

Susan Lomas
Board Member

Marion Rayburn
Board Member

Chris Radar
Board Member

Regina Dunay
Chairwoman

Wade Fischer
Board Member

**PUBLIC NOTICE
PLANNING AND ZONING BOARD MEETING – JULY 13, 2015**

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 21, 2015** 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 13, 2015 6:30 P.M.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ORGANIZATIONAL MEETING
 - a. Appoint a Chairperson
 - b. Appoint Vice Chairperson
4. APPROVAL OF MINUTES
 - December 8, 2014 – Regular P&Z Meeting
5. NEW BUSINESS
 - a. **VARIANCE(S) APPLICATION FOR SUSAN FORTINI AT 5125 THE OAKS CIRCLE. (APPLICATION VAR#2015-02)**
 - b. **VARIANCE(S) APPLICATION FOR JEFF & HAYLEY BAKER AT 5566 JESSAMINE LANE. (APPLICATION VAR#2015-01)**
 - c. **SPECIAL EXCEPTION(S) APPLICATION FOR PROPOSED ORLANDO BRAZILIAN SEVENTH DAY ADVENTIST CHURCH. (APPLICATION SE#2015-01)**

6. COMMENTS/ANNOUNCEMENTS

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

- August 10, 2015
- September 14, 2015

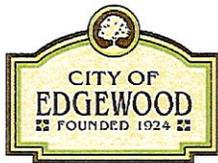
GENERAL RULES OF ORDER

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 state your name and speak directly into the microphone. The City is guided by ROBERTS RULES OF ORDER in governing the conduct of the meeting. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at 407-851-2920 at least 24 hours in advance of the meeting.

WE ASK THAT ALL 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.



From the desk of the City Clerk....

Bea L. Meeks, MMC, CPM, CBTO

TO: Planning & Zoning Board Members

DATE: July 9, 2015

RE: New Business (Items A – C)

To aid you in your review and consideration of making recommendations to move forward with your recommendation to the City Council, the following applications are provided in your agenda packet:

1. Variance 2015-02 – RE: Fortini Boat Dock

The documents provided for your review are as follows:

- The Application For Variance
- Additional Information (Requested by Engineer)
- Copy of memo from applicant RE: Response to request from Engineer for additional information.
- Affidavit indicating no objection from Richard W. Mims, 5117 The Oaks Circle.
- Affidavit indicating no objection from Amy Mims, 5117 The Oaks Circle
- Request for Variance – Presentation from the Applicant
- A copy of the 6/24/15 Memo from Engineer providing his review comments regarding the application.
- Copy of Notice of Public Hearing, along with address matrix.
- Executed copy of Sign Affidavit from applicant.
- Boundary Survey (In Agenda Notebook Pocket)

City Clerk Comments:

There were sixty-one Notices mailed regarding the Application For Variance. As of the date of this memo, there were no Notices returned to City Hall. There were two responses provided to staff. **Tom Hansel**, who indicates he has Power of Attorney for his father Ralph Hansel (adjacent property owner to applicant), does not object to the boat dock however, objects to the roof. **Resident Copley**, 5109 The Oaks Circle, provided a response indicating they have no objection without a plan to review. However, they questioned whether there is sufficient space, as the property tapers (narrow). The resident said they would object to “unsightly visual outcome of a cramped dock plan”. **Tina Demostene**, made an email inquiry with questions however, provided no comments. **Doug Langford**, reviewed the plan however, he provided no written comments.

2. Variance 2015-01 – RE: Baker Construction

The documents provided for your review are as follows:

- The Application For Variance
- A copy of the 6/3/15 Memo from Planner providing her review comments regarding the application.
- A copy of the Notice of Public Hearing with address matrix
- Executed copy of Sign Affidavit

City Clerk Comments:

There were thirty-three Notices mailed regarding the Application For Variance. As of the date of this memo, one Notice was returned to City Hall. **Bonnie Burke** sent an email request for information regarding the Variance; she was emailed a copy of the agenda documents that you have for review. **Mike Teague** requested a copy of the application and was emailed a copy of the agenda documents that you have for review.

3. Special Exception 2015-01 – Proposed Orlando Brazilian Seventh Day Adventist Church

The documents provided for your review are as follows:

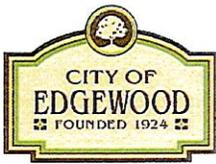
- Application for Special Exception (In Agenda Notebook Pocket)
- A copy of the Conceptual Site Plan (In Agenda Notebook Pocket)
- A copy of the front elevation
- A copy of the 5/19/15 Memo from Engineer providing his review comments regarding the applications.
- A Boundary Survey (In Agenda Notebook Pocket)
- A copy of the Notice of Public Hearing with address matrix.
- Executed copy of Sign Affidavit

City Clerk Comments:

There were sixty-seven Notices mailed regarding the Application For Special Exception. As of the date of this memo, three Notices were returned to City Hall. There were three separate walk-in requests to review the application file. There were no written comments provided.

Please note that this request is for approval of a special exception to allow a church in R-1-A zoning. This Board **is not approving** a site plan or construction of a Church, **you are only considering** the approval and recommendation to City Council to allow a Church in R-1-A zoning.

ⁱ Returned from the Post Office



From the desk of the City Clerk....

Bea L. Meeks, MMC, CPM, CBTO

TO: Planning & Zoning Board Members

DATE: July 7, 2015

RE: Business Organizational Meeting

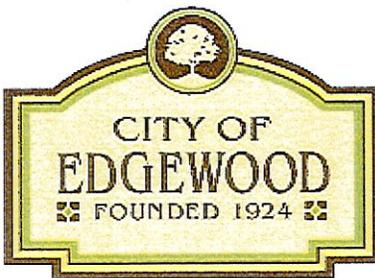
As you know, the Planning and Zoning Board has not held a meeting since December 8, 2014. Historically, this Board appoints their chairperson and vice-chairperson annually in March. For this reason, the first order of business in your July 13, 2015 meeting will be to appoint your chairperson and vice-chairperson.

Also, I am providing you with the current membership roster and ask that you review the expiration of terms. As you can see, there has been a lapse in some of the appointments. Please let me know if you want to continue your service on this Board. I will be placing this matter on the December 2015 agenda for Council's consideration of the Mayor's recommendation of appointees.

MEMBERS	1ST DATE OF APPOINTMENT	TERM EXPIRES
WADE FISCHER	Sworn-in 3/3/2014	APPOINTED TO 12/31/2015
MARIAN RAYBURN	Sworn-in 5/12	12/31/12 REAPPOINTED TO 12/31/2015
REGINA DUNAY Chairperson	9/18/07	12/31/12 REAPPOINTED TO 12/31/2014
CHRIS RADER	Appointed 8/19/2014	12/31/12 REAPPOINTED TO 12/31/2014
SUSAN LOMAS Vice Chairperson	9/18/07	12/31/12 REAPPOINTED TO 12/31/2015

ⁱ Sec. 134-69. - Created; composition; membership.

- (c) The members of the board shall appoint a chairperson and vice-chairperson from among themselves to serve for one-year terms.
(Ord. No. 89-346, § 2(26-14), 3-21-1989)



**PLANNING & ZONING BOARD MEETING MINUTES
DECEMBER 8, 2014**

Attendees:

Regina Dunay, Chairperson
Susan Lomas, Vice-Chairperson
Marion Rayburn, Board Member
Wade Fischer, Board Member
Chris Rader, Board Member

Staff:

Cinnamon Wild, Administrative Assistant
Bea Meeks, City Clerk
Ellen Hardgrove, AICP
Drew Smith, City Attorney
Chief Francisco, Police Chief
Debbie Wallace, Code Enforcement Officer

CALL TO ORDER

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

NEW BUSINESS

Chairwoman Regina Dunay questioned if the board had any comments for approval of the minutes. Vice-Chairperson Susan Lomas noted some items on the minutes that needed to be addressed and corrected. There was some discussion on correction of the minutes and City Clerk Meeks recommended that the minutes be approved based on revision after clarification is obtained.

RESULT: APPROVED [UNANIMOUS]

MOVER: Co-Chairwoman Lomas
SECONDER: Board Member Rader

Chairperson Dunay introduced Planner Hardgrove, who gave her report on the Variance Application for the sign at the Save-A Lot store at Edgewood Isle Shopping Center. Planner Hardgrove noted there is a renovation currently under way at the Edgewood Isle Shopping Center. Planner Hardgrove explained that the applicant has applied for a variance for replacement of their store sign. She said if this variance is allowed the applicant will be able to add the text "Food Stores" to their existing sign.

Planner Hardgrove noted that staff is recommending approval of the variance. She explained that this will change the public's perception and will be the catalyst for additional renovations and improvement. Vice-Chairperson Lomas questioned the sign ordinance and when it was changed. Planner Hardgrove provided some history of the sign code. Attorney Smith confirmed for Chairperson Dunay the reasoning behind the square footage allowed and specified in the code. City Attorney Smith referenced the upcoming joint workshops of the Planning and Zoning Board and City Council to address the sign code; noting there will be changes to the sign code.

Planner Hardgrove confirmed for the Board that the sign they are reviewing is a wall sign and not a directory sign. There was some discussion between the Board and Planner Hardgrove regarding the size of the sign. Planner Hardgrove noted that the City should allow the Variance, as this will clean-up the Edgewood Isle Shopping Center.

Chairperson Dunay introduced the applicant, who came forward to speak. Store Manager, Louis Mateus said that by adding "Food Stores" to the sign, it will bring in a different type of clientele.

Having no further comments Chairperson Dunay asked if she had a motion to approve.

RESULT: Move forward to City Council with the recommendation to approve as submitted.

<p>MOVER: Board Member Rayburn SECONDER: Board Member Fischer AYES: Chairwoman Dunay, Board Member Rader OPPOSED: Susan Lomas</p>

Chairperson Dunay asked Vice-Chairperson Lomas why she opposed the variance request. Vice-Chairperson Lomas noted that the City Code should be followed, and the general public is already aware that Save-A-Lot is a grocery store. Administrative Assistant Wild confirmed that the Sign Variance application will go before Council for their consideration on December 16, 2014. Chairperson Dunay stated to the Store Owner and Property Management representatives that it will be in their best interest to attend the City Council Meeting.

Attorney Smith announced to the Board that the sign code is going to be reviewed and discussed in workshops, and that the City will adopt a new sign code. He noted this is very likely to take several months. City Clerk Meeks noted that she will forward information to the Board that has already been provided to City Council.

ADJOURNMENT:

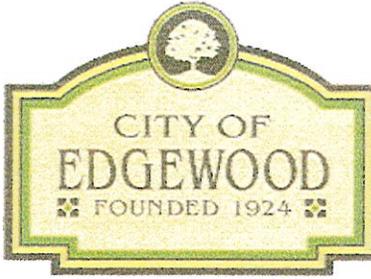
With no further business or discussion, the Planning and Zoning Board meeting adjourned at 6:49 p.m.

Regina Dunay, Chairperson

ATTEST:

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

DRAFT



APPLICATION FOR VARIANCE

Reference: City of Edgewood Code of Ordinances, Section 126-588
 PLANNING & ZONING BOARD

MAKE PAYMENTS TO:
 CITY OF EDGEWOOD
 FEE: **\$350 RESIDENTIAL**
\$750 COMMERCIAL

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

PLANNING & ZONING MEETING DATE:	July 13, 2015
CITY COUNCIL DATE:	July 27, 2015

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

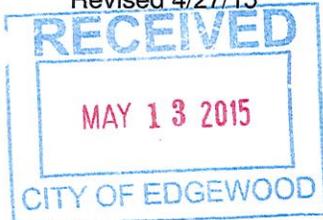
Please note this fee is non refundable.

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

Applicant's Name:	Renea Anderson	Owner's Name:	Susan Fortini
Address:	13936 Marine Drive	Address:	5125 The Oaks Circle
Telephone:	407-275-8954	Telephone:	407-925-4439
Fax:	407-275-1508	Fax:	
Email:	cichra@bellsouth.net	Email:	susan.fortini@icloud.com
Parcel ID/Legal description:	13-23-29-7456-00-570		
Zoned:	R-1A		
Cite section of the Zoning Code from which variance is requested:	Section 14-11 (b)(1)		
Existing on site:	Existing dock		
Request:	Replace existing dock and add a roof		

Revised 4/27/15

1 of 3



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

To justify this variance, applicant must demonstrate the following:

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

Applicant must agree that:

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

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

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

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

Applicant's Signature:	<i>Renea Delyoung Anderson</i>	Date:	05/05/2015
Applicant's Printed Name:	Renea Anderson		
Owner's Signature:	<i>Susan H. Fortini</i>	Date	5/11/15
Owner's Printed Name:	Susan H. Fortini		

Please submit your completed application to City Hall via email at info@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:	

ADDITIONAL INFORMATION - AS REQUESTED

*is a
new
application*

Reference: City of Edgewood Code of Ordinances, Section 126-588
PLANNING & ZONING BOARD
MAKE PAYMENTS TO:
CITY OF EDGEWOOD
FEE: \$350 RESIDENTIAL
\$750 COMMERCIAL

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

PLANNING & ZONING MEETING DATE:	<i>July 13, 2015</i>
CITY COUNCIL DATE:	<i>July 21, 2015</i>

Please note this fee is non-refundable

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

Applicant's Name:	<i>SUSAN FORTINI</i>	Applicant's Name:	<i>WILLIAM PENNER</i>
Address:	<i>5125 THE OAKS CIR</i>	Address:	<i>SAME</i>
Telephone:	<i>407.925.4439</i>	Telephone:	<i>407.925.3530</i>
Fax:		Fax:	
Email:	<i>SUSAN.FORTINI@ICLOUD.COM</i>	Email:	
Parcel ID/Legal description:	<i>13-23-29-3304-00-200</i>		
Cite section of the Zoning Code from which variance is requested	<i>Section 14-11-(6)(1)</i>		
Existing on site:	<i>EXISTING DOCK</i>		
Request:	<i>REQUEST NEW DOCK w/COVER</i>		

*Zoning code
Provided*

To justify this variance, applicant must demonstrate the following:

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

Applicant must agree that:

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

2.

