



Orange County Division of Building Safety
201 South Rosalind Avenue
Reply To: Post Office Box 2687 • Orlando, Florida 32802-2687
Phone: 407-836-5550
www.ocfl.net/building

09 / 13 / 2021
Date
Building Permit Number

APPLICATION FOR BUILDING/LAND USE PERMIT*

* All Applications Must Comply with Concurrency Requirements

WARNING TO OWNER: "YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

PLEASE PRINT:

The undersigned hereby applies for a permit to make building improvements as indicated below on property.

Project Address: 5645 Hansel Ave.
(Must match address on plans)

Suite/Unit #: _____ Bldg #: _____ City: Edgewood Zip Code: 32809

Subdivision Name: _____

Parcel ID Number: Section ____ Township ____ Range ____ Subdivision ____ Block ____ Lot ____
(15 Digit Parcel ID Number & Legal Description must be on plans)

Owner Name: CNBM Investments/Nelson Lerma Phone No.: (352) 262 - 8955

Owner Address: 1073 Campbell Street City: Orlando State: FL Zip Code: 32806

Tenant Name: BEMI Investments Phone No.: (352) 262 - 8955

Nature of Business: Cafe/Bakery

Architect Name: Rabits & Romano License No.: AR99846 Phone No.: (407) 490 - 350

Civil Engineer Name: Harris Civil Eng. License No.: 9814 Phone No.: (407) 629 - 4777

Nature of Proposed Improvements: site improvement/ expansion

Demolition Permit #: _____ Site Work Permit #: _____

PROPERTY ON SEWER or SEPTIC

Permit valuation greater than \$2500 requires a notarized Page 2, and Notice of Commencement prior to the first inspection.

Is Notice of Commencement Recorded? Yes No

If there were comments on this project, how would you like to receive them?

Pick them up E-Mail (Customer shall access Web Page)

Is proposed work in response to a Notice of Code Violation written by an Orange County Inspector? Yes No

Is proposed work in response to an unsafe abatement notice? Yes No

Has project had a pre-review? Yes No If Yes, Commercial Plans Examiner(s): _____

Is building fire sprinklered? Yes No

Detached Garage? Yes No Valuation for Detached Garage Only: \$0.00

Required work: Plumbing Electrical Mechanical Gas Roofing None

Alterations Only:

Is this a new tenant? Yes No If yes, state previous use: _____

Intended use of space: _____

List use of adjoining tenant space(s): Side: _____ Above: _____

Rear: _____ Side: _____ Below: _____

Total Job Valuation: \$ 400,000 .

I hereby make Application for Permit as outlined above, and if same is granted I agree to conform to all Division of Building Safety Regulations and County Ordinances regulating same and in accordance with plans submitted. The issuance of this permit does not grant permission to violate any applicable Orange County and/or State of Florida codes and/or ordinances. I hereby certify that the above is true and correct to the best of my knowledge.

PLEASE PRINT: (Check one) Owner: Contractor:

Name of License Holder/Agent: David Santiago Zuleta/Qualis Concrete

Contractor License Number (if applicable): CGC1530041

Contact Phone Number: (813) 376 6305 E-Mail Address: Santiagoz@qualisconcrete.com

Authorized Signature:

Para más información en español, por favor llame al Departamento de Building Safety al número 407-836-5550.

Permit Number

Permit Application Information - Page Two

Permit Number _____

Owner's Name CNBM Investments/Nelson Lerma

Owner's Address 1073 Campbell Street

Fee Simple Titleholder's Name (If other than owner's) _____

Fee Simple Titleholder's Address (If other than owner's) _____

City Orlando State FL Zip Code 32806

Contractor's Name David Santiago Zuleta

Contractor's Address 275 Lakay Place

City Longwood State FL Zip Code 32779

Job Name Mecatons Bakery & Cafe

Job Address 5645 Hansel Ave. SUITE/UNIT _____

City Edgewood State FL Zip Code 32809

Bonding Company Name _____

Bonding Company Address _____

City _____ State _____ Zip Code _____

Architect/Engineer's Name Rabits & Romano Architecture/Harris Civil Engineers

Architect/Engineer's Address 5127 S. Orange Ave., Suite 110, Orlando/1200 Hillcrest St.

