



1117 East Robinson St.  
Orlando, FL 32801  
Phone: 407.425.0452  
Fax: 407.648.1036

May 4, 2022

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

**RE: Holden Avenue PD – Conditions of Approval  
CPH Project No. E7601**

Dear Ms. Riffle;

We are in receipt of the revised preliminary plans, received on April 7, 2022, for the above listed project. We provided a review letter, dated April 15, 2022. This is a follow up to the review letter. We are providing a summary of the items we consider conditions of approval of the plans. We have also include the landscape comments as part of this letter.

Plan review comments:

- 1 The developer and engineer are showing a sliver of land on the west side of the Lift Station Tract J that is considered part of the Recreation Tract F. This sliver of land is not usefull for the recreation tract and needs to be included in Tract J. The limits of Tract J need to be revised accordingly. The table of Recreation Areas also needs to be updated to show the portion of the Tract that is being removed.
- 2 The DA states that a maximum of 3 lots shall be allowed to have a minimum lot width of 50 feet, unless specific conditions are met and approved by the City at Development Plan review and if the Developer shows evidence that the reduction of lot sizes allows for historic tree preservation. The plans show 20 50-foot lots. That is an increase of 17 lots. **The Developer will need to provide additional justification in written form for the increase in the number of 50 foot lots.** The written response letter only notes that a change in the number of lots is allowable and the Developer needs to show by competent, substantial evidence that the reduction of lot sizes allows for preservation of historic or specimen trees.
- 3 The DA also states there shall be a minimum of 36 60-foot lots. The plans show a total of 19 60-foot lots. That is a reduction of 17 lots. **As noted in comment 1 above, this needs to be justified by the Developer.** Is the Developer proposing to amend the DA or request a waiver of this DA requirement? Once resolved, please review and correct note #9 on sheet C-300.
- 4 It is assumed that an amendment to the Development Agreement will resolve comments 2 and 3 above.
- 5 Sheet C302 – normally, there is a center, metal post to allow the swing gates to close against. Based on the path of the fire truck at exit, it appears the truck will cross into the area where the post will be installed. Is there sufficient room for the fire truck to exit and not strike either the center post or the gate and gate post? We also expect the entrance gate will be in the closed position during fire truck exit. This may also



compound the issue. The EOR needs to revisit the exit, and entrance path, of the emergency response vehicles and adjust the layout as necessary to assure the vehicles may enter and exit without obstructions.

#### Landscape Comments

- 1 Arbor Plan and calculations were reviewed. Discrepancies noted below. These need to be resolved on the next submittal:
  - Tree number 76 shown as saved in table on sheet A-001.
  - Tree number 76 shown on Sheet A-101 as being removed
- 2 The plans show "10' of green space" for landscaping between the proposed parking area on the south side of the site and the adjacent lot, lot 21. The sidewalk is 5' from the lot line. Please shift parking lot south 5' to allow a 10' landscape buffer between the sidewalk and lot 21.

These comments can be a condition of approval at the next City meeting for this project.

Sincerely,  
**CPH, Inc.**

A handwritten signature in cursive script, reading "Allen C. Lane, Jr.", is positioned above the printed name.

Allen C. Lane, Jr., P.E.  
Project Engineer

CC: Galen Pugh, CPH  
Ellen Hardgrove, City Planner  
File

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