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

4.

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

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

Applicant's Signature:	<i>Susan H. Fortini</i>	Date:	6.14.15
Applicant's Printed Name:	SUSAN H. FORTINI		
Owner's Signature:	<i>Wm P</i>	Date:	6/14/2015
Owner's Printed Name:	William Pennor		

Please submit your completed application to City Hall via email at bmeeks@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:	
Received Date	
Received By:	
Forwarded To:	
Notes:	

Revised 05/15/2015

2 of 3

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

June 15, 2015

MEMORANDUM

To: Bea Meeks, City Clerk
From: Susan Fortini/William Penner
Owners, 5125 The Oaks Circle

Subj: ADDITIONAL INFORMATION FOR VARIANCE REQUEST FOR BOAT DOCK
CONSTRUCTION-LAKE GATLIN

Ref: Memorandum from FEG/Sebaali-- FEG11-081—TA-15-012

Attached please find two copies of a revised Boat Dock Variance Application. Based on comments from Mr. Sebaali, we have addressed, in more detail, his concerns. Specifically the following items are provided within the body of the attached power point presentation and attached documents:

1. A new survey is attached showing the proposed setbacks on the site plan. This survey was conducted on June 3, 2015.
2. The Normal High Water line and Normal High Water Elevation are shown on this new survey and are labeled as such.
3. The average length of other docks in the surrounding 300' area is shown on Slide 10
4. A letter of no objection, signed and notarized, from the adjacent property owner on the west side is attached. (Amy & Will Mims)

In addition to the items listed above, we have also addressed every requirement, point-by-point, for City Code Section 14-11 d (2), a-h. Please refer to Slides 7-8.

We hope that this information will be adequate to move this process forward so that we may present our case the P&Z Committee and City Council in July.

Sincerely,



SUSAN FORTINI



WILLIAM PENNER

To: The City of Edgewood, Florida
and
Orange County, Florida

Date: May 28, 2015

Re: Dock Plans for 5125 The Oaks Circle

Dear Sir/Madam,

I, Richard W. Mims, residing at 5125 THE OAKS CIRCLE Edgewood, FL 32809, have reviewed the attached site and construction plans for the proposed dock to be constructed on Lake Gatlin at 5125 The Oaks Circle, Edgewood, FL 32809. I show no objection to these plans as presented in the attached pages.

Sincerely,

Richard W. Mims Signature

Richard W. Mims Printed Name

6/7/15 Date

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 7th day of June, 2015 by

(Notary Seal) Shannon C. Tavriles
Signature of Notary Public-State of Florida



Personally know OR Produced Identification _____

Type of Identification Produced _____

To: The City of Edgewood, Florida
and
Orange County, Florida

Date: May 28, 2015

Re: Dock Plans for 5125 The Oaks Circle

Dear Sir/Madam,

I, Amy Mims, residing at 5117 The Oaks Circle Edgewood, FL 32809,
have reviewed the attached site and construction plans for the proposed dock to be constructed on Lake
Gatlin at 5125 The Oaks Circle, Edgewood, FL 32809. I show no objection to these plans as presented in
the attached pages.

Sincerely,

Amy D Mims Signature

Amy D. Mims Printed Name

6-7-15 Date

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 7th day of June, 2015 by

(Notary Seal) Shannon C. Tavrdes
Signature of Notary Public-State of Florida



Shannon C. Tavrdes
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF035169
Expires 8/1/2017

Personally know OR Produced Identification _____

Type of Identification Produced _____

Request for Variance

Re-submitted 6.15.15

Fortini/Penner Residence
River Oaks
5125 The Oaks Circle
Edgewood FL 32809

Background

- Home purchased in July 2014 from the Hewlett Family with existing dock
- Construction date for existing dock unknown
- Existing slip is too narrow to accommodate a small to medium size (19') bow rider boat
- Existing hoist not rated for anything heavier than a john boat
- Existing dock does not meet minimum setback requirements of 15' on either side
- Requested variance is:
 - (1) to replace existing dock with a new, covered dock, similar in size and character to existing dock
 - (2) to reduce minimum side setback from 15' to 0'
- Two abutting shoreline property owners; neighbors to west have indicated no objection, neighbor to east has stated objection

Existing Dock



Existing Lot-Google Earth



Variance Requirements

Under Edgewood Code of Ordinances, Sec. 14-11(b)(1), the proposed dock would not meet minimum side setback requirements. Given the configuration of the property, strict compliance would be impossible.

However, Edgewood Code of Ordinances, Sec. 14-1(d)(2) provides that applicants may request and be granted a variance. Factors to be considered include:

Sec. 14-1(d)(2)(a) – Average length of other docks in surrounding 300-foot area;

Sec. 14-1(d)(2)(b) – The reasonable use of the property by the owner;

Sec. 14-1(d)(2)(c) – The effects the dock will have on navigation and safety of boaters;

Sec. 14-1(d)(2)(d) – The overall general welfare of the neighborhood;

Sec. 14-1(d)(2)(e) – Whether special conditions exist such that strict compliance with the provisions of this article would impose a unique and unnecessary hardship on the applicant;

Sec. 14-1(d)(2)(f) – The effect of the proposed variance on abutting shoreline property owners;

Sec. 14-1(d)(2)(g) – Whether the granting of the variance would be contrary to the intent and purpose of this article; and

Sec. 14-1(d)(2)(h) – A variance from the maximum length of 65 feet may be granted if necessary to reach a [suitable water depth].

Variance Justification

Sec. 14-1(d)(2)(a) - The proposed dock is of a character, scale, and type typical of other docks on Lake Gatlin and would not extend further than other docks in the immediate area. Currently, there are approximately 46 docks on Lake Gatlin; of those docks, 39 are covered. The average length of other docks in the surrounding 300 foot area is 63.85 feet. The proposed dock would be 56'. Several existing docks exceed the 65' maximum. (See slide 9)

Sec. 14-1(d)(2)(b) - The proposed dock would provide the applicants with reasonable use of their property – the ability to store and use a boat of the size and type typically used by other residents on Lake Gatlin.

Sec. 14-1(d)(2)(c) - The proposed dock would not interfere with the navigation or safety of other boaters because it would not extend beyond other docks in the immediate vicinity. Proposed new dock would not affect neighbor's access to their docks. (See slides 5 & 10)

Sec. 14-1(d)(2)(d) - The proposed variance would not change or compromise the general welfare of the neighborhood.

Sec. 14-1(d)(2)(e) - Given the unique configuration of the property boundaries of 5125 The Oaks Circle, strict compliance with the Ordinance would render the property's lakefront essentially useless for recreational boating of the kind typical on Lake Gatlin. The peculiar shape of the lot does not allow enough space for a dock with required set-backs. This special condition is not due to the action of the applicants.

Variance Justification Continued

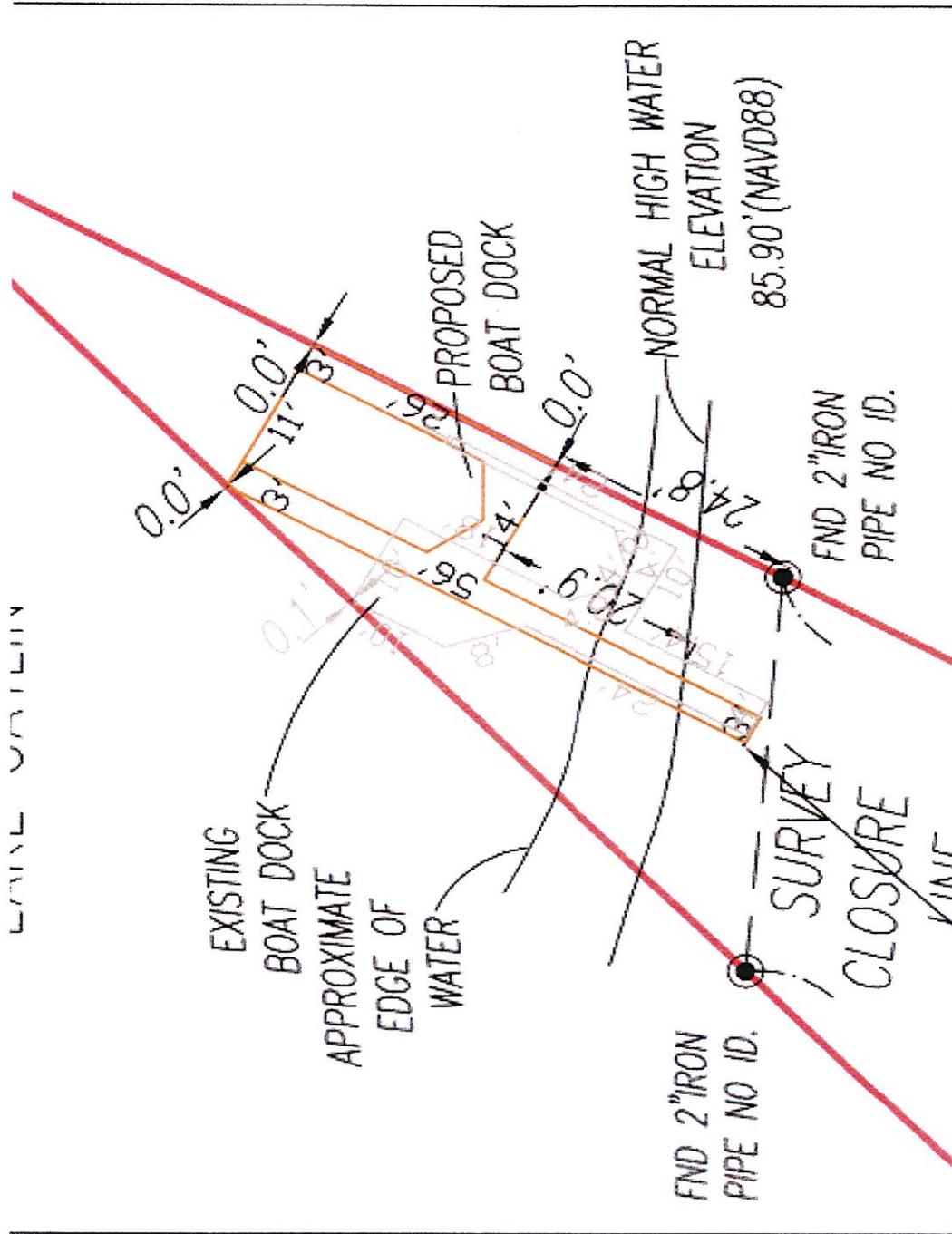
Sec. 14-1(d)(2)(f) - The effect of the proposed variance on abutting shoreline property owners is not unreasonable:

- As proposed, the dock would sit essentially within the footprint of the existing dock, although it would include a cover and extend at most, **16.5'** farther into the lake to access deeper water.
- The proposed dock will encroach no more on either the left or right property lines than the present, inadequate, structure.
- Based on a photograph that has been edited showing the position of the proposed covered dock, we estimate that the objecting, abutting neighbor would lose minimal amount of lakefront visibility. There still would be approximately 30' feet of unobstructed shoreline/view from abutting neighbor's property. (See slides 11&12)

Sec. 14-1(d)(2)(g) - Granting of the variance would be not be contrary to the intent and purpose of this article; it would enable applicants to enjoy access to the lake in a fashion similar to their neighbors and would not interfere with others' enjoyment.

Sec. 14-1(d)(2)(h) - Applicants are not seeking a variance from the maximum allowable dock length of 65 feet.