Mortgage Lender's Name _____

Mortgage Lender's Address _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, GAS, MECHANICAL, ROOFING, SIGNS, POOLS, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning. _____

WARNING TO OWNER: Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. A Notice of Commencement must be recorded and posted on the job site before the first inspection. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement.

Owner Signature [Signature]
The foregoing instrument was acknowledged before me this 9/14/21
by Nelson Lerma who is personally known to me
and who produced FL DL
_____ as identification and who
did not take an oath.

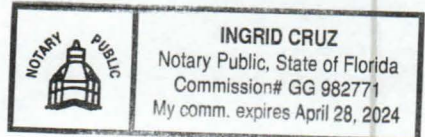
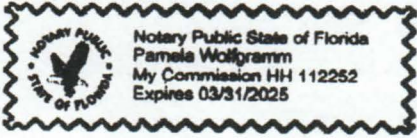
Contractor Signature [Signature]
The foregoing instrument was acknowledged before me this 9/14/21
by Zuleta DAVID Santiago who is personally known to me
and who produced FL DL
_____ as identification and who
did not take an oath.

Notary as to Owner [Signature]
Commission No. HH 112252
State of FL, County of Orange
My Commission expires: 03-31-2025

Notary as to Contractor [Signature]
Commission No. GG 982771
State of FL, County of Orange
My Commission expires: APRIL 28, 2024

(SEAL)

(SEAL)



Para más información en español, por favor llame al Departamento de Building Safety al número 407-836-5550.



COMMERCIAL SITE PLAN CHECKLIST AND APPLICATION

City of Edgewood, Florida

Per Section 134-134 – Commercial/Industrial

MAKE PAYMENTS PAYABLE TO: City of Edgewood

REQUIRED FEE: \$500.00

INSTRUCTIONS: Type or print with BLACK INK. Fill out carefully. Each question must be answered and the necessary documentation provided with this application. Attach additional pages as necessary.

NAME OF DEVELOPMENT Mercatos Bakery and Cafe
LOCATION 5645 Hansel Ave. Edgewood, FL 32809
OWNER/DEVELOPER: Name CNBM Investments Phone #: 352-262-8955
ENGINEER/ARCHITECT: Name Harris Civil / Rabits + Romano Phone #: 407-629-4777
SURVEYOR: Name Donald Horne Phone #: 407-657-2568
VICINITY PLAN: YES NO LEGEND: YES NO
SITE PLAN: 1' = 20' ZONING Commercial NORTH ARROW _____
SETBACKS: FRONT _____ SIDE _____ REAR _____
LEGAL DESCRIPTION: LOT 24 PB 23 Pg 29
S 3400 T 00 R 014
BOUNDARY & TOPO (FLA P.L.S.): LB 7541
GROSS AREA: _____ SQ.FT. CONTOURS EASEMENTS BENCH DATUM _____
EXISTING: BUILDING POWER _____ SEWER _____ WATER _____
STORM DRAINAGE _____ PAVEMENT GAS _____ OTHER _____
PROPOSED: BUILDINGS GROSS AREA _____ SQ.FT. IMPERVIOUS 21,057 ft²
PAVEMENT AREA SQ.FT. SIDEWALKS _____
SETBACKS: FRONT _____ SIDE _____ REAR _____
PAVEMENT TYPICAL SECTION: _____
DRAINAGE: OPEN _____ CLOSED _____ RETENTION/DETENTION _____ FENCED _____
BASIN: WET _____ DRY _____ SIDE SLOPES _____ VOL _____ CF _____
WATER: OUC FIRE HYDRANT(S) _____ MAIN SIZE _____
SEWER: _____ SEPTIC TANK POWER _____
LIGHTNING: TELEPHONE _____ GAS _____ REFUSE _____
LANDSCAPING SIGNS STRIPING
PARKING: REQ'S SPACES 33 PROVIDED 31 REG 2 H'CAP
33 TOTAL

PERMITS REQUIRED
SEWER: _____
DRAINAGE: SJRWMD
FDOT: _____
SEPTIC TANK: _____
FIRE PROTECTION: _____
FDR: _____

SERVICE AGREEMENTS OR PERMITS:
ORLANDO UTILITIES COMMISSION _____
FLORIDA POWER CORPORATION _____
SEABOARD SYSTEM RAILROAD: _____
OTHER: _____

Reviewed by _____ Date _____

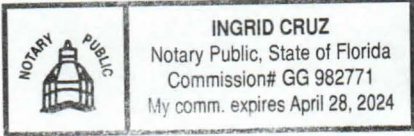
Site review fees as adopted by City Council December 3, 1985 is two (2%) percent of the cost of site but not less than \$200.00. Site work includes planning, drainage, utilities, parking, landscaping and related work.

