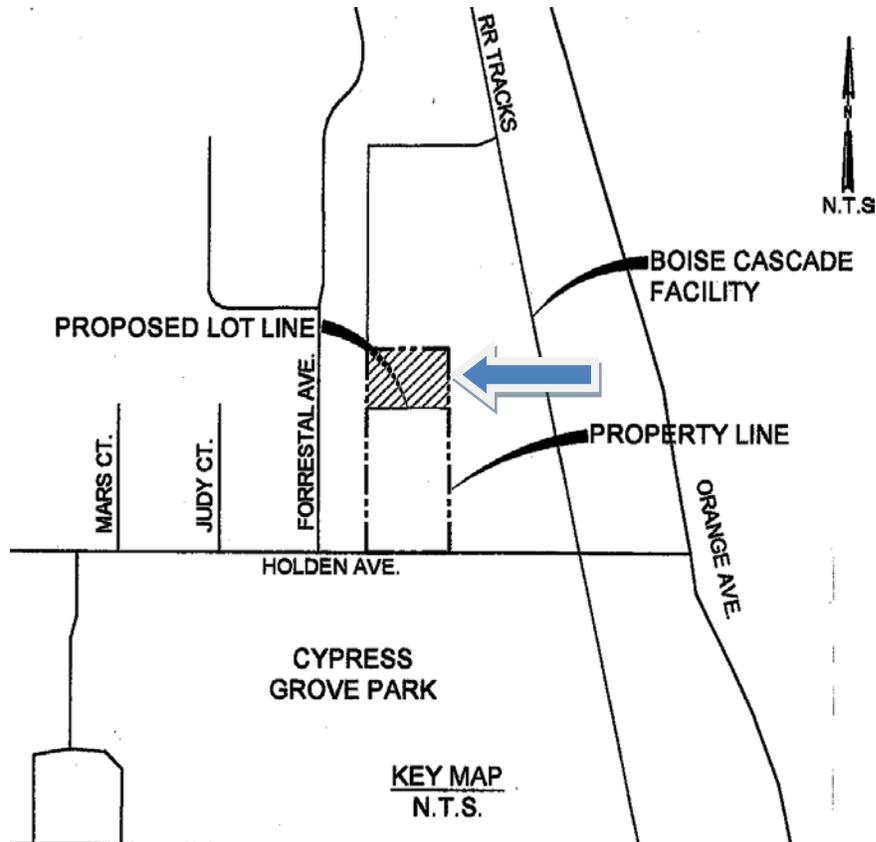
Section 2: The City Council of the City of Edgewood, Florida hereby amends its Official Zoning Map by designating the following described property presently zoned Single-Family Residential (R-1A) to Commercial (C-1):

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 29 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 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°08'45"W ALONG SAID WEST LINE A DISTANCE OF 438.29 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 194.40 FEET 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 PARALLEL WITH SAID SOUTH 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 438.30 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 30.00 FEET NORTH OF SAID SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER (SE-1/4); THENCE S89°40'04"W PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 265.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.67 ACRES, MORE OR LESS



Section 2: The City Clerk is hereby directed and authorized to amend the Zoning Map in accordance with the provisions of this ordinance.

Section 3: All ordinances or parts thereof in conflict herewith, are and the same are hereby repealed.

Section 4: 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 5: This ordinance shall take effect immediately upon its adoption.

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

Ray Bagshaw, Mayor

John Dowless, Council President

Dan Drummond
Council Member

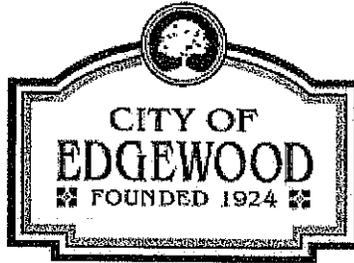
Pam Henley
Council Member

Neil G. Powell
Council Member

Michael Hendrix
Council Member

ATTEST:

Bea L. Meeks, MMC
City Clerk



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

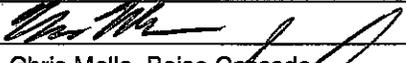
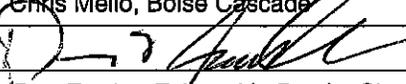
Please note this fee is non refundable.

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		

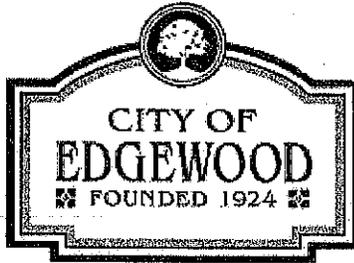
APPLICATION MUST INCLUDE

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

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.

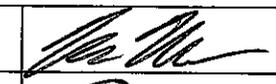
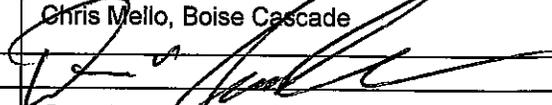
Please type or print. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

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)

THE APPLICANT OR OWNER MUST BE PRESENT TO ANSWER QUESTIONS OR PRESENT HIS CASE AT BOTH MEETINGS.