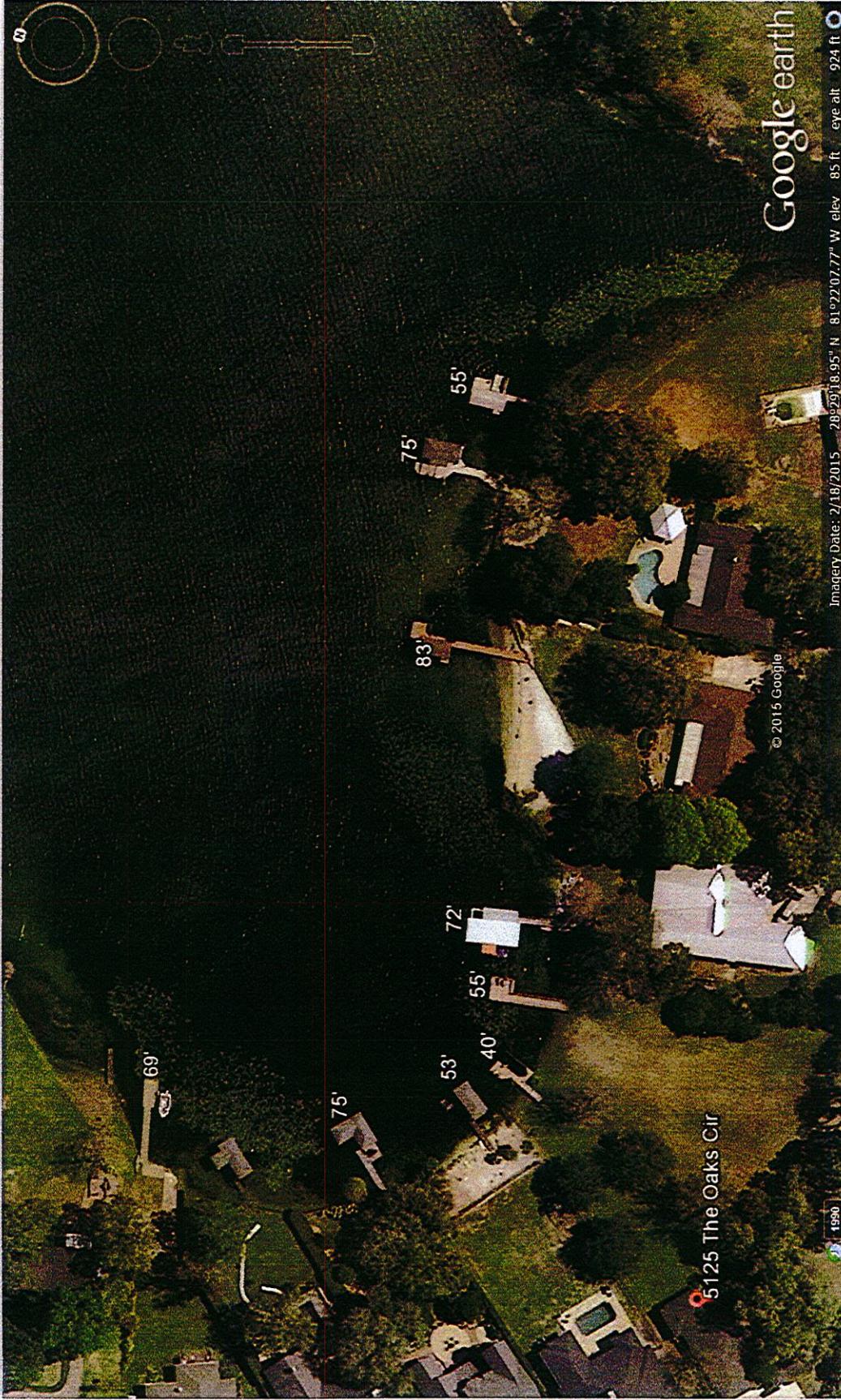
Proposed New Dock (orange)



roof as
lic

use of:

WITH
D.



Average Length of Other Surrounding Docks=63.85'
Based on measurements taken from Google Earth 10

Altered View-East Neighboring Property with Proposed New Dock

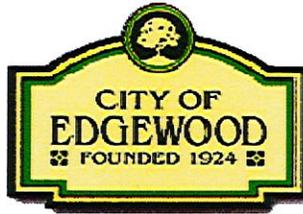


Estimated Unobstructed View From East, Abutting Neighbor Property is ~30'



Conclusion

- As reflected in the attached exhibits, the proposed dock represents minimal changes from the existing structure. The proposed dock would be no wider than the existing dock, but would provide a slip of adequate width to accommodate a recreational boat of the type common to Lake Gatlin and a lift to protect and preserve the boat. The extension into the lake would enable access to deeper water, but would still be well within a reasonable range relative to abutting properties.
- The proposed new dock does not unreasonably impair lake view visibility from abutting east property. Although the proposed dock will have a roof, the impact on visibility is minimal and still allows for approximately 30' of unobstructed lake view. (See slide 11& 12)
- The intent and purpose of the Edgewood boat dock regulation is to (1) regulate construction of boat docks such that the navigation of water bodies is not impeded, and (2) to protect and enhance the city's water bodies so that the public can continue to enjoy the traditional recreational uses such as swimming, boating, and fishing. As discussed above, the granting of this variance would be in harmony with the general intent and purpose of this ordinance, in that it:
 - Would enable the applicants to enjoy the full use of their property for traditional recreational uses;
 - would not impede navigation on the lake; and
 - would not interfere with the riparian or littoral rights of other property owners.



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

MEMORANDUM

TO: MS. BEA MEEKS, CITY CLERK
FROM: SAM J. SEBAALI, P.E., FLORIDA ENGINEERING GROUP, INC. - CITY ENGINEER
DATE: JUNE 24, 2015
SUBJECT: VARIANCE FOR BOAT DOCK CONSTRUCTION – LAKE GATLIN
5125 THE OAKS CIRCLE
SUSAN FORTINI, OWNER
FEG 11-081 - TA-15-012

Pursuant to your request, I have reviewed the additional information for the subject variance application submittal, which was received by FEG on June 15, 2015. The submittal is for a proposed boat dock replacement on Lake Gatlin at 5125 The Oaks Circle. The existing boat dock does not have a roof, and the replacement boat dock will add a roof.

The variance application, which was submitted, indicates that the applicant is requesting a variance from Section 14-11(b)(1), which is for Minimum Side Setbacks.

Pursuant to Section 14-11(b)(1) of the City Code, *Minimum side setbacks—Lake and canal properties. Boat docks and associated structures shall have a minimum side setback of ten feet from the projected property line of abutting shoreline owners. If the side setback is less than 15 feet, then the applicant shall submit notarized, original, signed letters of no objection from the abutting shoreline property owners. The letter of no objection must identify the site plan and construction plan for the proposed dock, and a copy of the site plan and construction plan must be attached to the letter submitted to the city. For purposes of this determination, and in the absence of property lines that already project into the water body, the projected property line of abutting shoreline owners shall be construed to mean a line projecting from the shoreline into the water 90 degrees from the abutting property owner's shoreline.*

The current boat dock has deficient side setbacks at the west and east abutting property lines. Specifically, on the west side, the existing boat dock encroaches 0.1 ft. over the abutting property line; and the setback on the east side of the existing boat dock is approximately 2 ft. from the abutting property line.

As per Section 1411(b)(1) of the City Code, the minimum required setback is 10 feet. However, if the side setback is less than 15 feet, then the applicant shall submit notarized, original, signed letters of no objection from the abutting shoreline property owners.

FILE: FEG 11-081; TA-15-012

The applicant is requesting a reduction of the side setback from the minimum required 10 ft. to 0 ft on the west and east property lines.

The applicant has stated that the abutting shoreline property owner to the west has no objection to this request, and the abutting shoreline owner to the east objects. A letter of no objection was provided by the applicant from the abutting shoreline property owner to the west.

Pursuant to Section 14-11(c)(4) of the City Code, Decision by city council. The city engineer is not authorized to approve any applications where there are objections from any shoreline property owner within 300 feet of the property or other property owner entitled to notice under subsection (2) above, or where the city engineer or building official, in his or her discretion, believes the application should be decided by city council. When an application for a boat dock must be decided by city council, the applicant shall submit a total of nine site plans and three sets of engineered construction plans to the city clerk's office.

Based on the stated objection of the variance request, this application should be decided by City Council.

As relates to the variance justifications, we offer the following input:

Given that the new boat dock is a replacement, which is similar in size to the existing boat dock and has relatively similar side setbacks to the existing side setbacks, we would support the setback variance request. However, the addition of a roof changes the character of the existing boat dock and appears to impair the lake view visibility from the abutting property owner on the east side given the orientation of the boat dock, which is to the northeast. Pursuant to Section 14-11(c)(4)a. of the City Code, *in determining whether to approve, deny, or approve with conditions the application, city council shall determine whether the application has been satisfactorily completed and whether the minimum criteria set forth above for issuance of the dock permit have been met. In addition, city council shall apply the following criteria:*

1. Possible obstruction to navigability;
2. Unreasonable impairment of lake view visibility from abutting properties;
3. Hazardous or safety conditions; and
4. Whether the proposed structure unreasonably interferes with the riparian or littoral rights of other property owners. "Unreasonable interference" shall include but not be limited to: (a) proximity of docks of abutting property owners; (b) access for boaters and swimmers; and (c) any unusual configuration of the shoreline which would cause the proposed dock to restrict access to sections of the waterway.

In our opinion, the applicant has reasonably addressed Items 1, 3, and 4 as part of their justifications for granting a variance.

The applicant has provided a variance justification as part of the application submittal, which addressed the requirements for granting a variance as stated under Section 14-11 d(2) of the City Code. These requirements are listed below:

- a. Average length of other docks in the surrounding 300-foot area;
- b. The reasonable use of the property by the owner;
- c. The effects the dock will have on navigation and safety of boaters;
- d. The overall general welfare of the neighborhood;
- e. Whether special conditions exist such that strict compliance with the provisions of this article would impose a unique and unnecessary hardship on the applicant;
- f. The effect of the proposed variance on abutting shoreline property owners;
- g. Whether the granting of the variance would be contrary to the intent and purpose and this article; and
- h. A variance from the maximum length of 65 feet may be granted if it is necessary to reach a water depth suitable for boating, but in no event shall a dock be extended in length beyond where the water depth will exceed five feet as measured from the normal high water elevation.

Based on the information provided in the application, it is our opinion that the applicant has adequately addressed the above items except for item f.

As part of the submittal, the applicant has stated that the abutting neighbor on the east side would lose minimal amount of lakefront visibility and that there would be approximately 30 feet of unobstructed shoreline view from the abutting the neighbor's property. Slides were included by the applicant in the submittal in support of this statement (slides 11 and 12).

In order to evaluate this item, we have inspected the site to observe the existing conditions and visualize the proposed boat dock with a covered roof and its impact on the neighbor to the east. We have included two photographs, which were taken from the east abutting neighbor's front yard to illustrate the existing shoreline view from the neighbor's front entry area. As can be seen in the photographs, the abutting owner to the east has a boat dock, which is not covered presumably to not impair their lake view visibility.

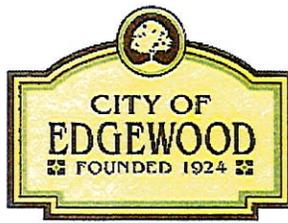
Based on our observations, the orientation of the new proposed dock will result in impairment of visibility from the neighbor's yard on the east side. It should be noted that the degree of impairment of visibility will depend on the location of the view point within the neighbor's yard and residence. Therefore, in some cases the impairment of visibility would be more or less severe than illustrated in the photographs.

Please contact me if you have any questions or would like to discuss.

Thank you.