Revised – 5/28/2020

405 Bagshaw Way Edgewood, FL 32812 • Tel: 407-851-2920 • www.edgewood-fl.gov fl.gov

COMMERCIAL SITE PLAN CHECKLIST AND APPLICATION – Page Two

<p>Owner Signature <u>[Signature]</u></p> <p>The foregoing instrument was acknowledged before me this <u>9/14/24</u> by <u>Nelson Lerma</u> who is personally known to me and who produced <u>FL DL</u> as identification and who did not take an oath.</p>	<p>Contractor Signature <u>[Signature]</u></p> <p>The foregoing instrument was acknowledged before me this <u>9/14/21</u> by <u>Zuleta DAVIO santiaGO</u> who is personally known to me and who produced <u>PL DL</u> as identification and who did not take an oath.</p>
<p>Notary as to Owner <u>[Signature]</u></p> <p>Commission No. <u>417 2252</u> State _____</p> <p>of FL County of <u>Orange</u> My _____</p> <p>Commission expires <u>03-31-2025</u> (SEAL)</p> <p><small>Notary Public, State of Florida Pamela Wojcik Expires 03/31/24</small></p>	<p>Notary as to Contractor <u>[Signature]</u></p> <p>Commission No. <u>GG 982771</u> State _____</p> <p>of FL County of <u>Orange</u> My _____</p> <p>Commission expires: <u>April 28, 2024</u> (SEAL)</p>



October 29, 2021

City of Edgewood
Ms. Ellen Hardgrove, City Planner
405 Bagshaw Way
Edgewood, FL 32809

RE: 5645 Hansel Ave. Waiver Request

Dear Ms. Hardgrove,

Thank you for your assistance with the review process for the development of the Mecatos Bakery & Cafe. The redevelopment of 5645 Hansel Avenue will be a wonderful addition to the corridor while carrying out the vision of the ECD “to establish land use pattern that includes creation of activity nodes, where the primary focus is a high energy mix of live/work/play uses around well-designed public spaces...” In order to develop this neighborhood bakery, we are asking for several waivers to comply with the ECD Ordinances.

Sec. 134-142 Cross Access Easements (Ordinance No. 2002-04)

Vehicular and pedestrian cross access shall be provided between adjacent parcels consistent with sound and generally accepted engineering practices and principles.

A waiver is being requested for the vehicular and pedestrian cross due to space limitations. With the provided site plan, adding the access would compromise the site’s parking spaces, as the site is already at limit in meeting the required parking spaces. Adding the access would further take away from the space needed to meet the parking requirement.

Sec. 134-468g, (1)a Site Design (Ordinance 2018-09)

Where EC District is adjacent to property with a low density residential future land use designation, a seven-foot high opaque brick wall, of colors normally found in manufactured fired brick, shall be constructed five feet from the property line adjacent to a low density residential future land use designation and ECD zoned property.

A waiver is being requested for the opaque brick wall. In lieu of the brick wall, a beige vinyl fence will be used due to the fact that the road where the fence will be installed might be needed for electrical servicing by the utility companies since power lines flow above. A modular fence that can be moved or removed is best suited for electrical access to the power lines. Furthermore, the site has existing oak trees and vegetation that provide sufficient separation from the adjacent properties, and a beige six foot vinyl fence is ideal as it will blend with the environment and further provide sufficient separation.

Sec. 134-470(c)(3) Other Design Standards-Fences (Ordinance 2018-09)

Maximum height of fences anywhere in the district shall be 48 inches.

A vinyl fence has been requested for wall in between the site and the adjacent residential property. As such, we are requesting this waiver to allow for this fence to be six feet in height.