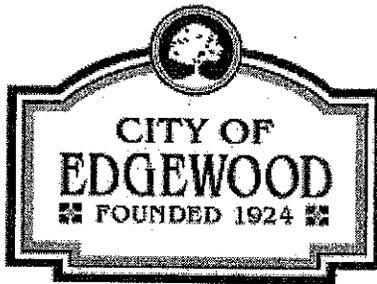
THE FOLLOWING MUST BE SUBMITTED WITH THE APPLICATION:

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.

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

Please submit 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

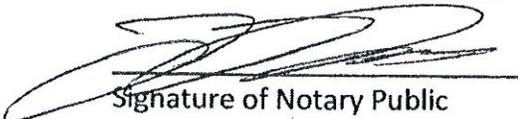
Thank you for your assistance in this matter. Should you require additional assistance, please feel free to contact me at 407-719-5749.

Sincerely,



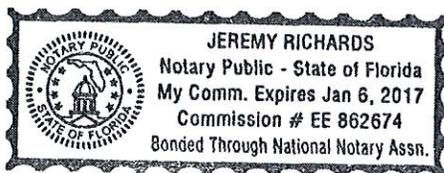
Dan Fowler
Pastor/Director

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

Model Code	Type Code	Subarea Description	Sqft	Value
01 - Single Fam Residence	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

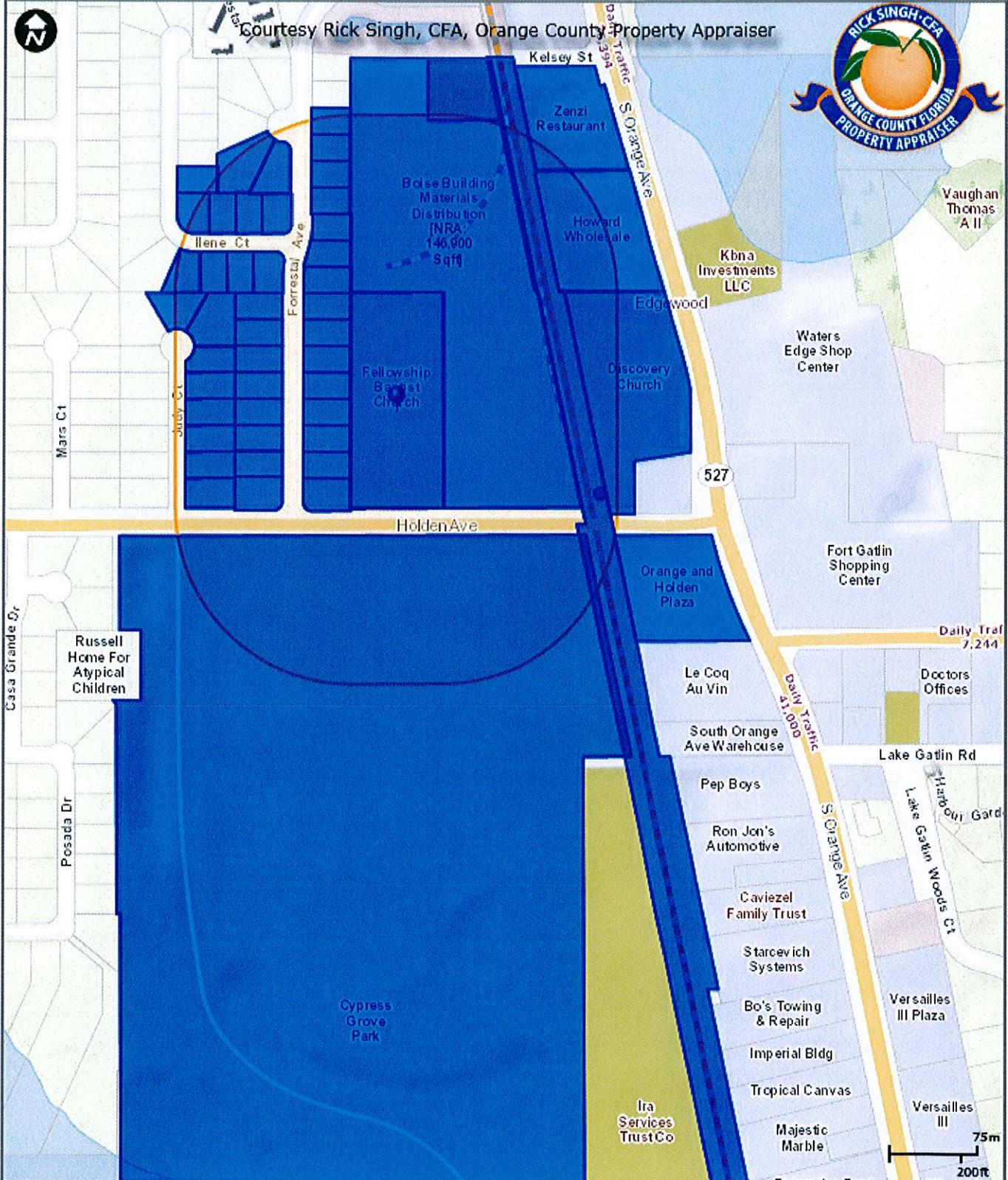
Extra Features

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