END OF MEMORANDUM

FILE: FEG 11-081; TA-15-012

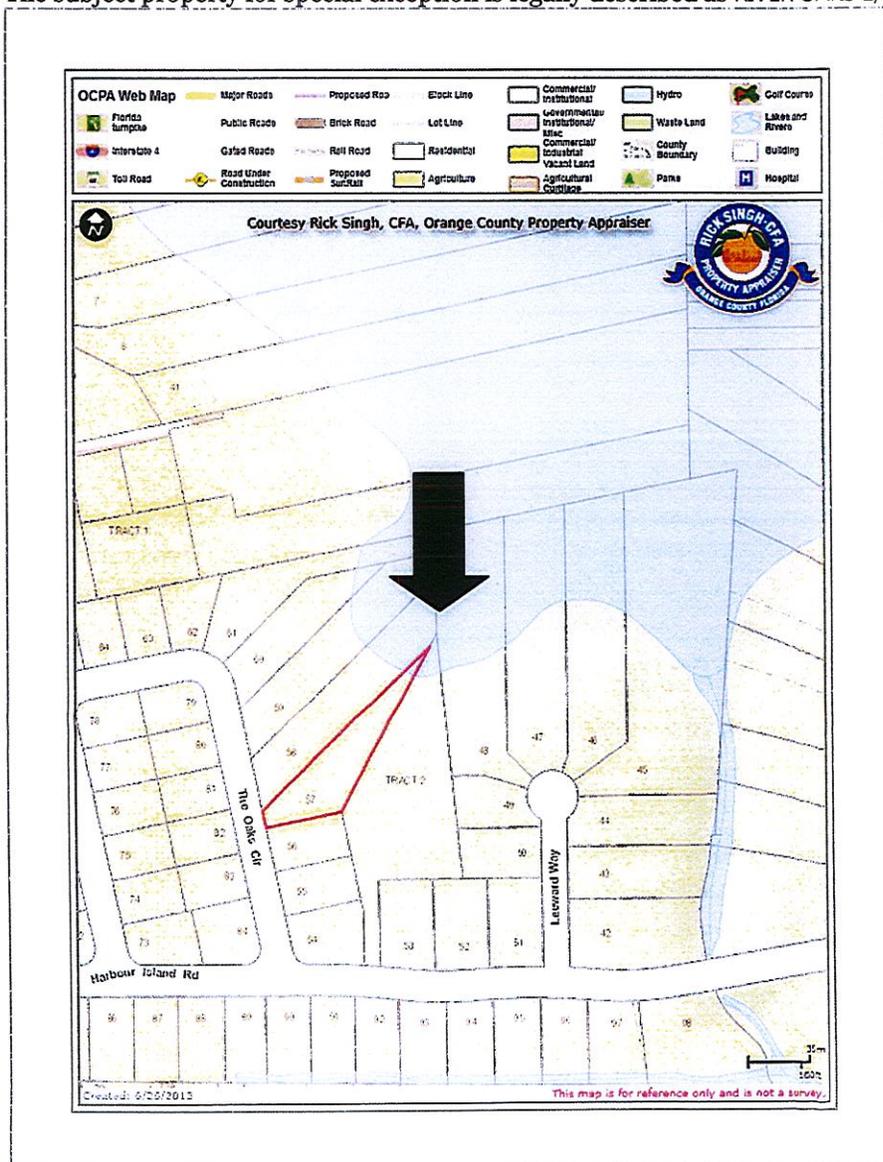


NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that at its Planning & Zoning meeting on **Monday, July 13, 2015**, the Planning and Zoning Board of the City of Edgewood, will consider **Variance Application No. VAR2015-02** to allow a variance request for construction of a boat dock, located at 5125 The Oaks Circle which is currently in R-1AA zoning district. (City of Edgewood Resolution 2005-R002 City Code of Ordinances, Reference Section 134-104 [Variance]) The application was submitted by Albert Cichra Builders and owner Susan Fortini. 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 July 21, 2015 at 6:30 p.m. for final action.

The subject property for special exception is legally described as RIVER OAKS 1/147 LOT 57



OCA Web Map

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



Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 6/29/2015

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

COMPERE MARC DAMON
275 PRESCOTT DR
ORLANDO, FL. 32809

COPELY A R JR
5109 THE OAKS CIR
ORLANDO, FL. 32809

DEMOSTENE CHRISTINE L
5106 LEEWARD WAY
ORLANDO, FL. 32809

ZABLE TERRENCE J
5073 THE OAKS CIR
ORLANDO, FL. 32809

WALLER LUCILE J
5052 THE OAKS CIR
ORLANDO, FL. 32809

MUNOZ DANIEL
PO BOX 568534
ORLANDO, FL. 32856

BREMER STEPHEN G
5119 LEEWARD WAY
ORLANDO, FL. 32809

EVANS DANIEL J
5120 THE OAKS CIR
ORLANDO, FL. 32809

MARTIN JERRY
5127 LEEWARD WAY
ORLANDO, FL. 32809

MUNOZ TARA
5089 THE OAKS CIR
ORLANDO, FL. 32809

HANSEL THOMAS W
380 HARBOUR ISLAND RD
ORLANDO, FL. 32809

MOCCIO JOHN A TRUSTEE
460 HARBOUR ISLAND RD
ORLANDO, FL. 32809

BUTLER CHARLA DENISE
PO BOX 590293
ORLANDO, FL. 32859

HELLING STEVE
5136 THE OAKS CIR
ORLANDO, FL. 32809

WRIGHT FRANK
273 PRESCOTT DR
ORLANDO, FL. 32809

J R NANCY
5000 LEEWARD WAY
ORLANDO, FL. 32809

HANSEL RALPH H
429 HARBOUR ISLAND RD
ORLANDO, FL. 32809

FORTINI SUSAN H
5125 THE OAKS CIR
ORLANDO, FL. 32809

FETTERLY PATRICK J
5114 LEEWARD WAY
EDGEWOOD, FL. 32809

BLAIR KATHLEEN ANN BOISSELLE
5028 THE OAKS CIR
ORLANDO, FL. 32809

SALZGEBER LINDA
5033 THE OAKS CIR
ORLANDO, FL. 32809

CRIDER MEGAN
5128 THE OAKS CIR
ORLANDO, FL. 32809

SUAREZ DE LUCCA GIORGIO
5141 THE OAKS CIR
ORLANDO, FL. 32809

SIGLER DANIEL J
5004 THE OAKS CIR
ORLANDO, FL. 32809

CURCHY STACIA
428 HARBOUR ISLAND RD
EDGEWOOD, FL. 32809

CHRISTAKOS NICHOLAS
476 HARBOUR ISLAND RD
ORLANDO, FL. 32809

SCHNAKENBERG RICHARD J
444 HARBOUR ISLAND RD
ORLANDO, FL. 32809

OLSEN W ROBERT
407 HARBOUR OAKS POINTE DR N
ORLANDO, FL. 32809

MUNOZ TARA L KAUFOLD
5089 THE OAKS CIR
ORLANDO, FL. 32809

SHEAFFER WILLIAM JAY
5101 THE OAKS CIR
ORLANDO, FL. 32809

CONFIDENTIAL
CONFIDENTIAL

MICROULIS MARILYN
5096 THE OAKS CIR
ORLANDO, FL. 32809

MUNOZ DANIEL
5089 THE OAKS CIR
EDGEWOOD, FL. 32809

BOYLAN SHIRLEY J
5112 THE OAKS CIR
ORLANDO, FL. 32809

CAVIEZEL DIANE M
5025 THE OAKS CIR
ORLANDO, FL. 32809

GOPAUL JOHN
7210 SW 100TH AVE
MIAMI, FL. 33173

CONRAD LAURIE
412 HARBOUR ISLAND RD
ORLANDO, FL. 32809

BISHOP JESSE DALE
332 HARBOUR ISLAND RD
ORLANDO, FL. 32809

VITHA MAHESH
8460 FRENCH OAK DR
ORLANDO, FL. 32835

ARIKO JOHN G JR
271 PRESCOTT DR
ORLANDO, FL. 32809

AMOS JOSEPH LACKEY JR
5103 LEEWARD WAY
ORLANDO, FL. 32809

LOPES PAUL
517 HARBOUR ISLAND RD
ORLANDO, FL. 32809

RYAN JENNIFER L
PO BOX 560249
ORLANDO, FL. 32856

PRENTICE RONALD
5060 THE OAKS CIR
ORLANDO, FL. 32809

ORLANDO CLINICAL RESEARCH
5055 S ORANGE AVE
ORLANDO, FL. 32809

RIGUEZ JAMIE MARIE
5000 THE OAKS CIR
ORLANDO, FL. 32809

PANTALEON CHRISTOPHER D
364 HARBOUR ISLAND RD
ORLANDO, FL. 32809

KOSTER DOUGLAS J
5133 THE OAKS CIR
ORLANDO, FL. 32809

DEORIO NICHOLAS JOHN
5122 LEEWARD WAY
ORLANDO, FL. 32809

ABANSES RAPHAEL
3212 MOSSY ROCK RD SE
OWENS CROSS ROADS, AL. 35763

FIGUEROA FERDINAND
5049 THE OAKS CIR
ORLANDO, FL. 32809

MIMS RICHARD W
5117 THE OAKS CIR
ORLANDO, FL. 32809

LAROUCHE LESLY
469 HARBOUR ISLAND RD
ORLANDO, FL. 32809

CAVIEZEL DIANE M
5025 THE OAKS CIR
ORLANDO, FL. 32809

CRISLER PHILLIP I
348 HARBOUR ISLAND RD
ORLANDO, FL. 32809

SEBAALI SAMIR J
5127 S ORANGE AVE STE 201
ORLANDO, FL. 32809

TAYLOR ANITA
5145 THE OAKS CIR
ORLANDO, FL. 32809

LANGFORD DOUGLAS W
431 HARBOUR OAKS POINTE DR N
ORLANDO, FL. 32809

MUNOZ DANIEL
5089 THE OAKS CIR
EDGEWOOD, FL. 32809

EATON PAULINE D
5104 THE OAKS CIR
ORLANDO, FL. 32809

SCOTT HARRY S TR
429 HARBOUR ISLAND RD
ORLANDO, FL. 32809

STEELE ELIZABETH L
396 HARBOUR ISLAND RD
ORLANDO, FL. 32809

Application: _____
 Owner/Applicant Name: Susan Fortini
 Public Hearing Date: 7/13/2015

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

SIGN AFFIDAVIT

STATE OF FLORIDA
 ORANGE COUNTY

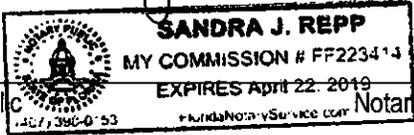
Before me, the undersigned authority, personally appeared Susan Fortini, to me well known and known to me to be the person described in and who executed the foregoing affidavit, after being first duly sworn, says:

1. That the affiant posted the notice provided by the City of Edgewood, which contains the time and date 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 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: July 2, 2015.
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.

Susan Fortini
 Signature of owner or authorized representative

Sworn to and Subscribed before me, this 2nd day of July, 2015

Sandra J. Repp
 Print, type, or stamp commissioned name of Notary Public
 Florida



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

1/14/2007

May 1, 2015

VIA HAND DELIVERY

Ms. Bea Meeks, City Clerk
City of Edgewood
405 Laruel Avenue
Edgewood, FL 32809

Subject: Application for Special Exception
Proposed Orlando Brazilian Seventh Day Adventist Church
1110 Holden Avenue
Edgewood, Orange County, Florida
HSA Golden Project No. 15-800.001

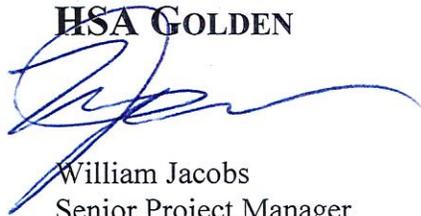
Dear Ms. Meeks:

Enclosed, please find two copies of an application for special exception for the above-referenced project. Also included with this application are a owner's authorization letter, conceptual site plan, boundary survey, architectural rendering of the proposed church, Orange County Property Record sheet, and the application and pass through fees.

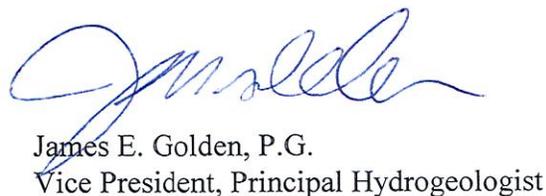
On behalf of the Orlando Brazilian Seventh Day Adventist Church, we appreciate your cooperation with this project. If you have any questions regarding this submittal, please contact us at 407-649-5475.

Sincerely,

HSA GOLDEN



William Jacobs
Senior Project Manager



James E. Golden, P.G.
Vice President, Principal Hydrogeologist

Attachments

cc: Pastor David Pires, Orlando Brazilian Seventh Day Adventist Church
Mr. Gleyson Persio Silva



FIRST EQUITY DEVELOPMENT GROUP
5300 S. Orange Avenue, Orlando, FL 32809
Phone: (407) 859-2601 • Fax: (407) 855-8710

April 14, 2015

Orlando Brazilian SDA Church
351 S. SR 434
Altamonte Springs, FL 32714

RE: 1110 W. Holden Avenue, Orlando, FL 32806

To Whom It May Concern:

Please be advised that Orlando Brazilian SDA Church (a.k.a. Florida Conference Association of Seventh-day Adventists) has our permission to apply for a Special Exception with the City of Edgewood.

If you have any other questions or concerns, please feel free to contact me.

Sincerely,



Robert S. Harrell
Secretary/Treasurer

RSH/al

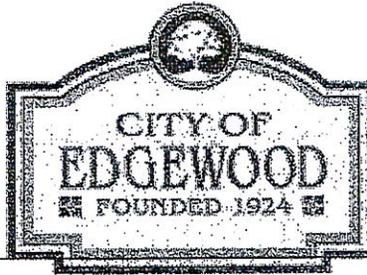
STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 15th day of APRIL
20 15 by Robert S. Harrell who is personally known to me and who did not take an
oath.