Sec. 134-468g.(1)b.3 Minimum side yard/building setback width and use

On lots abutting SR 527, Holden, Hoffner, or Gatlin Avenue, development within the side yard shall conform to the road view site standards and the standards of the People Space. Abutting other side streets, the minimum building setback shall be 25 feet and shall conform to the city's code for building perimeter landscaping.

A waiver is requested for the people space along Hoffner Ave. A provision for the street trees along Hoffner Avenue has been accommodated by adding two 14-foot islands along Hoffner in addition to an 8.5-foot space for shrubs and additional trees.

Sec. 134-468 (h)(2) People Space

Trees shall be provided in the People Space-according to the following standards; provided, however, alternative species may be approved during the site plan review process when the proposed species of tree can fulfill the intended design intent, and at the same time achieve full growth and form. Alternating more than two species is strongly discouraged as it will detract from the goal of a recognizable, cohesive development pattern:

Street Trees	Characteristics	Minimum Requirements
Highrise Live Oak Quercus virginiana***	Once established, Live Oak will thrive in almost any location including narrow spaces and sidewalk to street applications. Once established a live oak will grow about 2—4 feet and 1 inch of caliper per year. Semi-evergreen Mature Height: 30—40' Mature Spread: 16-25'	Minimum 5" caliper per Florida Grades and Standards, Florida Grade #1

We are requesting a waiver for the minimum 5” caliper requirement. Due to the difficulty in finding a high rise live oak with a 5” caliper, we request this waiver to use a live oak with a 3” caliper.

Sec. 134.469 (1)b Building Design-First floor façade transparency

At least 60 percent of the width of the ground floor road frontage façade shall contain clear (transparent) or spectrally selective glazings (minimum VLT of 60 percent) considered as "non-reflective" glass.

To be in compliance, we are proposing to use clear glazings for the storefront and doors.

Sec. 134.469(1)f Building Design- Design of buildings within the road view portion of the site.

A three-dimensional cornice, at least 2.5 feet in height or as needed to conceal mechanical equipment (whichever is taller), shall be used along all flat (less than 3:12 pitch) or parapet roof portions.

We are requesting a waiver from this requirement based on the size and current parapet design.

Sec. 134.469 (1)c.4 Building Design-Façade Horizontal Variation

Non-continuous cantilevered window treatments no more than 40 feet wide, occupying 50—70 percent of the building's length, placed 13—15 feet above the adjacent sidewalk grade, with a minimum eight feet clear height.

The design meets the requirements under the canopy exemption except for the height at which the canopy and front door overhang are “hung,” which is 10 feet (the top of the glazing). They are below the 13 foot minimum height.

The canopy and front door overhang are “hung” at 10 feet (the top of the glazing). We are requesting a waiver because the canopy is not “hung” from the building. It is supported on columns, and the door overhang is created by recessing the front doors.

Sec. 134-470(f)(3) Other Design Standards-Exterior Lighting (Ordinance 2018-09)

The height of an outdoor lighting fixture (inclusive of the pole and light source/luminaire) shall be pedestrian in scale, a maximum height of 16 feet. Height shall be measured from the finished

grade to the top of the light fixture. Deviation for heights of fixtures will be considered on a case by case basis where it is shown not to be detrimental to the purpose and intent of this division.

The lighting fixtures on the site are previously installed Duke Energy poles. The existing poles provide sufficient lighting to the site, and the main power supply provided from the poles needs to be sturdy enough to cross Hoffner Avenue. Therefore, we are requesting a waiver for the height requirement of the outdoor lighting fixtures.

A drive thru restaurant from an engineering perspective requires sufficient illumination to ensure the safety of pedestrians and drive thru cars at the same time. The current 30-foot pole provides sufficient illumination to ensure pedestrian safety at the site. The site will also have added decorative lighting in the people space and along Hoffner to illuminate the trees and vegetation. In addition, the seating area east of the property will have decorated lighting at 12 feet of height to ensure sufficient lighting is provided.

Sec. 134-471(1)a Access/Parking Design (Ordinance 2018-09)

A minimum 14-foot pedestrian zone shall be provided adjacent to the back curb of Hoffner Avenue. The pedestrian zone shall include an unobstructed eight-foot wide straight (not curvilinear) sidewalk separated from the curb by at least a six-foot wide grassed strip.