Notary

Print Name: Adrienne Langenbach
Commission Number: FF 074770
My Commission Expires: 3/22/2018



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:	
--	--

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: Orlando Brazilian Seventh Day Adventist Church	Owner's Name: First Equity Development Group, Inc.
Address: 390 Barberrry Lane Altamonte Springs, FL 32714	Address: 5300 S. Orange Avenue Orlando, FL 32809
Phone: 407-288-5732	Phone: 407-859-2601
Legal Description:	Parcel ID No. 14-23-29-0000-00-005
Zoned: R-1A	
Location: 1110 Holden Avenue	
Tract Size: +/- 5.55 acres	
Cite section of the Zoning Code from which variance is requested:	Section 134-220
Request:	Permission to allow a church
Existing on Site:	Undeveloped

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

Applicant's Signature:		Date:	4-29-15
Applicant's Printed Name:	DAVID PIRES		
Owner's Signature:		Date:	4-29-15
Owner's Printed Name:	ROGER SMITH FIRST EQUITY DEVELOPMENT GROUP INC		

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

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:	

Revised 4/1/08

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

2 of 2

SPECIAL EXCEPTION APPLICATION

1. Provide the legal description (include street address).
Orange County Parcel ID: 14-23-29-0000-00-005

1110 Holden Avenue

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 letter from First Equity Development Group.

3. SURROUNDING ZONING DESIGNATIONS:

DIRECTION	ZONING
NORTH	R-1A
SOUTH	R-3
EAST	R-1A and R-1AA
WEST	R-1AA

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.

See attached description of proposed use.

5. If applicable, please provide:

See attached Figure 1 - Conceptual Site Plan.

- 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:

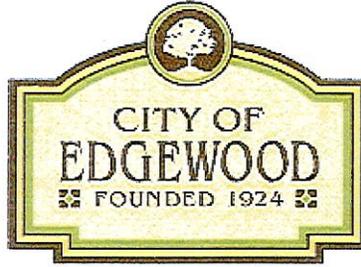
**Application for Special Exception
Description of Proposed Use
1110 Holden Avenue**

The Orlando Brazilian Seventh Day Adventist Church (applicant) plans to construct an 8,400 square foot, single story church with future adjacent recreational areas. The proposed site use is not inconsistent with the area and the proposed building height is consistent with other structures in the area. A 20 foot landscape buffer is proposed on the eastern and western sides of the property (see Figure 1). The applicant plans to connect the property to the municipal water and sewer service available in the area. This facility will be compatible with surrounding property uses.

City of Edgewood code requires that there be one parking space for every three seats or 80 parking spaces for the planned 239 seat facility. The current conceptual site plan has 96 parking spaces and four handicapped parking spaces, and an unloading area will be located at the main entrance.

Services are held on Saturdays from 9 a.m. to 1 p.m., and Wednesdays from 7 to 9 p.m. The applicant expects 60 to 80 cars for the busier Saturday service, with a lesser amount for the Wednesday evening service. The other two churches in the vicinity of this location do not hold their services at the same times, so there will not be multiple churches having services at the same time, creating traffic problems on Holden Avenue. Incoming and outgoing traffic will be spread out during the hour before and after services, again, alleviating traffic problems on Holden Avenue. During non-service times, the applicant estimates approximately five to 10 cars at maximum at the facility.

The church will only be open during services and other scheduled meetings and events. The church will not be staffed other than at these times. No day care or school is planned for the property. The applicant believes the church will be beneficial to the community and will have less of an impact on the community than if the site were to be developed with single-family homes or townhomes, which would create a 24-hour traffic and a burden on the school system.



APPLICATION FOR VARIANCE

Reference: City of Edgewood Code of Ordinances, Section 126-588
 PLANNING & ZONING BOARD

MAKE PAYMENTS TO:
 CITY OF EDGEWOOD
 FEE: **\$350 RESIDENTIAL**
\$750 COMMERCIAL

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

PLANNING & ZONING MEETING DATE:	6.1.15
CITY COUNCIL DATE:	5.19.15

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

Please note this fee is non refundable.

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

Applicant's Name:	Jeff & Hayley Baker	Owner's Name:	Same as applicant
Address:	5515 Jessamine Lane Orlando, FL 32839	Address:	
Telephone:	317-372-7900 Hayley 317-446-5539 Jeff	Telephone:	
Fax:		Fax:	
Email:	jbaker@gonoble.com	Email:	
Parcel ID/Legal description: #14-23-29-0000-00-030 See additional sheet for legal description			
Zoned: R1AA			
Cite section of the Zoning Code from which variance is requested: See additional sheet			
Existing on site:			
Request: See additional sheet			

Revised 4/1/08

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

1 of 3

To justify this variance, applicant must demonstrate the following:

1. That special condition and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or building in the same zoning classification
2. the special conditions and circumstances do not result from the action of the applicant
3. literal interpretation or enforcement of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification under the terms of the Ordinance
4. the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible for the regulation at issue
5. the variance sought will not authorize or extend any non conforming use or other non conformity with respect to the land or structures in questions
6. the granting of the variance will be in harmony with the general intent and purpose of this Ordinance, will not be injurious to the area involved, or surrounding properties, and will not authorize a use of the property not permitted by its zoning classification
7. the variance sought will be consistent with the Edgewood Comprehensive Plan

Applicant must agree that:

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

AGREE:		DISAGREE:	
---------------	--	------------------	--

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

AGREE:		DISAGREE:	
---------------	--	------------------	--

3. Concerning Ex parte communications, the applicant shall not speak to members of the Planning and Zoning Board of the City Council prior to the public hearing related to said variance request in order that said board members shall not prejudice themselves prior to said variance request coming before the City in an open proceeding where the decision making process and determination will be in full view of the public, thereby providing due process involving a fair opportunity for the presentation of both sides of the case in an open proceeding where a record of the proceedings may be kept

AGREE:		DISAGREE:	
---------------	--	------------------	--

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

Applicant's Signature:		Date:	
Applicant's Printed Name:			
Owner's Signature:		Date	
Owner's Printed Name:			

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

Office Use Only:	
Rec'd Date:	
Rec'd By:	
Forwarded to:	
Notes:	

Additional Information

LEGAL DESCRIPTION

BEGIN AT A POINT 41.43 FEET WEST OF THE CENTER OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, RUN SOUTH 1034.28 FEET TO A LINE 400 FEET SOUTH OF THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 112 OF THE SOUTHWEST OF SAID SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, THENCE RUN EAST 203.51 FEET, THENCE NORTH 0 DEGREES 23' 18" EAST 1034.41 FEET TO THE NORTH LINE OF THE SOUTHWEST 114 OF SAID SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, THENCE WEST 210.52 FEET TO THE POINT OF BEGINNING, LESS, HOWEVER, A STRIP OF LAND ALONG THE FULL LENGTH OF THE NORTH BOUNDARY 30 FEET WIDE, WHICH STRIP IS RESERVED FOR ROAD PURPOSES, ORANGE COUNTY, FLORIDA.

Variance Items

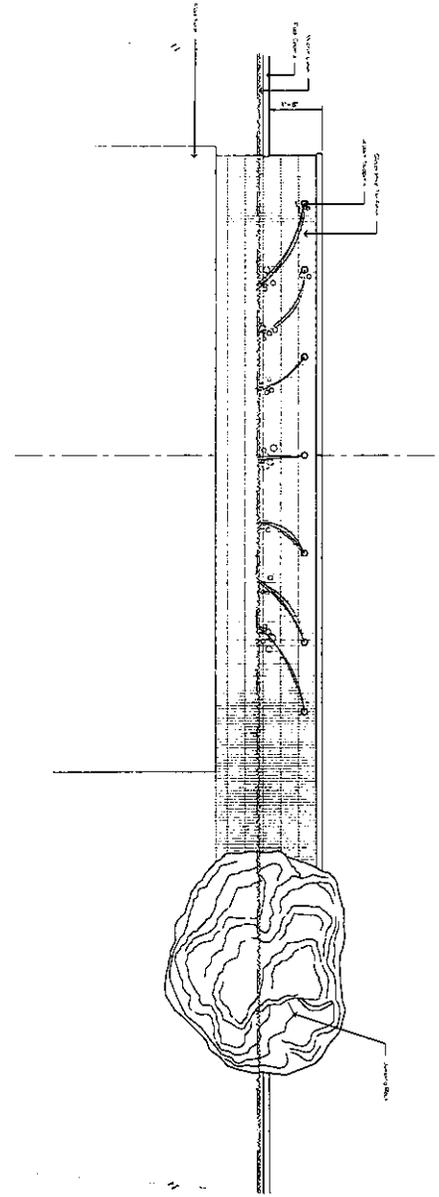
The items for which a variance is requested are as follows:

1. To construct the garage on the plan as shown, but to remove the breezeway structure connecting the two. This is in contradiction to Sec. 134-483 (b). which prohibits a detached accessory building, including garages, to be located in front of the principal building.
2. To construct the tennis/basketball court on the plan as shown. This is also in contradiction to Sec. 134-483 (b). which prohibits an accessory use structure to be located in front of the principal building.
3. To construct the 6' decorative entry fence with columns and the tennis/basketball court fence, which ranges from 4' to 8', to be built as shown on the plan. This is in contradiction to Sec. 134-517: which limits fences in residential districts to a maximum of 8 feet. And if the fence is between the principal building and the front property line, the fence cannot exceed 4 feet in height.

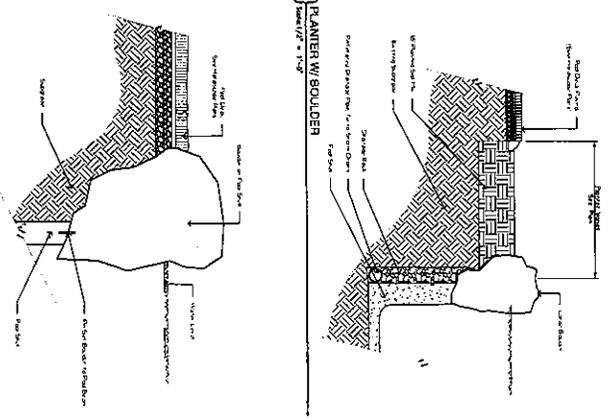
Reason for Request

The reason for the variance is that in excess of twenty trees on the site qualify for historic tree status, some in excess of 42" DBH. These trees are scattered over the buildable area in such a way as to prohibit moving the house forward on the lot in order to place these accessories behind it. In order to protect these trees the accessory elements have been placed to minimize any negative impact on them.

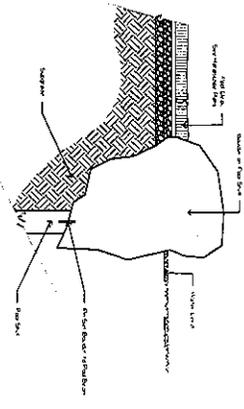
1 POOL SCULPTER ELEVATION
Scale: 1/8" = 1'-0"



2 PLANTER W/ BOULDER
Scale: 1/8" = 1'-0"



3 POOL DECK W/ BOULDER
Scale: 1/8" = 1'-0"



Hardscape Details	
Sheet No.	L1.32
Scale	As Shown
Date	9/12/19

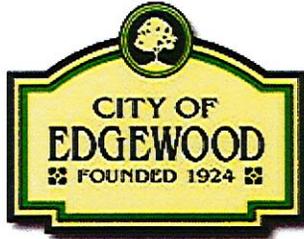
Client	Baker Residence
Address	5566 Jessamine Ln., Orlando, FL
Architect	Kirkal Custom Homes
Designer	M. J. [Name]
Checker	[Name]
Date	9/12/19

Project Name	Baker Residence
Client	Kirkal Custom Homes
Address	5566 Jessamine Ln., Orlando, FL
Architect	Kirkal Custom Homes
Designer	M. J. [Name]
Checker	[Name]
Date	9/12/19

Rev.	Date	Description	By
1	9/12/19	Initial Design	M. J. [Name]
2	9/12/19	Revised Design	M. J. [Name]
3	9/12/19	Final Design	M. J. [Name]

Contract No.	
Project No.	





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

To: Planning and Zoning Board

XC: City Clerk Bea Meeks, Sandy Repp, Drew Smith, Chief Francisco

From: Ellen Hardgrove, AICP, City Planning Consultant

Date: June 3, 2015

Re: Variance requests for house construction at 5566 Jessamine Lane (Baker Residence)



I. Requested Action by Board:

The Board is to make a recommendation to City Council of approval (with or without conditions) or denial of each of the requested variances:

- 1) Variance in Section 134-483 to allow a detached garage and a tennis/basketball court, both viewed as accessory structures, in front of the proposed house.

Section 134-483. - Location of accessory buildings and uses in residential areas.

(c) No detached accessory building shall be located in front of the principal building.

- 2) Variance in Section 134-517 to allow the construction of a fence or wall greater than 4 feet in height in front of the building line: requested 6 feet along the property line and 8 feet around the tennis/basketball court.

Section 134-517 - Location of fences.

Fences or walls beyond the front building line shall be limited to a maximum height of four feet.

Per Section 134-104 (3)b. of the City's Code, approval of the requested variances requires the board to find:

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

A variance can also be approved for the purpose of preserving historic or specimen trees. The following species are historic or specimen trees so long as they are healthy and are 18 or more inches DBH:

Bald cypress (*Taxodium distichum*); **Southern red cedar** (*Juniperus silicicola*); **Eastern red cedar** (*J. virginiana*); **Winged elm** (*Elmus alata*); **Florida elm** (*Ulmus american floridana*); **White oaks** (*Quercus alba*); **Bluff oak** (*Q. austrina*); **Sand live oak** (*Q. geminata*); **Swamp chestnut/basket oak** (*Q. prinus*); **Live oak** (*Q. virginiana*); **Pecan** (*Carya ilinoensis*); **Mockernut hickory** (*C. tomentosa*); **Pignut hickory** (*C. glabra*); **Loblolly bay** (*Gordonia lasianthus*); **Longleaf pine** (*Pinus glabra*); **Southern magnolia** (*Magnolia grandiflora*); **Sweetbay magnolia** (*Magnolia virginiana*); **Red maple** (*Acer rebrum*); **Florida maple** (*A. barbatum*); **Tupelo** (*Nyssa sylvatica*); **White ash** (*Fraxinus americana*).

II. Relevant Facts

Owner: Scott and Hayley Baker

Applicant: Dave Konkol

Property Address: 5566 Jessamine Lane

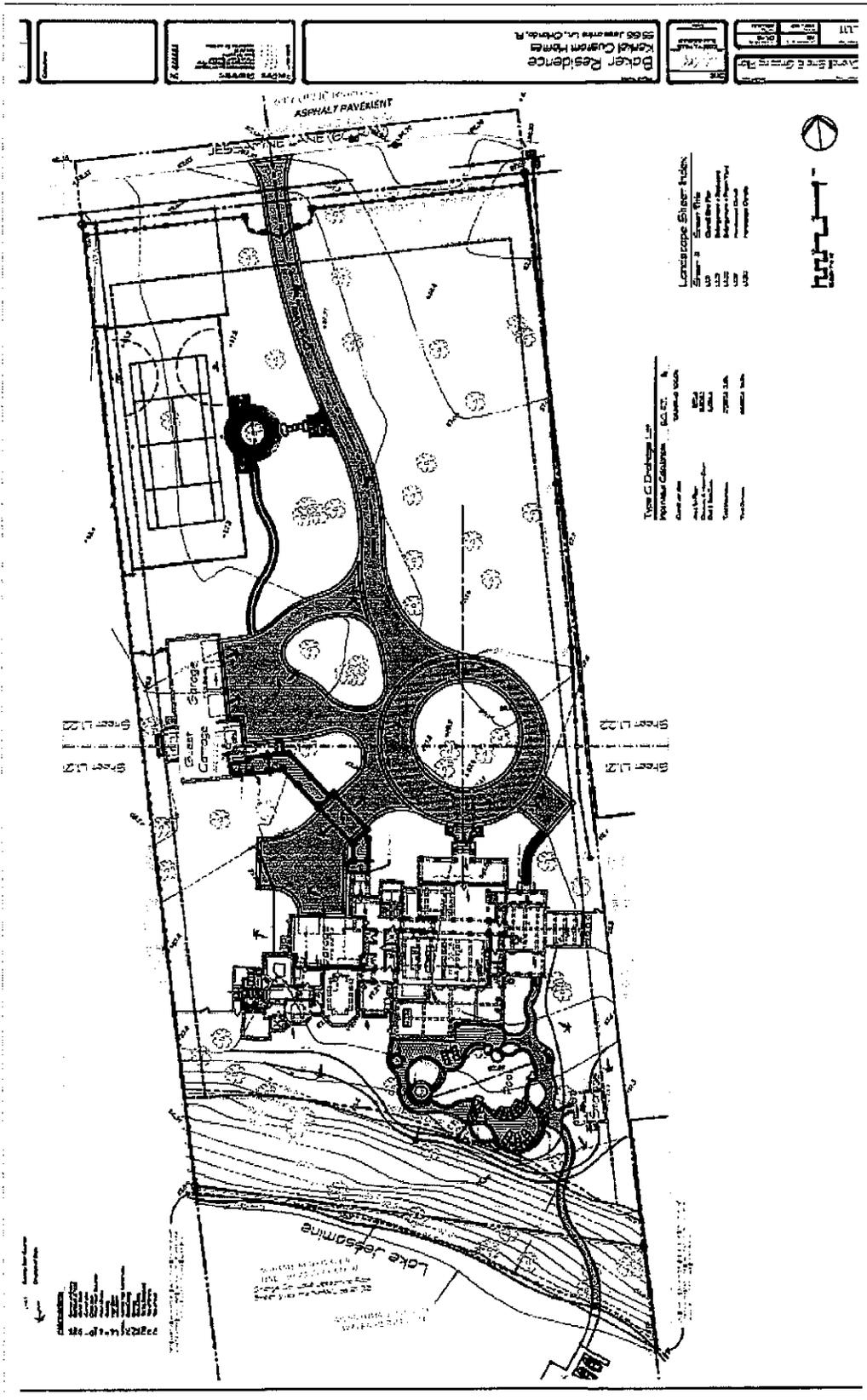
Tax Parcel #: 4-23-29-0000-00-030

Parcel Size: 4.77 acres

Zoning: R1AA, surrounded by R1AA

Existing Land Use: Undeveloped, lakefront lot, with many large trees

Approved land Use: With the exception of the tennis court and fence, the site plan on the next page has been approved.



III. Applicant's Rationale for Variance Approval

It is incumbent upon the applicant to demonstrate that the criteria for variance approval have been met.

Applicant's Rationale for Variance to allow a detached garage and tennis/basketball court in front of the house.

The applicant has stated the house, garage and driveway were situated to have the least impact to the trees onsite. The applicant further states the face of the detached garage will be 222' from the edge of the road; thus, the intent of the Code has been maintained by preserving the "front yard" and the aesthetic look of the residential neighborhood.

In order to accommodate the desired house size, the garage, and a sports court on the property, the location for the tennis court was chosen where it would have the least impact to the onsite trees: front of the house. According to the applicant, the tennis court was narrowed from regulation size and a portion of the court has been carved-out to protect/save a 42" oak. The tennis court is proposed to be situated 50± feet from the front property line. The R1AA minimum front yard setback is 30 feet.

Applicant's Rational for Variance to allow a fence higher than 8 feet in front of the building line.

The proposed fence with stone columns is located and of a height to be consistent with the fence/stone column on the property immediately to the east of the subject property [see photo next page]. The applicant states, "It would look very peculiar to install the columns and fence 30' from the front property line or to reduce the height of the fence/columns to 4' when the adjacent fence and columns are 6 feet in height."

IV. Staff Finding

Even though not proposed, the size of the property could support a subdivision of two to four lots and this could have been used to circumvent the requirements that the applicant is requesting variance from. The subdivision could have been designed with the lots accessed from an internal road, and with this design, the lot at the corner of the internal road and Jessamine lane could have had a tennis court situated in a similar place as being requested. The proposed garage could have been designed as a house and proposed to be situated close to the hypothetical internal road, creating the "rear" location for the tennis court. Furthermore, similar to other subdivisions along Jessamine Lane, a wall/decorative fence would be allowed to be constructed along the subject property's "front" property line if a subdivision was proposed. The property directly east of the subject property has such a subdivision wall (see photo next page).

Staff is recommending approval of all the requests and finds the proposed layout provides an opportunity to preserve the most trees given the desired use of the property subject to the following conditions.

- 1) If a security gate is to be used, the gate shall be setback at least 20 feet from the edge of Jessamine Lane pavement to prevent blocking other vehicles use of Jessamine Lane.

- 2) The fence/wall height along Jessamine Lane shall not exceed 6 feet in height to provide compatibility/consistency with other fences/walls along Jessamine Lane.
- 3) The fence/wall height near the tennis court shall not exceed 8 feet in height.



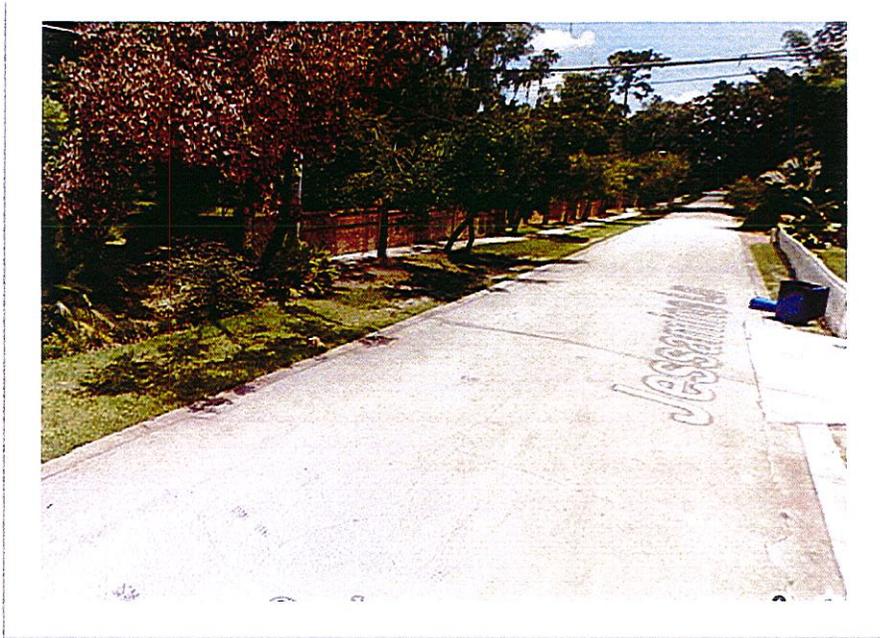
Adjacent to east



Two parcels to west: 5554 Jessamine Lane

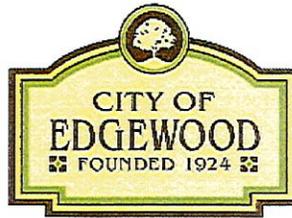


5501 Jessamine Lane



Looking North on Jessamine Lane

ESH

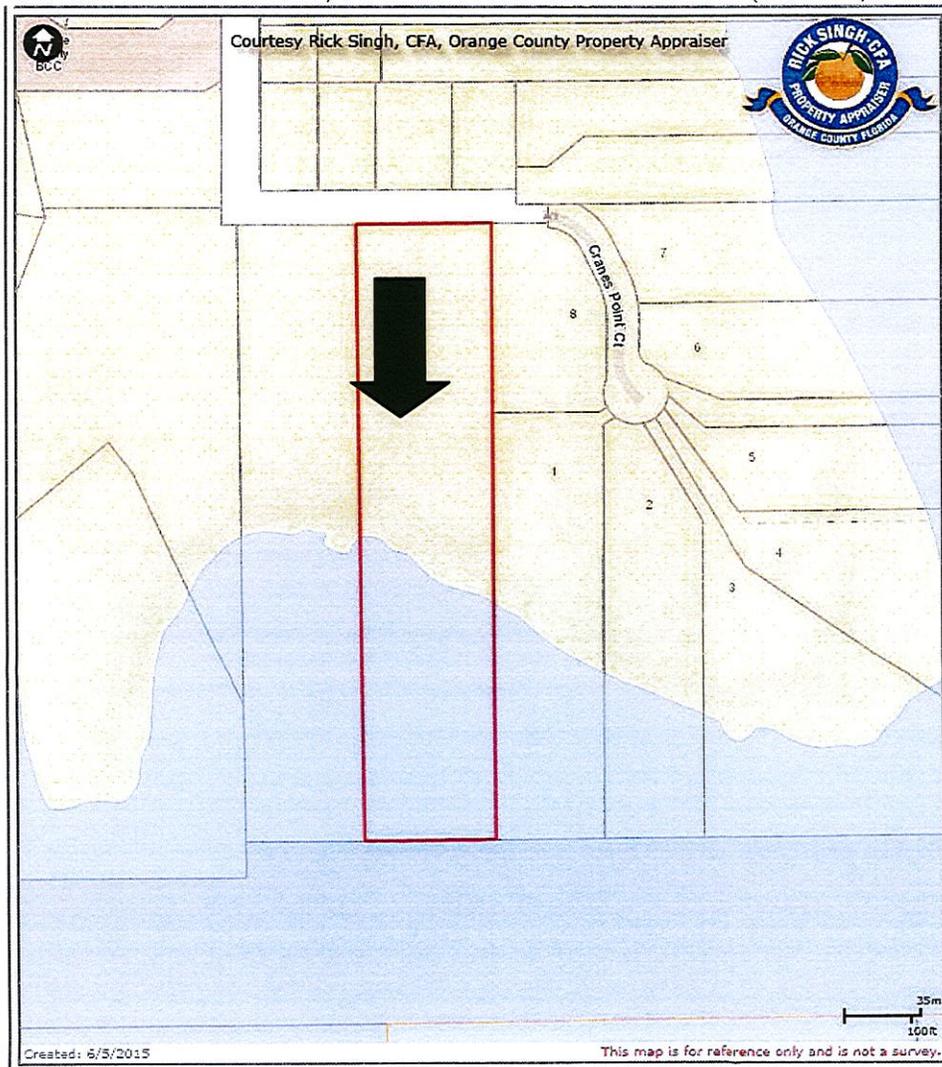


NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that at its Planning & Zoning meeting on **Monday, July 13, 2015**, the Planning and Zoning Board of the City of Edgewood, will consider **Variance Application No. VAR2015-01** to allow variance requests for house construction, located at **5566 Jessamine Lane** which is currently in **R-1AA zoning district**. (City of Edgewood Resolution 2005-R002 City Code of Ordinances, Reference Section 134-104 [Variance]) The application was submitted by Konkol Custom Homes & Remodeling, LLC on behalf of owners, Jeff and Hayley Baker. 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 July 21, 2015 at 6:30 p.m. for final action.