The 14-foot pedestrian zone along Hoffner cannot be fully met, but an 8-foot people space will be provided and will be populated with vegetation and trees to ensure proper shade for the sidewalk along Hoffner Ave. In addition, a six-foot connection from the Hoffner sidewalk to the site will be provided to accommodate pedestrian traffic along Hoffner.

Sec. 134-471(2)e

If a parking lot is provided on the side of a building, the vehicular area shall be screened from the road by a street wall, which is intended to screen the vehicle use area and ensure that lights from parked vehicles do not shine into the right-of-way or adjacent pedestrian way.

We are requesting a waiver for the street wall along Hoffner Ave. The site will provide sufficient shrubs that will be three feet in height as well as sufficient trees which will serve the same function as the street wall of screening the vehicle use area.

Sec. 134-471(2)h

The landscape break shall be a minimum of fifteen (15) feet in width with the length equal to the adjacent parking space, and include one broadleaf evergreen shade tree of an acceptable species.

We request this waiver to have a landscape break reduced by one foot, for a total width of 14 feet. The reduced width of the landscape break is needed in order to accommodate the addition

of the second island. Both islands will be populated with trees and will provide sufficient space for growth.

Sec. 134-472(b) Drive-up windows/facilities (Ordinance 2018-09)

(1) Drive-up windows shall be designed on the rear of the building.

(4) Drive-up aisles shall have adequate on-site queuing distance to accommodate six cars (120 feet) before the first stopping point (e.g., order window, teller window, atm machine).

We kindly request a waiver for the queuing distance for the drive-up window. The current design will accommodate two cars (40 feet) before the first stopping point. The total length of the drive thru will accommodate six cars, with a total distance of 120 feet. The drive-up window on the building has been positioned west to provide additional space for cars to pull forward once the order has been placed, minimizing the amount of cars that must remain in cue at the first stopping point.

Sec. 134-474(c)(4)(a) Expansion of Existing Building

All parking is configured so as to be located 1) behind the imaginary line extended from the front façade of the building and a street wall, that meets the standards set forth in subsection 134-470(f)(6), including landscaping, is provided on the edge of the vehicular use area or 2) behind the imaginary line extended from the rear of the building with landscaping screening the parking area from views from the road/sidewalk.

A waiver is requested for the parking located in front of the façade of the building along Hoffner Ave. Additional parking spaces were needed in order to provide adequate parking to meet the ECD standards. In order to accommodate the additional parking spaces required, a secondary island was included along with a reduction of the Hoffner entrance. Furthermore, a 25-foot people space and screening wall is provided along Hansel in accordance with the ECD to block any visual of the parking from Hansel Ave. In addition, we have been working with FDOT to add an additional 10 feet of green space along Hansel Ave. in addition to an 8-foot side walk.



RECEIVED
NOV 29 2021
 CITY OF EDGEWOOD

APPLICATION FOR VARIANCE

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

REQUIRED FEE: \$350 RESIDENTIAL \$750 COMMERCIAL
(Plus Applicable Pass-Through Fees - Ordinance 2013-01)

Please note this fee is non-refundable

Office Use Only:		Variance Application #:	2021-01-VAR
Received Date:	1/29/2021	Received by:	JJ Rehder
P&Z Meeting Date:		City Council Meeting Date:	

IMPORTANT: A COMPLETE application with all required attachments and ten (10) copies must be submitted to the City Clerk _____ days before the next Planning & Zoning meetings. No application shall be deemed accepted unless it is complete and paid for. Notarized letter of authorization from Owner MUST be submitted if application is filed by anyone other than property owner.

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

Applicant's Name:	CNBM Investments, LLC	Owner's Name:	Nelson Lerma
Address:	5645 Hansel Ave.	Address:	5645 Hansel Ave.
Phone Number:	352-262-8955	Phone Number:	352-262-8955
Fax:	-	Fax:	-
Email:	nelson-lerma@hotmail.com	Email:	nelson-lerma@hotmail.com
Legal Description:	Sub of Harney Homestead c/53 Beg SW cor 4th 1 Run N 147 FT E 99 FT S 147 FT W 99 FT + LOT 4 of Hansel w m 2nd replat 4/14 + LOTS 1 2 + 3 of Hansel		
Zoned:	Edgewood Central District		
Location:	5645 Hansel Ave. Edgewood, FL 32809		
Tract Size:	24-23-29-3400 -00-014		
City section of the Zoning Code from which Variance is requested:	134-142		
Request:	To eliminate the requirement for a cross access easement		
Existing on Site:	Bank/commercial property with no access easement		

The applicant hereby states that this request for Variance does not violate any deed restrictions on the property.
Application must be signed by the legal owner, not agent, unless copy of power of attorney is attached.