The subject property for special exception is legally described as BEG 41.43 FT W CEN OF SEC S 1034.28 FT E 203.51 FT N 1034.41 FT TO N LINE SE1/4 W 210.52 FT TO POB IN SEC 14-23-29 (LESS RD R/W ON N)



OCPA Web Map

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

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 6/5/2015

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

ARABITG WINSTON
5408 KENMORE LN
ORLANDO, FL. 32839

HOWE JOHN W
5583 JESSAMINE LN
ORLANDO, FL. 32839

NUNNALLY LESTER C
5538 JESSAMINE LN
ORLANDO, FL. 32839

652 MERRYTIME LLC
5515 JESSAMINE LN
ORLANDO, FL. 32839

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

BARNER BRETT L
5101 CRANES POINT CT
ORLANDO, FL. 32839

IRWIN FAMILY REVOCABLE TRUST
C/O DANN D IRWIN TRUSTEE | 5158
ORLANDO, FL. 32839

WILLIS DAVID C
5157 CRANES POINT CT
ORLANDO, FL. 32839

PARTAIN VIRGINIA R TR
5434 LAZY OAKS LN
ORLANDO, FL. 32839

BAKER JEFFREY A
5515 JESSAMINE LN
ORLANDO, FL. 32839

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

TEAGUE MICHAEL A
5553 JESSAMINE LN
ORLANDO, FL. 32839

HOWARD PEGGY T TR
5554 JESSAMINE LN
ORLANDO, FL. 32839

BAKER JEFF
5515 JESSAMINE LN
ORLANDO, FL. 32839

ACCOLA KEVIN D
5143 CRANES POINT CT
ORLANDO, FL. 32839

652 MERRYTIME LLC
5515 JESSAMINE LN
ORLANDO, FL. 32839

CONFIDENTIAL
CONFIDENTIAL

HARRIS VALERIE L
5561 JESSAMINE LN
ORLANDO, FL. 32839

CRANES POINT HOMEOWNERS ASSN
5157 CRANES POINT CT
EDGEWOOD, FL. 32839

BEEMER C BRITT
5100 CRANES POINT CT
ORLANDO, FL. 32839

WILLIAMSON PAUL R
5130 CRANES POINT CT
ORLANDO, FL. 32839

HOWARD ROBERT M JR
5554 JESSAMINE LN
ORLANDO, FL. 32839

ECKERD COLLEGE INC
4200 54TH AVE S
SAINT PETERSBURG, FL. 33711

NUNNALLY LESTER C
731 JAMESTOWN DR
WINTER PARK, FL. 32792

KATZMAN SCOTT S
677 HERMITAGE CIR
PALM BEACH GARDENS, FL. 33410

HURST JAMES F II
PO BOX 593776
ORLANDO, FL. 32859

PULLUM HARRY G SR
5550 JESSAMINE LN
ORLANDO, FL. 32839

JOHNSON ROBERT A
PO BOX 560907
ORLANDO, FL. 32856

GIBSON MARK I
5573 JESSAMINE LN
ORLANDO, FL. 32839

GREY RODERIC J LIFE ESTATE
5533 JESSAMINE LN
ORLANDO, FL. 32839

PARTAIN JONATHAN O
5434 LAZY OAKS LN
ORLANDO, FL. 32839

YOUNG TERRY C
5115 CRANES POINT CT
ORLANDO, FL. 32839

BURKE BONNIE S
5569 JESSAMINE LN
ORLANDO, FL. 32839

Application: _____
 Owner/Applicant Name: _____
 Public Hearing Date: _____

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

SIGN AFFIDAVIT

STATE OF FLORIDA
 ORANGE COUNTY

Before me, the undersigned authority, personally appeared David Konkol, 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 date 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 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: July 1, 2015.
4. That the affiant understands that this affidavit is intended to be submitted as a prerequisite for a public hearing, and as such, will be officially filed with the City of Edgewood, Florida.

[Signature]
 Signature of owner or authorized representative

Sworn to and Subscribed before me, this 1st day of July, 2015.

Sandra J Repp

Print, type, or stamp commissioned name of Notary Public, State of Florida

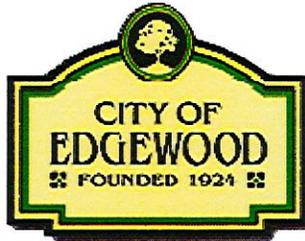


Notary Public, State of Florida

Personally Known OR Produced Identification

Type of I.D. Produced FL Drivers License

1/14/2007



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

MEMORANDUM

TO: MS. BEA MEEKS, CITY CLERK
FROM: SAM J. SEBAALI, P.E., FLORIDA ENGINEERING GROUP, INC. - CITY ENGINEER
DATE: MAY 19, 2015
SUBJECT: REVIEW OF SITE PLAN FOR SPECIAL EXCEPTION REQUEST
ORLANDO BRAZILIAN SEVENTH DAY ADVENTIST CHURCH
1110 HOLDEN AVE. – ZONING: R-1-A
FIRST EQUITY DEVELOPMENT GROUP, INC., OWNER
FEG TA-15-015 SE

Pursuant to your request, we have reviewed the Special Exception application, received by FEG on May 5, 2015, for the proposed construction of an 8,400 square foot, single story, church with future recreational areas, a storm water retention pond and 92 parking spaces at the above subject address.

The architectural floor plan, which was included in the submittal, shows a sanctuary with 239 seats, several meeting rooms, a sound booth, a fellowship hall and an office.

BACKGROUND:

The existing site is zoned R-1A, which allows for Special Exception requests to construct a church facility with attendant educational buildings and recreational facilities. The site is currently vacant and undeveloped with a substantial amount of existing trees on site.

Our review is based on the conceptual site plan and architectural drawing, which were included in the submittal. Our review focuses mainly on the site engineering elements related to this submittal, although some of our comments address specific zoning requirements.

SITE PLAN REVIEW:

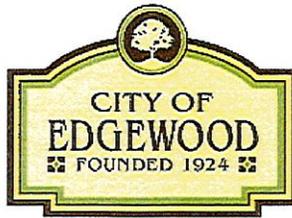
1. The site plan provided for review is preliminary in nature. If the Special Exception for this proposed project is approved by City Council, additional site engineering design plans and other related site design documents are required to be submitted with the final site plan to address, at a minimum, the following items:
 - a. Grading and drainage design.
 - b. Site utility design.
 - c. A drainage report to demonstrate that the proposed drainage improvements comply with City requirements.
 - d. A final landscape plan incorporating any recommendations or conditions made in this review and by the City Planner.
 - e. A site lighting plan.
 - f. A tree removal application.

The final site plan shall meet the requirements and procedures of Site Plan Review, Chapter 134, Division 5 of the City of Edgewood City Code for site plan approval prior to any construction; and the final landscape plan shall meet the requirements of the City of Edgewood Code as stated in Chapter 114 of the City of Edgewood City Code.

2. A dimensioned site plan showing horizontal dimensions of all site improvements including driveways, parking, handicapped parking, etc., should be submitted in order to allow for a complete review of the site improvements and determine compliance with City Code. The site plan did not include any dimensions.
3. Section 114-4.(1)c.4. of the City Code allows a maximum of ten (10) continuous parking spaces without a landscape break. As an alternative, landscaped seven-foot wide center medians located between all lineal rows of parking which face head-to-head may be provided, with one shade tree provided per 50 lineal feet of median. The proposed parking lot has four (4) rows of twenty two (22) continuous parking spaces without landscape breaks. Please revise the proposed parking area to be compliant with the interior landscaping requirements of the City Code.
4. The City Code requirement for quantity of off-street parking, Section 134-605(a)(1), for an assembly place containing fixed seats requires minimum one parking space for every fixed seat provided for patron use, plus one parking space per employee. From a review of the site plan, eighty eight (88) parking spaces and four (4) handicapped parking spaces for a total of ninety two (92) parking spaces are proposed. The architectural floor plan, which was included in the submittal, shows a sanctuary with 239 seats, several meeting rooms, a sound booth, fellowship hall and an office. Please provide an explanation of the intended use of the rooms (i.e., are they church related uses or will have other uses such as day care, school classrooms, etc.). In addition, the total number of employees needs to be provided in order to quantify parking needs. Adjustments to the site plan parking layout and parking calculations in the description of proposed use are to be made as necessary to show compliance with parking requirements.
5. Section 134-608(c) of the City of Edgewood Code requires parking lots adjacent to residential zoned property to be screened by a wall eight (8) feet in height in order to eliminate problems of noise and lights with respect to adjacent residential uses. Section 114-4.(1)b.1. of the City Code requires vehicular use areas adjacent to residential zoned property to have landscape buffers, which are a minimum of seven (7) feet in width. Please provide the required wall and landscape buffers, at the east and west sides of the site along the entire lengths of the vehicle use and parking areas.
6. Section 114-4.(4) requires that at least 50% of the primary façade have perimeter landscaping at least 8 feet in width. The primary building façade should be revised to show compliance with this section of the code.
7. The maximum height in the subject site's zoning district is 35 feet. An architectural elevation depicting the total height of the building from the finished floor elevation to the highest point of the roof structure, including chimneys should be provided with this submittal.
8. The proposed driveway conflicts with the adjacent existing driveway on the west side. Furthermore, the turning radius on the west side extends beyond the boundary of the site. We recommend combining the two proposed driveways into a single two-way driveway, which lines up with Tinsley Drive. This driveway can be split internally to the site into directional one-way drives.

9. Additional information relating to the anticipated drainage retention pond design is required in order to evaluate the viability of the drainage design. Will the pond be designed as a dry or wet pond? Also, will the pond be designed for total retention or is an outfall proposed? If an outfall is proposed then it needs to be reflected on the drawings so it can be evaluated as part of the submittal. Also, how will the drainage be conveyed from the building and parking areas to the proposed retention pond?
10. A conceptual utility plan illustrating how water and sanitary sewer services are to be provided for the proposed project is required. Is gravity sewer available or is a lift-station required for the proposed project?
11. A solid waste storage area is not shown. The site plan should be revised to identify a location for solid waste storage area and any required enclosures. Per City Code, the dumpster must not be located within the building setback area and is required to be shielded by a landscaped screen or fencing at least six feet in height which shall be at least 50 percent opaque when abutting a residential district boundary or can be viewed from any point located in an area visible to patrons or from a public right-of-way.
12. A tree survey was not included with this submittal; therefore, we cannot determine if any historic trees are present on-site and would be potentially impacted by the proposed site improvements. Our review of an aerial photograph does not seem to show any significant large canopy trees on the site. However, a tree survey should be submitted as part of the Special Exception review process in order to determine if any trees will need to be preserved, which would potentially affect the layout of the proposed site improvements. Any trees, which shall be removed for the construction of the proposed site improvements, must be called out on the site plan. A tree removal permit is also to be submitted to the City and approved prior to removal of any trees.