To justify this variance, applicant must demonstrate the following (Sec. 134-104 (3)(b):

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.
7. That 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:	
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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:	✓	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>Nelson Lerma</i>	Date:	11-22-2021
Applicant's Printed Name:	Nelson Lerma		
Owner's Signature:	<i>Nelson Lerma</i>	Date:	11-22-2021
Owner's Printed Name:	Nelson Lerma		

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

RECEIVED
NOV 29 2021
CITY OF EDGEWOOD

Purpose for the Variance
5645 Hansel Ave.

Code Section 134-142 requires vehicular and pedestrian cross access be provided between adjacent parcels. However, a variance is being requested because there are special conditions and circumstances that exist which are peculiar to the property involved which are not applicable to other lands, structures or buildings in the same zoning district.

These special conditions and circumstances do not result from the actions of the applicant. To the east is residential land. To the north is a non-residential parcel. A cross access is not necessary in connecting the parking area to that on the subject property given the one-way circulation of the traffic of the subject property. In addition, there is a significant grade difference between the two non-residential parcels. The grade difference is a minimum of three feet, making it improbable to have a cross access between the two properties.

The variance sought is consistent with the Edgewood Comprehensive Plan. The City's engineer has determined it is not practical to require the cross access on the subject property, and this variance is being requested to allow elimination of the code requirement for a cross access easement.

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; and 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.



NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that at its Planning & Zoning meeting on **Monday December 13, 2021**, the Planning and Zoning Board of the City of Edgewood, will consider **Variance Application No. 2021-VAR-01** to Section 134-142 of the City's Code to eliminate the requirement for a cross access easement **located at 5645 Hansel Avenue which is currently in Edgewood Central District (ECD) zoning district** (City of Edgewood Code of Ordinances, Reference Section 134-104 [Variance]). The meeting will be held in the Council Chambers of City Hall, 405 Bagshaw Way, Edgewood, Florida beginning at **6:30 p.m.** or as soon as possible thereafter.

The Planning and Zoning Board's recommendation will be forwarded to City Council on Tuesday, January 18, 2022 at 6:30 p.m. for final action.

The subject property for variance is legally described as SUB OF HARNEY HOMESTEAD C/53 BEG SW COR LOT 1 RUN N 147 FT E 99 FT S 147 FT W 99 FT (LESS ST RD R/W ON W & S) AND FROM A PT 896.3 FT N OF CENTER OF SEC RUN N 136.15 FT E 75.87 FT FOR POB E 73 FT N 11.64 FT W 74.02 FT S 11.08 FT TO POB & LOT 4 OF HANSEL W M 2ND REPLAT L/74 & LOTS 1 2 & 3 OF HANSEL REPLAT J/45



Interested parties may attend this meeting and be heard with respect to this Variance application. In addition, the application(s) may be inspected by the public at the City Clerk's Office, 405 Bagshaw Way, Edgewood, Florida. You may reach City Hall at 407-851-2920; City Hall is open Monday – Thursday 8 a.m. to 4 p.m. and Friday 8 a.m. to noon. Should you have any questions or concerns, please do not hesitate to come to City Hall to review the file.



This matter is subject to quasi-judicial rules of procedure. Interested parties should limit contact with the Planning and Zoning Board and City Council on this topic to properly noticed hearings or to written communication to the City Clerk's Office.

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

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

This public hearing may be continued to a future date or dates. Any interested party is advised that the date, time, and place of any continuation shall be announced during the public hearing and that no further notices regarding this matter will be published.

Should you desire additional information, regarding this application, please feel free to contact the City Clerk's Office at 407-851-2920, or e-mail at sriffle@edgewood-fl.gov.

Sandra Riffle
Deputy City Clerk
Dated: 11/30/2021

You may either mail in your comments and concerns on the space provided below or submit directly to City Hall. Please see above our hours of operation. We thank you for your participation.