END OF MEMORANDUM

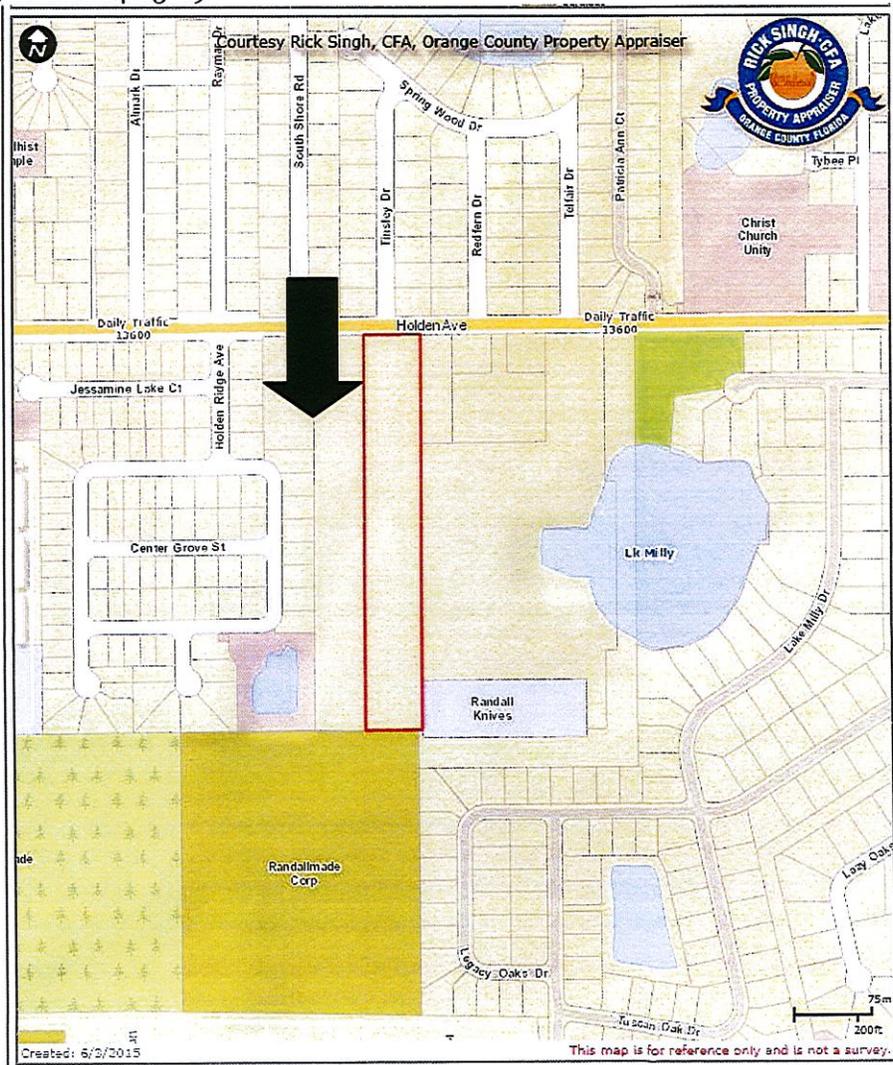


NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that at its Planning & Zoning meeting on **Monday, July 13, 2015**, the Planning and Zoning Board of the City of Edgewood, will consider **Special Exception Application No. 2015-01** to allow a church, located at 1110 Holden Ave. which is currently in R-1A zoning district. (City of Edgewood Resolution 2005-R002 City Code of Ordinances, Reference Section 134-104 [Special Exception]) The application was submitted by HSA Golden by William Jacobs and James Golden. 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 July 21, 2015 at 6:30 p.m. for final action.

The subject property for special exception is legally described as E 187 FT OF FOLLOWING DESC AS BEG 440 FT E OF NW COR OF SEC RUN E 352 FT S 1320 FT W 352 FT N 1320 FT TO POB (LESS N 30 FT FOR R/W) IN SEC 14-23-29



OCA Web Map

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

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 6/2/2015

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

HICKEY JOHN PATRICK
609 MACARTHUR DR
ORLANDO, FL. 32839

HICKEY JOHN PATRICK
609 MACARTHUR DR
ORLANDO, FL. 32839

FIRST EQUITY DEVELOPMENT GROUP
5300 S ORANGE AVE
ORLANDO, FL. 32809

THORNTON KAREN JANE
2920 BIRON RD
SAINT CLOUD, FL. 34772

DEPORTER THOMAS J
1140 W HOLDEN AVE
ORLANDO, FL. 32839

LEWIS WADE B
4609 HOLDEN RIDGE AVE
ORLANDO, FL. 32839

FEDERAL HOME LOAN MORTGAGE
5000 PLANO PKWY
CARROLLTON, TX. 75010

HICKEY JOHN PATRICK
609 MACARTHUR DR
ORLANDO, FL. 32839

RANDALL GARY THOMSON
PO BOX 1988
ORLANDO, FL. 32802

HICKEY JOHN PATRICK
609 MACARTHUR DR
ORLANDO, FL. 32839

LOZADA INGRID
HC 1 BOX 7578
CABO ROJO, PR. 00623

LEGACY AT LAKE JESSAMINE
5955 T G LEE BLVD STE 300
ORLANDO, FL. 32822

CLAITOR JEFFERY K
1316 TYLER LAKE CIR
ORLANDO, FL. 32839

PATEL MUKESH
12744 TOPSFIELD DR
ORLANDO, FL. 32837

CORDING JO ANN
1334 TYLER LAKE CIR
ORLANDO, FL. 32839

RANDALLMADE KNIVES PROPERTY
PO BOX 1988
ORLANDO, FL. 32802

WILLIAMS DOROTHY J
1101 TYLER LAKE CIR
ORLANDO, FL. 32839

RIVERA HERMAN
2016 BRENHAM CT
ORLANDO, FL. 32837

NGUYEN HUY
1322 TYLER LAKE CIR
ORLANDO, FL. 32839

GUZMAN ROBERTO
4803 HIGHRIDGE CT
ORLANDO, FL. 32839

WYATT ROLAND J
1340 TYLER LAKE CIR
ORLANDO, FL. 32839

BAKER TIMOTHY WAYNE
1106 CENTER GROVE ST
ORLANDO, FL. 32839

JOSEPH ROSETTE
1122 CENTER GROVE ST
ORLANDO, FL. 32839

BRENNAN RICHARD
1310 TYLER LAKE CIR
ORLANDO, FL. 32839

PIERRE ROSE ARMELLE
1267 TYLER LAKE CIR
ORLANDO, FL. 32839

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

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

LEMLEY ROBERT L
4817 HIGHRIDGE CT
ORLANDO, FL. 32839

RANDALLMADE CORP
C/O GARY T RANDALL OMBI | PO BOX
ORLANDO, FL. 32802

FRASER ANDREE
4825 HIGHRIDGE CT
ORLANDO, FL. 32839

PATTI RAYMOND J
4700 REDFERN DR
ORLANDO, FL. 32839

WAY NOEL T IV
4701 TINSLEY DR
ORLANDO, FL. 32839

BULLION LISA
4727 RAYMAR DR
ORLANDO, FL. 32839

ARIES EDMUND R
9675 SUNDERSON ST
ORLANDO, FL. 32825

WINSLOW BETTY J
4612 TINSLEY DR
ORLANDO, FL. 32839

PUCKETT DOUGLAS E
1300 LAKE WILLISARA CIR
ORLANDO, FL. 32806

BALES THOMAS D
4647 S SHORE RD
ORLANDO, FL. 32839

SAUNDERS ELFRIEDE
4721 RAYMAR DR
ORLANDO, FL. 32839

BURROWS MORRIS A
4702 TINSLEY DR
ORLANDO, FL. 32839

DESENCLOS GLADIMIR
4650 S SHORE RD
ORLANDO, FL. 32839

PULVER MELISSA A
4706 REDFERN DR
ORLANDO, FL. 32839

DAVIS ADRIAN L
5235 OAK TERRACE DR
ORLANDO, FL. 32839

PARKER HANNAH L
4613 TINSLEY DR
ORLANDO, FL. 32839

RANIERI MARIE ELENA
64 LAREDO AVE
STATEN ISLAND, NY. 10312

RAMOS MIGUEL A
4708 TINSLEY DR
ORLANDO, FL. 32839

A VIRGINIA
1279 TYLER LAKE CIR
ORLANDO, FL. 32839

SCOTT MARVIN B
4811 HIGHRIDGE CT
ORLANDO, FL. 32839

SPELLERS TIA
5042 LEGACY OAKS DR
ORLANDO, FL. 32839

HARDIN KEVIN WILLIAM 99% INT
1328 TYLER LAKE CIR
ORLANDO, FL. 32839

WOODS JOHNNY LEROY
1347 TYLER LAKE CIR
ORLANDO, FL. 32839

POUNCEY KIMBERLY K
5114 LEGACY OAKS DR
ORLANDO, FL. 32839

SISON ROSEMARIE
5055 LEGACY OAKS DR
ORLANDO, FL. 32839

SANDERS THOMAS B
4614 REDFERN DR
ORLANDO, FL. 32839

KLOSTERMAN STEPHEN R
4814 LEGACY OAKS DR
ORLANDO, FL. 32839

PAGAN ELIZABETH LIFE ESTATE
1113 CENTER GROVE ST
ORLANDO, FL. 32839

PERDUE JEFFREY E
4606 TINSLEY DR
ORLANDO, FL. 32839

HIGHT STELLA L
1304 TYLER LAKE CIR
ORLANDO, FL. 32839

HAROLD SHAY JOHN
5210 OAK TERRACE DR
ORLANDO, FL. 32839

STEWART DEBORAH A GIBBONEY
4611 S SHORE RD
ORLANDO, FL. 32839

DARDEN LANE J
4625 S SHORE RD
ORLANDO, FL. 32839

FELIX ANTONIO
5018 LEGACY OAKS DR
ORLANDO, FL. 32839

LUX KELLY
5030 LEGACY OAKS DR
ORLANDO, FL. 32839

CHADWICK ANGIE S
5048 LEGACY OAKS DR
ORLANDO, FL. 32839

MATEY ROBERT JOHN
5109 LEGACY OAKS DR
ORLANDO, FL. 32839

BROWN DAVID B
5024 LEGACY OAKS DR
ORLANDO, FL. 32839

MAXWELL JOHN D
5036 LEGACY OAKS DR
ORLANDO, FL. 32839

2015-2 IH BORROWER L P
901 MAIN ST STE 4700
DALLAS, TX. 75202

RODRIGUEZ SAMUEL
5204 OAK TERRACE DR
ORLANDO, FL. 32839

JOHNSTON MATTHEW ALAN
5108 LEGACY OAKS DR
ORLANDO, FL. 32839

BARRICK MARK E
5103 LEGACY OAKS DR
ORLANDO, FL. 32839

HUGHES NORMA R
1601 PERKINS RD
BELLE ISLE, FL. 32809

BUTLER GEORGE S
4709 RAYMAR DR
ORLANDO, FL. 32839

TERESA K ROTH REVOCABLE TRUST
C/O TERESA K ROTH TRUSTEE | 4641
ORLANDO, FL. 32839

RADUAZZO KENNETH M
1614 SHELBY AVE
NASHVILLE, TN. 37206

NGUYEN THOMAS B
5822 CEDAR FIELD WAY
HOUSTON, TX. 77084

RON LAWRENCE E
4640 REDFERN DR
ORLANDO, FL. 32839

BROWN CYNTHIA J ROUX
4646 S SHORE RD
ORLANDO, FL. 32839

BOBEK PATRICIA
1115 W HOLDEN AVE
ORLANDO, FL. 32839

ABRAHAM KHALIEB
4630 S SHORE RD
ORLANDO, FL. 32839

WILLIAMS LYNN
4615 REDFERN DR
ORLANDO, FL. 32839

HUNTER JOHN C
4620 REDFERN DR
ORLANDO, FL. 32839

BOY JOSEPH M LIFE ESTATE
4619 TINSLEY DR
ORLANDO, FL. 32839

COTNER CATHERINE I TR
4618 TELFAIR DR
ORLANDO, FL. 32839

NEWMAN ROY P
3201 ALAMO DR
ORLANDO, FL. 32805

LANGLEY BRIAN J
4625 TINSLEY DR
ORLANDO, FL. 32839

PETIT-FRERE WILBERT
4624 TELFAIR DR
ORLANDO, FL. 32839

OSTEEN VERA M LIFE ESTATE
4627 REDFERN DR
ORLANDO, FL. 32839

RUSSELL BRYAN E
4624 TINSLEY DR
ORLANDO, FL. 32839

HUYNH RYAN CUONG
37 WILDMOOR ST
MARKHAM ON, XX. L6B (CANADA)

KOCH DANIEL
4703 REDFERN DR
ORLANDO, FL. 32839

RANDALLMADE KNIVES PROPERTY
PO BOX 1988
ORLANDO, FL. 32802

IRVIN TERRI LYNN
1280 TYLER LAKE CIR
ORLANDO, FL. 32839

SALICRUP FERDINAND V
1273 TYLER LAKE CIR
ORLANDO, FL. 32839

TORRES VICENTA
1353 TYLER LAKE CIR
ORLANDO, FL. 32839

BARKER DONNA P
5102 LEGACY OAKS DR
ORLANDO, FL. 32839

RODNEY GRACELIA Y
4615 HOLDEN RIDGE AVE
ORLANDO, FL. 32839

PAGE GARY D TR
4607 TINSLEY DR
ORLANDO, FL. 32839

Application: _____
 Owner/Applicant Name: HSA Golden
 Public Hearing Date: 7/13/2015

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 Gleyson Silva, 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 date 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 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: _____.
4. That the affiant understands that this affidavit is intended to be submitted as a prerequisite for a public hearing, and as such, will be officially filed with the City of Edgewood, Florida.

 Signature of owner or authorized representative

Sworn to and Subscribed before me, this 2nd day of July, 2015

Sandra J. Repp

Print, type, or stamp commissioned name of Notary Public, State of Florida



Notary Public, State of Florida

Personally Known OR Produced Identification

Type of I.D. Produced FL DL

1/14/2007